

Multiple reports for 6740 Ridge Rd

Prepared June 22, 2020

Presented By



Ohio Real Estate Auctions

Barry Baker

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937-581-3037

6740 Ridge Rd



Ohio Real Estate Auctions

1929 Ohio Dr Grove City, OH 43123 | 614-233-1243

6740 Ridge Rd



6740 Ridge Rd Wadsworth, OH 44281

Property Type	Industrial	Building Size	6,944 SF	Construction	
Property Subtype	Warehouse/Office	Office SF		Class	
Zoning		Industrial SF		County	Medina
Building Status	EXISTING	Retail SF		Tax ID/APN	03312C10040,03312C10008,03312C10027
Occupancy Type	Single-Tenant	Floors	1	Parking Ratio	
Year Built	1980	Typical Floor SF		Elevators	
		Land Size	5.68 Acres	Electrical	

Industrial For Sale

List Price	\$865,000.00	Expenses		Date Revised	04/27/2020
\$/SF	\$124.57 Per SF	Cap Rate	0	Buyer	
List Date	11/19/2019	Gross Income		Doors	
		Clear Height			



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PROPERTY DATA - Industrial

Building Size	6,944 SF	Clear Height	Construction Type
Specific Use	Warehouse/Office	GL Doors	Sprinklered
Lot Size	POL	DH Doors	Parking
Zoning		Office SF	0 /
Occupancy Type	Single-Tenant	Yard	APN
Year Built / Renovated	1980 /	Building Status	03312C10040,03312C10008,0
		Existing	Market Area
			Condo
			No

Roger Nair

Keller Williams Realty - Tri County
rnairair@aol.com
330-239-8688

Mark Taylor

callmarktaylor@aol.com
440-667-2123

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Industrial	No	Available	0%	\$865,000	Entire BLDG	\$124.57	Now



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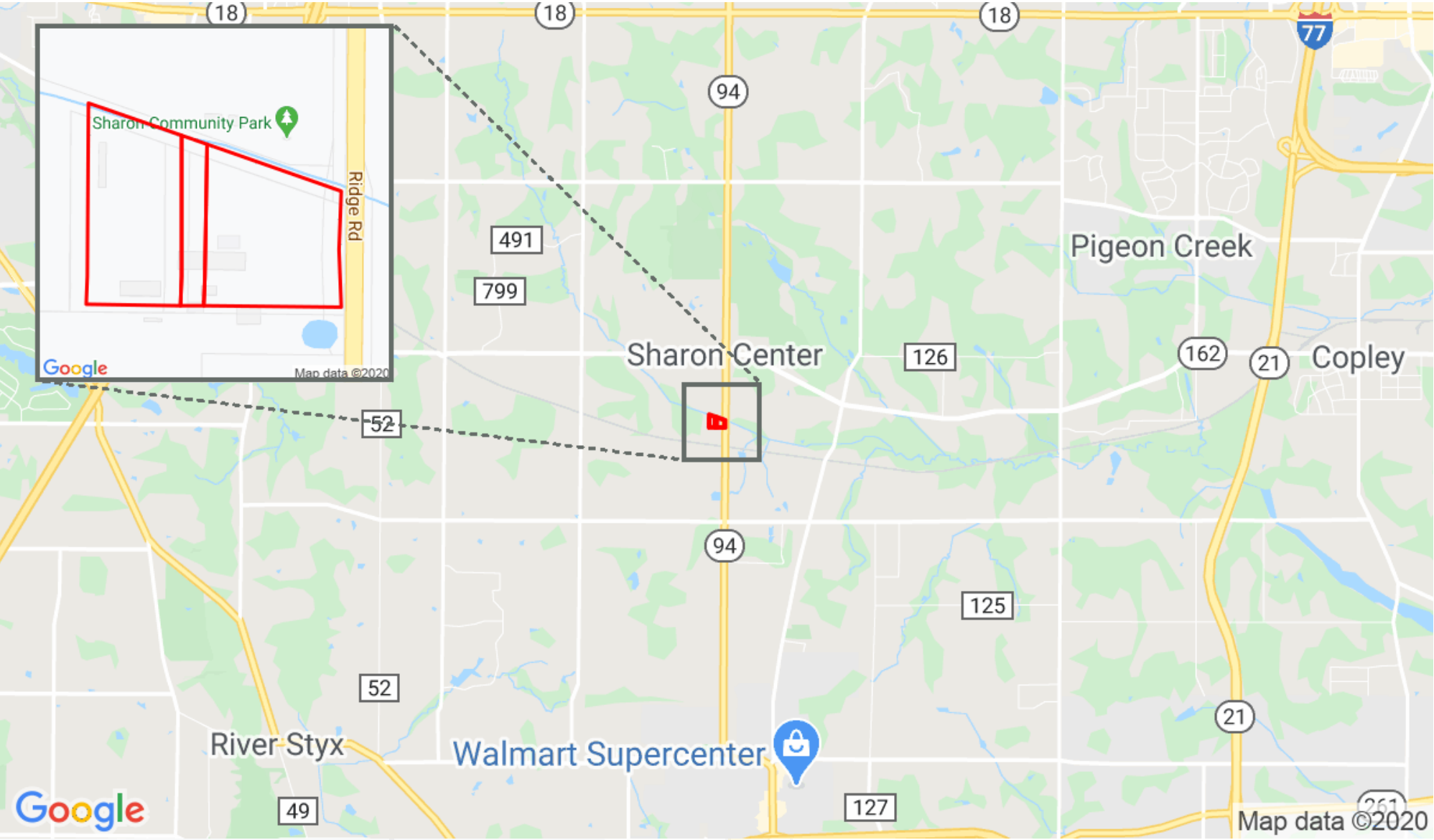
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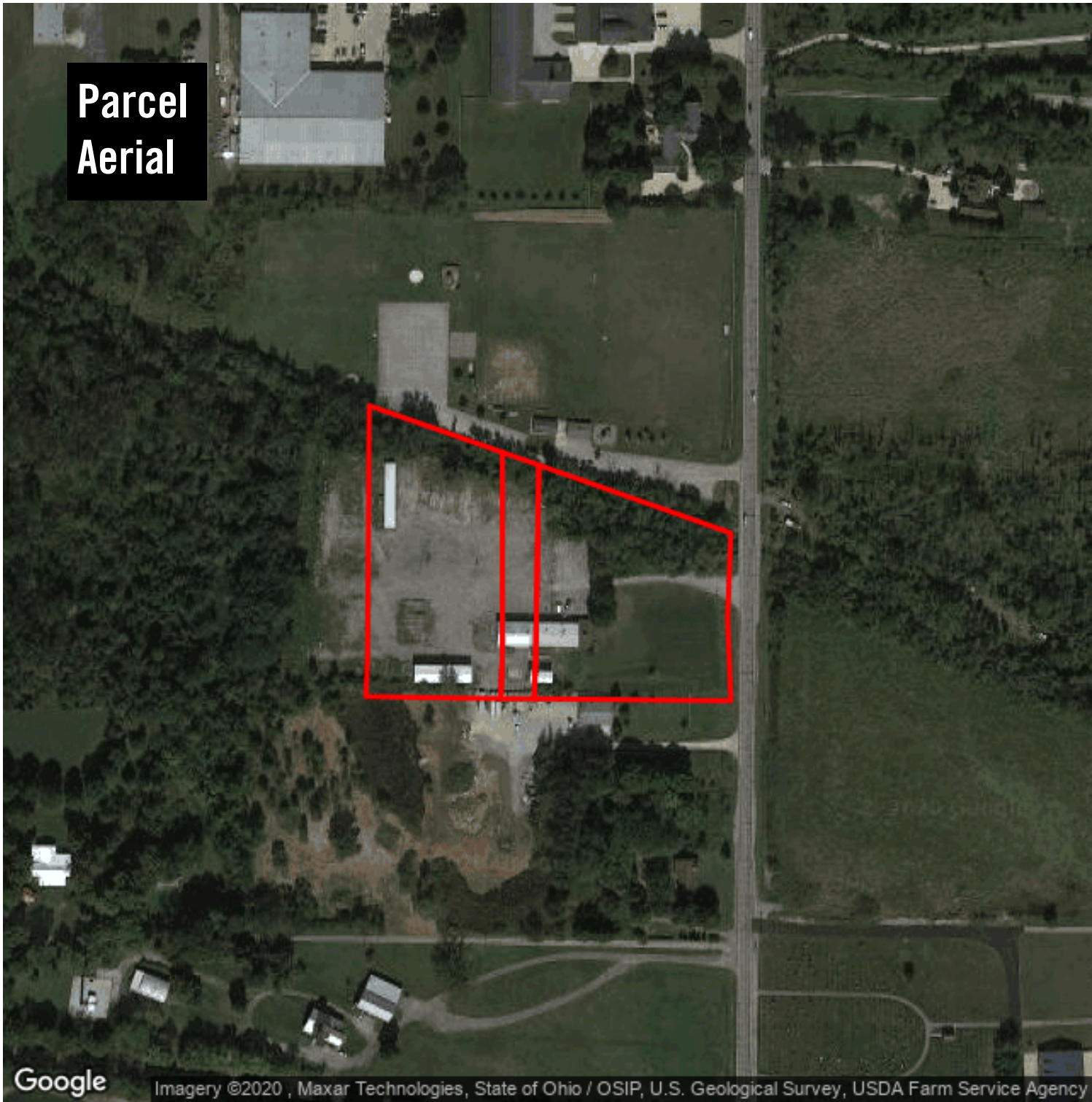
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6740 Ridge Rd



Ohio Real Estate Auctions 1929 Ohio Dr Grove City, OH 43123 | 614-233-1243

Parcel
Aerial



6740 Ridge Rd

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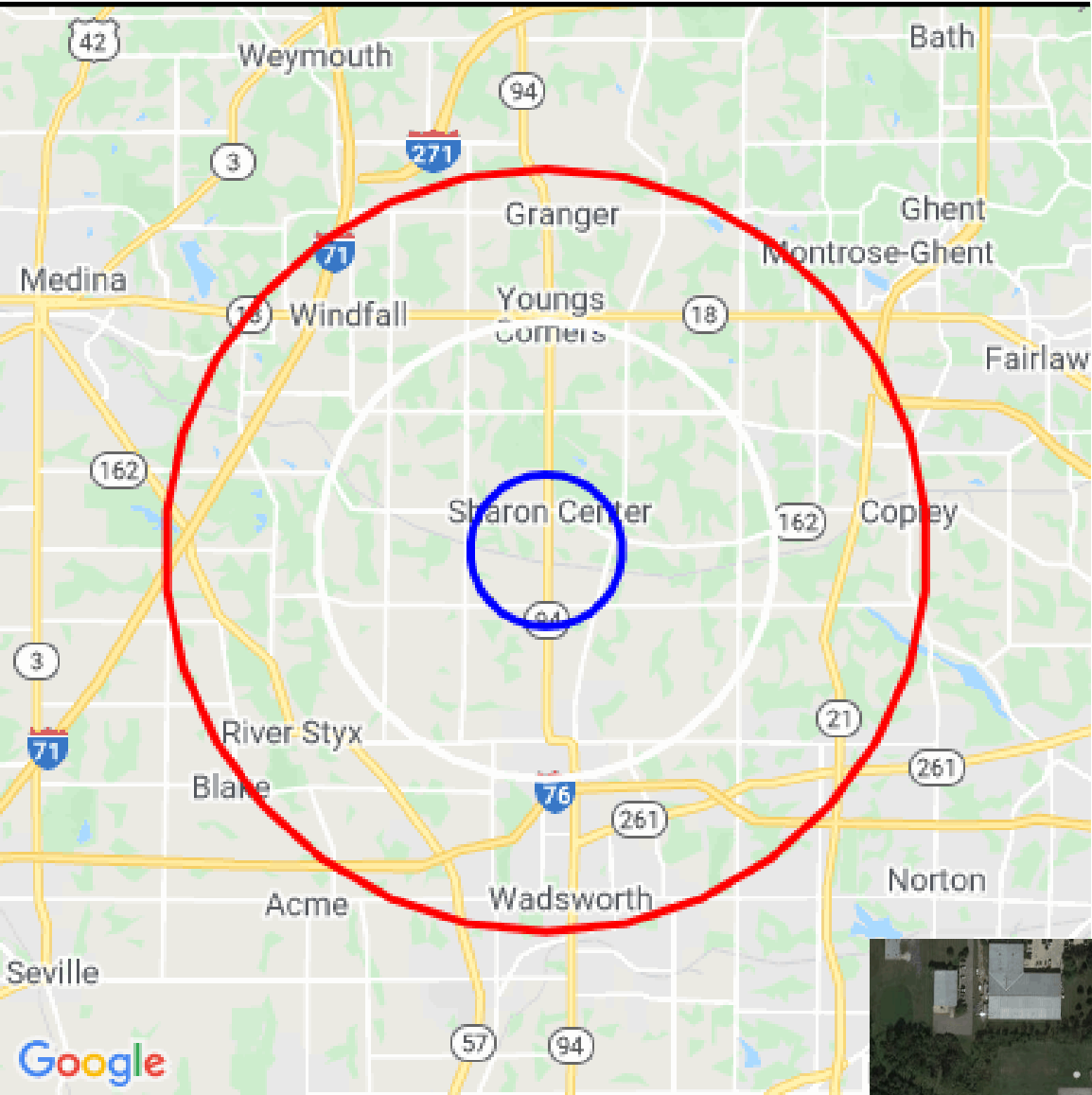


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6740 Ridge Rd



Demographic Report



6740 Ridge Rd

Population

Distance	Male	Female	Total
1- Mile	465	454	919
3- Mile	2,163	2,170	4,333
5- Mile	8,883	9,267	18,151

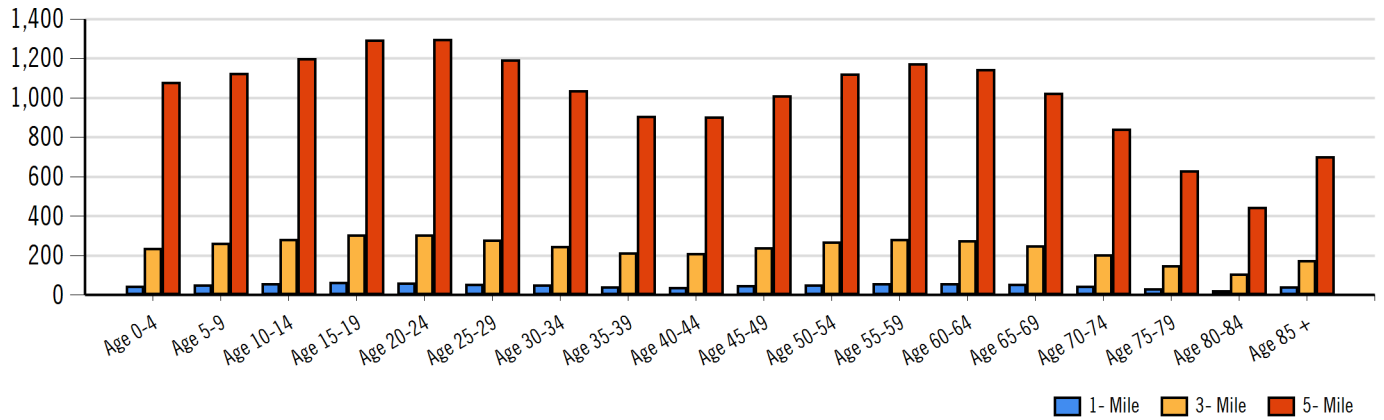


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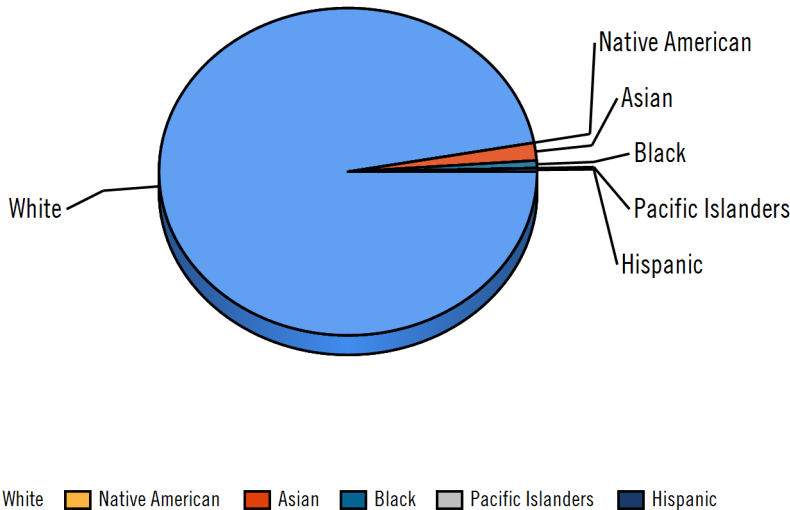


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Population by Distance and Age (2018)



Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	479	5	0.60 %
3-Mile	2,240	31	0.68 %
5-Mile	9,205	182	1.05 %

6740 Ridge Rd



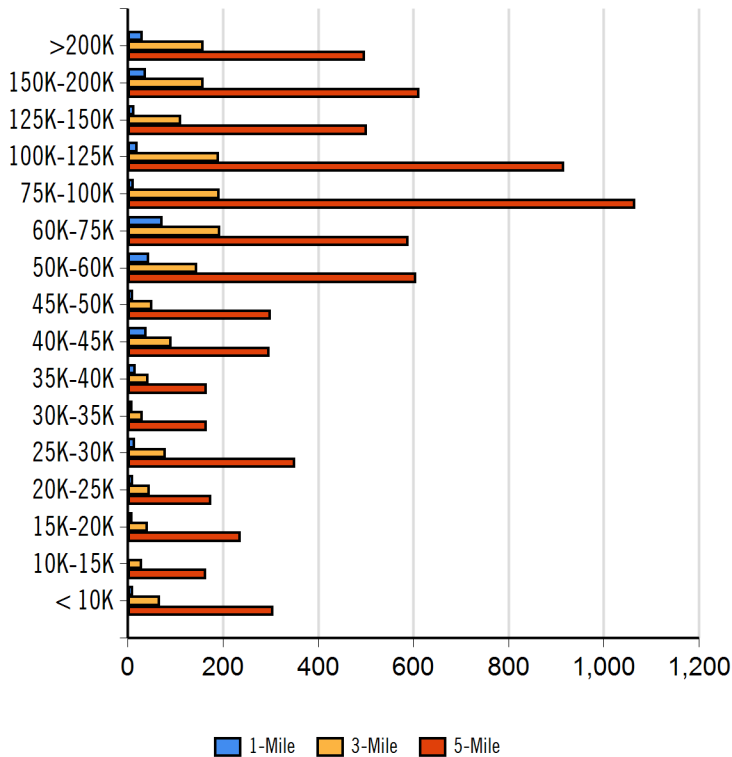
Ohio Real Estate Auctions

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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	73	45	31	34	7	0	91	126	27	7	23
3-Mile	0	0	208	362	87	231	106	39	294	550	117	51	101
5-Mile	16	6	506	1,602	265	1,040	488	162	1,114	2,292	532	311	419

Household Income



Radius	Median Household Income
1-Mile	\$70,631.00
3-Mile	\$84,420.00
5-Mile	\$79,355.84

Radius	Average Household Income
1-Mile	\$88,116.00
3-Mile	\$96,477.75
5-Mile	\$89,613.68

Radius	Aggregate Household Income
1-Mile	\$30,568,311.82
3-Mile	\$154,382,974.88
5-Mile	\$623,804,913.57

Education

	1-Mile	3-mile	5-mile
Pop > 25	626	2,934	12,152
High School Grad	256	997	3,721
Some College	109	589	2,515
Associates	53	233	793
Bachelors	83	551	2,782
Masters	37	178	928
Prof. Degree	49	162	469
Doctorate	0	4	50

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	22 %	17 %	29 %
Teen's	58 %	58 %	51 %
Expensive Homes	0 %	0 %	23 %
Mobile Homes	0 %	0 %	2 %
New Homes	57 %	75 %	93 %
New Households	27 %	36 %	35 %
Military Households	0 %	0 %	3 %
Households with 4+ Cars	144 %	166 %	99 %
Public Transportation Users	0 %	3 %	1 %
Young Wealthy Households	0 %	0 %	2 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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6740 Ridge Rd



Ohio Real Estate Auctions

1929 Ohio Dr Grove City, OH 43123 | 614-233-1243

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	18,786,721		92,220,630		383,665,991	
Average annual household	54,813		58,095		55,920	
Food	7,008	12.79 %	7,426	12.78 %	7,161	12.81 %
Food at home	4,409		4,644		4,532	
Cereals and bakery products	628		661		644	
Cereals and cereal products	223		234		228	
Bakery products	405		427		416	
Meats poultry fish and eggs	896		918		892	
Beef	213		216		210	
Pork	158		160		157	
Poultry	171		173		167	
Fish and seafood	144		152		146	
Eggs	71		73		71	
Dairy products	447		483		469	
Fruits and vegetables	893		947		922	
Fresh fruits	134		140		136	
Processed vegetables	170		175		172	
Sugar and other sweets	161		169		166	
Fats and oils	140		146		143	
Miscellaneous foods	819		870		854	
Nonalcoholic beverages	365		383		377	
Food away from home	2,599		2,782		2,629	
Alcoholic beverages	412		445		423	
Housing	19,378	35.35 %	20,166	34.71 %	19,563	34.98 %
Shelter	11,833		12,266		11,874	
Owned dwellings	7,278		7,747		7,460	
Mortgage interest and charges	3,624		3,977		3,829	
Property taxes	2,484		2,632		2,524	
Maintenance repairs	1,170		1,137		1,107	
Rented dwellings	3,393		3,305		3,309	
Other lodging	1,162		1,213		1,104	
Utilities fuels	4,364		4,451		4,395	
Natural gas	412		432		423	
Electricity	1,725		1,731		1,714	
Fuel oil	178		183		178	
Telephone services	1,355		1,386		1,372	
Water and other public services	694		718		706	
Household operations	1,368	2.50 %	1,464	2.52 %	1,398	2.50 %
Personal services	386		446		421	
Other household expenses	982		1,018		977	
Housekeeping supplies	661		697		668	
Laundry and cleaning supplies	163		179		176	
Other household products	392		412		393	
Postage and stationery	106		106		98	
Household furnishings	1,152		1,286		1,227	
Household textiles	86		98		92	
Furniture	283		323		296	
Floor coverings	37		38		34	
Major appliances	138		133		138	
Small appliances	112		107		100	
Miscellaneous	496		585		565	
Apparel and services	1,411	2.57 %	1,588	2.73 %	1,507	2.69 %
Men and boys	254		325		309	
Men 16 and over	204		270		259	
Boys 2 to 15	50		55		50	
Women and girls	546		569		535	



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Women 16 and over	480	497	461
Girls 2 to 15	66	72	73
Children under 2	96	97	94

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	18,786,721		92,220,630		383,665,991	
Average annual household	54,813		58,095		55,920	
Transportation	7,262	13.25 %	7,763	13.36 %	7,545	13.49 %
Vehicle purchases	1,657		1,936		1,864	
Cars and trucks new	941		1,038		989	
Cars and trucks used	681		853		827	
Gasoline and motor oil	2,238		2,303		2,276	
Other vehicle expenses	2,759		2,869		2,808	
Vehicle finance charges	193		196		194	
Maintenance and repairs	982		1,035		998	
Vehicle insurance	1,235		1,243		1,239	
Vehicle rental leases	349		393		375	
Public transportation	608		654		595	
Health care	4,128	7.53 %	4,255	7.32 %	4,174	7.46 %
Health insurance	2,696		2,744		2,700	
Medical services	872		933		911	
Drugs	421		432		422	
Medical supplies	139		145		139	
Entertainment	3,167	5.78 %	3,415	5.88 %	3,310	5.92 %
Fees and admissions	697		765		709	
Television radios	1,071		1,098		1,093	
Pets toys	1,171		1,261		1,212	
Personal care products	699		763		730	
Reading	68		68		63	
Education	1,722		1,847		1,647	
Tobacco products	406		391		394	
Miscellaneous	995	1.82 %	957	1.65 %	913	1.63 %
Cash contributions	1,476		1,464		1,461	
Personal insurance	6,681		7,542		7,022	
Life and other personal insurance	193		201		194	
Pensions and Social Security	6,488		7,341		6,828	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	678	641	5.77 %	125	528	594	84	37
3-Mile	2020	3,787	3,372	11.56 %	979	2,689	3,055	732	71
5-Mile	2020	13,671	12,550	7.35 %	2,882	10,362	11,594	2,077	685
1-Mile	2023	641	641	0.00 %	119	498	592	49	120
3-Mile	2023	3,546	3,372	5.06 %	911	2,522	3,002	544	528
5-Mile	2023	13,087	12,550	2.81 %	2,738	9,941	11,456	1,631	1,957



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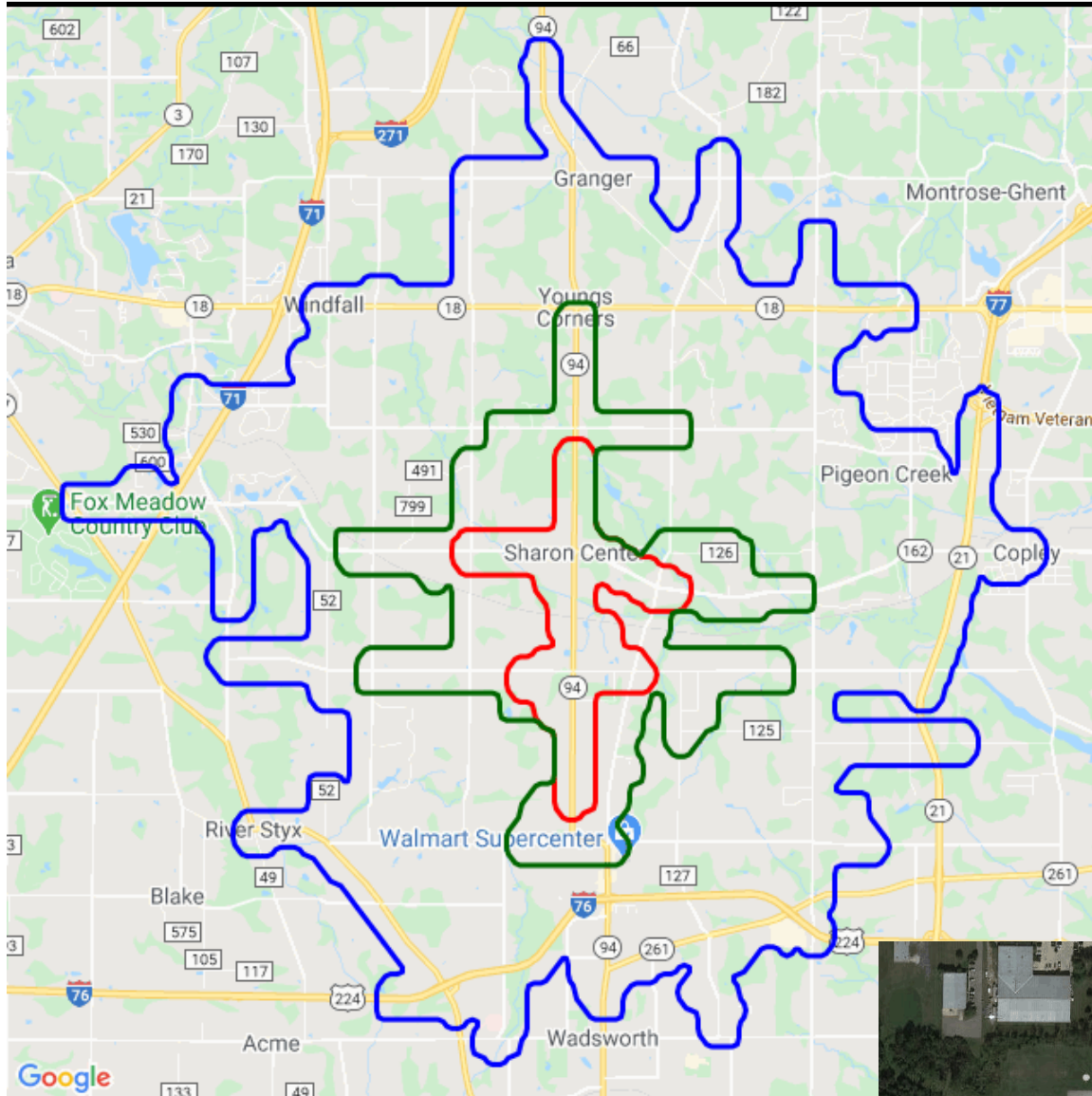
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Demographic Report



6740 Ridge Rd

Population

Distance	Male	Female	Total
3- Minute	715	707	1,422
5- Minute	2,240	2,250	4,489
10 Minute	13,256	13,904	27,160

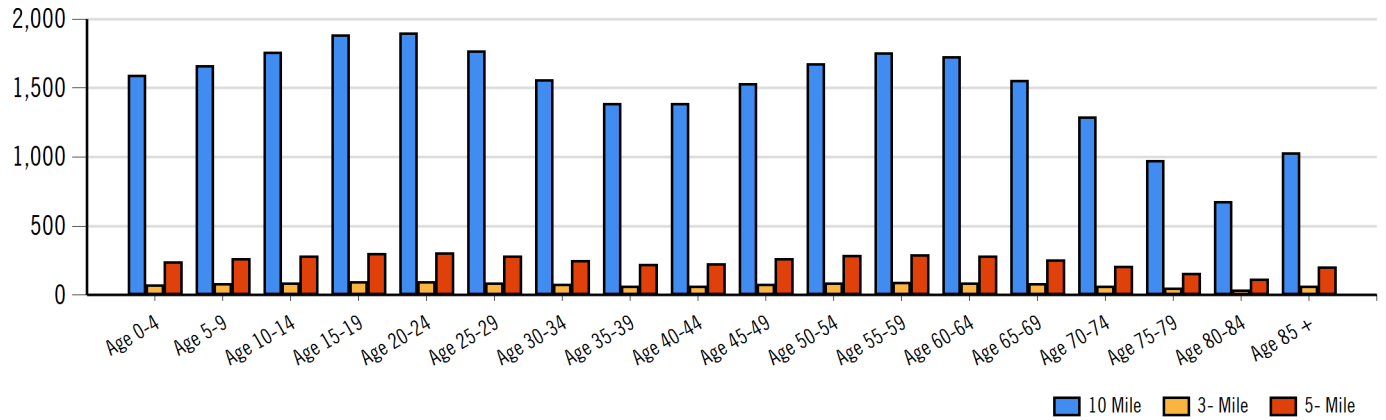


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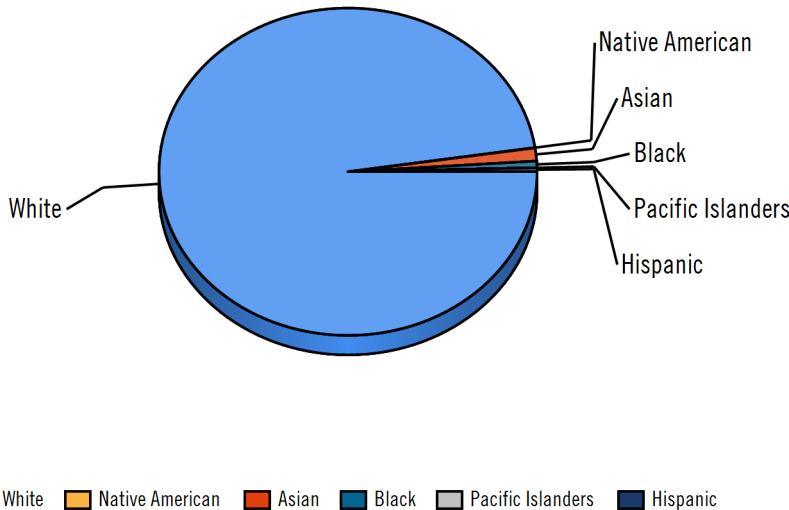


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Population by Distance and Age (2018)



Ethnicity within 5 Minute



Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	739	11	0.31 %
5-Minute	2,328	41	0.59 %
10-Minute	13,888	300	1.17 %

6740 Ridge Rd



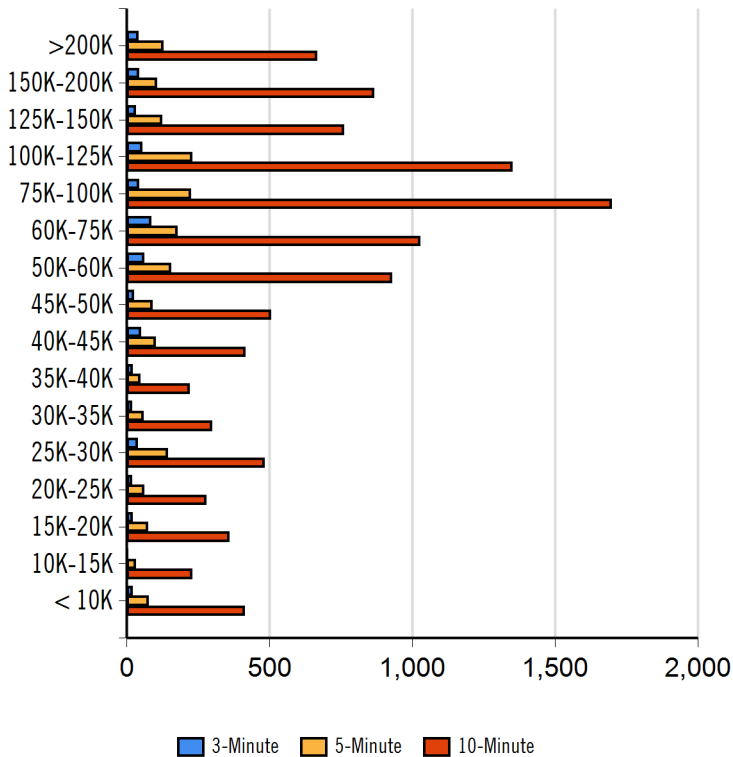
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	0	86	83	35	66	16	6	131	186	46	20	32
5-Minute	0	0	175	334	72	259	85	43	355	565	149	82	95
10-Minute	42	3	647	2,322	396	1,569	757	231	1,592	3,674	762	462	710

Household Income



Radius Median Household Income

3-Minute	\$72,470.33
5-Minute	\$78,634.40
10-Minute	\$80,618.93

Radius Average Household Income

3-Minute	\$85,508.00
10-Minute	\$89,919.69
5-Minute	\$91,647.60

Radius Aggregate Household Income

3-Minute	\$47,015,716.14
5-Minute	\$151,268,189.57
10-Minute	\$932,416,526.95

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	973	3,084	18,345
High School Grad	373	1,074	5,550
Some College	184	640	3,906
Associates	77	224	1,174
Bachelors	160	616	4,356
Masters	50	147	1,337
Prof. Degree	63	150	604
Doctorate	0	1	87

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	10 %	15 %	36 %
Teen's	25 %	40 %	53 %
Expensive Homes	0 %	0 %	25 %
Mobile Homes	0 %	1 %	3 %
New Homes	38 %	80 %	84 %
New Households	14 %	29 %	36 %
Military Households	0 %	0 %	5 %
Households with 4+ Cars	57 %	91 %	97 %
Public Transportation Users	0 %	1 %	2 %
Young Wealthy Households	0 %	0 %	7 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	29,553,709		95,368,694		573,650,291	
Average annual household	54,336		56,078		55,705	
Food	6,979	12.84 %	7,198	12.84 %	7,129	12.80 %
Food at home	4,430		4,542		4,514	
Cereals and bakery products	631		646		642	
Cereals and cereal products	223		228		228	
Bakery products	407		417		414	
Meats poultry fish and eggs	880		901		888	
Beef	208		213		208	
Pork	155		158		157	
Poultry	166		170		166	
Fish and seafood	143		148		145	
Eggs	70		71		71	
Dairy products	455		469		465	
Fruits and vegetables	901		922		920	
Fresh fruits	134		136		136	
Processed vegetables	169		172		172	
Sugar and other sweets	162		166		165	
Fats and oils	140		143		143	
Miscellaneous foods	831		853		850	
Nonalcoholic beverages	369		377		375	
Food away from home	2,549		2,656		2,615	
Alcoholic beverages	407		423		421	
Housing	19,131	35.21 %	19,609	34.97 %	19,525	35.05 %
Shelter	11,607		11,921		11,853	
Owned dwellings	7,200		7,452		7,433	
Mortgage interest and charges	3,654		3,806		3,810	
Property taxes	2,439		2,530		2,514	
Maintenance repairs	1,106		1,115		1,108	
Rented dwellings	3,325		3,329		3,324	
Other lodging	1,082		1,139		1,095	
Utilities fuels	4,325		4,379		4,399	
Natural gas	412		423		422	
Electricity	1,700		1,711		1,717	
Fuel oil	175		177		178	
Telephone services	1,345		1,363		1,375	
Water and other public services	692		703		705	
Household operations	1,358	2.50 %	1,404	2.50 %	1,392	2.50 %
Personal services	402		421		418	
Other household expenses	956		983		973	
Housekeeping supplies	656		677		663	
Laundry and cleaning supplies	171		176		174	
Other household products	386		399		390	
Postage and stationery	99		102		97	
Household furnishings	1,183		1,226		1,217	
Household textiles	90		92		90	
Furniture	284		302		292	
Floor coverings	34		35		34	
Major appliances	135		132		141	
Small appliances	100		103		100	
Miscellaneous	539		559		558	
Apparel and services	1,459	2.69 %	1,521	2.71 %	1,487	2.67 %
Men and boys	288		308		304	
Men 16 and over	239		256		254	
Boys 2 to 15	49		52		49	
Women and girls	531		547		531	



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Women 16 and over	459	475	458
Girls 2 to 15	71	71	73
Children under 2	93	96	94

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	29,553,709		95,368,694		573,650,291	
Average annual household	54,336		56,078		55,705	
Transportation	7,308	13.45 %	7,511	13.39 %	7,527	13.51 %
Vehicle purchases	1,766		1,847		1,852	
Cars and trucks new	948		994		986	
Cars and trucks used	776		809		817	
Gasoline and motor oil	2,226		2,260		2,279	
Other vehicle expenses	2,732		2,788		2,806	
Vehicle finance charges	188		190		195	
Maintenance and repairs	972		1,002		994	
Vehicle insurance	1,210		1,218		1,244	
Vehicle rental leases	361		376		372	
Public transportation	584		615		590	
Health care	4,095	7.54 %	4,151	7.40 %	4,178	7.50 %
Health insurance	2,658		2,689		2,703	
Medical services	883		899		912	
Drugs	416		423		422	
Medical supplies	137		140		139	
Entertainment	3,207	5.90 %	3,293	5.87 %	3,297	5.92 %
Fees and admissions	681		720		702	
Television radios	1,071		1,081		1,094	
Pets toys	1,181		1,211		1,206	
Personal care products	707		733		725	
Reading	64		65		63	
Education	1,606		1,724		1,621	
Tobacco products	397		394		396	
Miscellaneous	902	1.66 %	931	1.66 %	913	1.64 %
Cash contributions	1,410		1,440		1,467	
Personal insurance	6,660		7,080		6,951	
Life and other personal insurance	188		191		193	
Pensions and Social Security	6,471		6,888		6,757	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2020	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	597	550	5.21 %	146	431	492	104	30
5-Minute	2020	1,928	1,735	19.39 %	542	1,325	1,524	404	84
10-Minute	2020	11,038	10,094	124.42 %	2,601	8,059	9,021	2,017	837
3-Minute	2023	560	550	0.72 %	137	404	486	74	104
5-Minute	2023	1,800	1,735	6.08 %	504	1,237	1,491	309	321
10-Minute	2023	10,512	10,094	46.05 %	2,464	7,687	8,857	1,655	1,816



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6740 Ridge Rd, Wadsworth, OH 44281

CITY, STATE

Wadsworth, OH

POPULATION

27,160

AVG. HH SIZE

2.66

MEDIAN HH INCOME

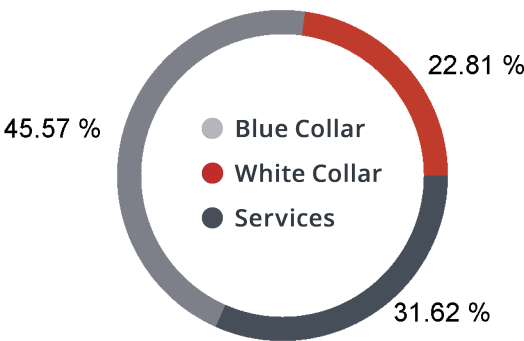
\$80,619

HOME OWNERSHIP

Renters: 1,855

Owners: 8,630

EMPLOYMENT



51.13 %

Employed

1.10 %

Unemployed

EDUCATION

High School Grad: 30.25 %

Some College: 21.29 %

Associates: 6.40 %

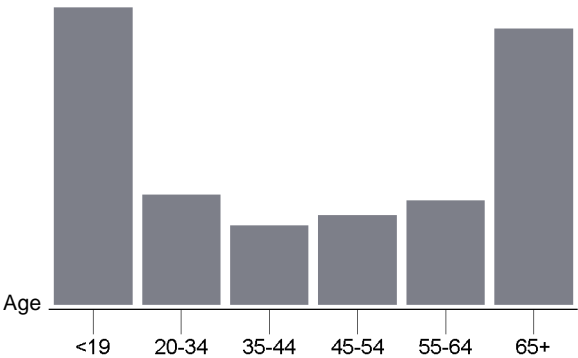
Bachelors: 38.79 %

GENDER & AGE

48.81 %



51.19 %



RACE & ETHNICITY

White: 98.47 %

Asian: 0.59 %

Native American: 0.00 %

Pacific Islanders: 0.00 %

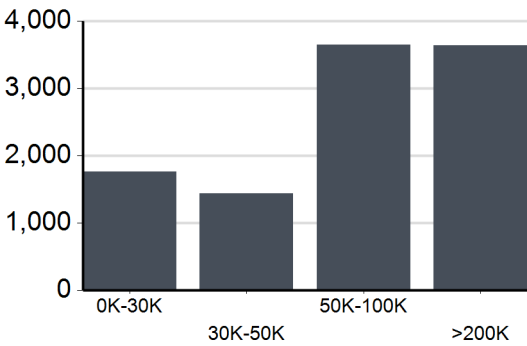
African-American: 0.15 %

Hispanic: 0.24 %

Two or More Races: 0.54 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$19,525



Grocery

\$7,129



Travel

\$7,527



Entertainment

\$3,297



Electricity

\$1,717



Apparel

\$1,487



Furniture

\$292



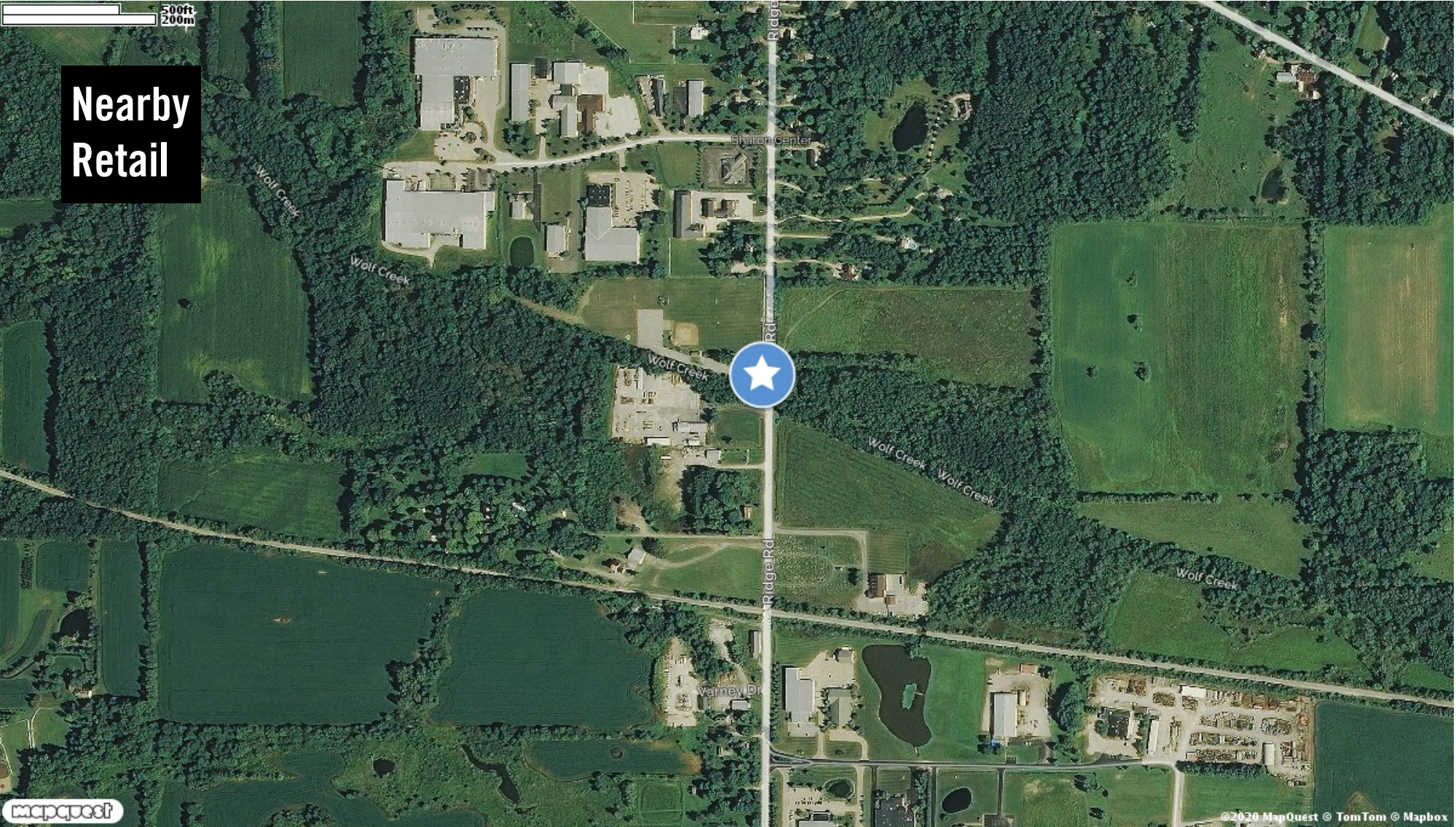
Gas

\$422

6740 Ridge Rd



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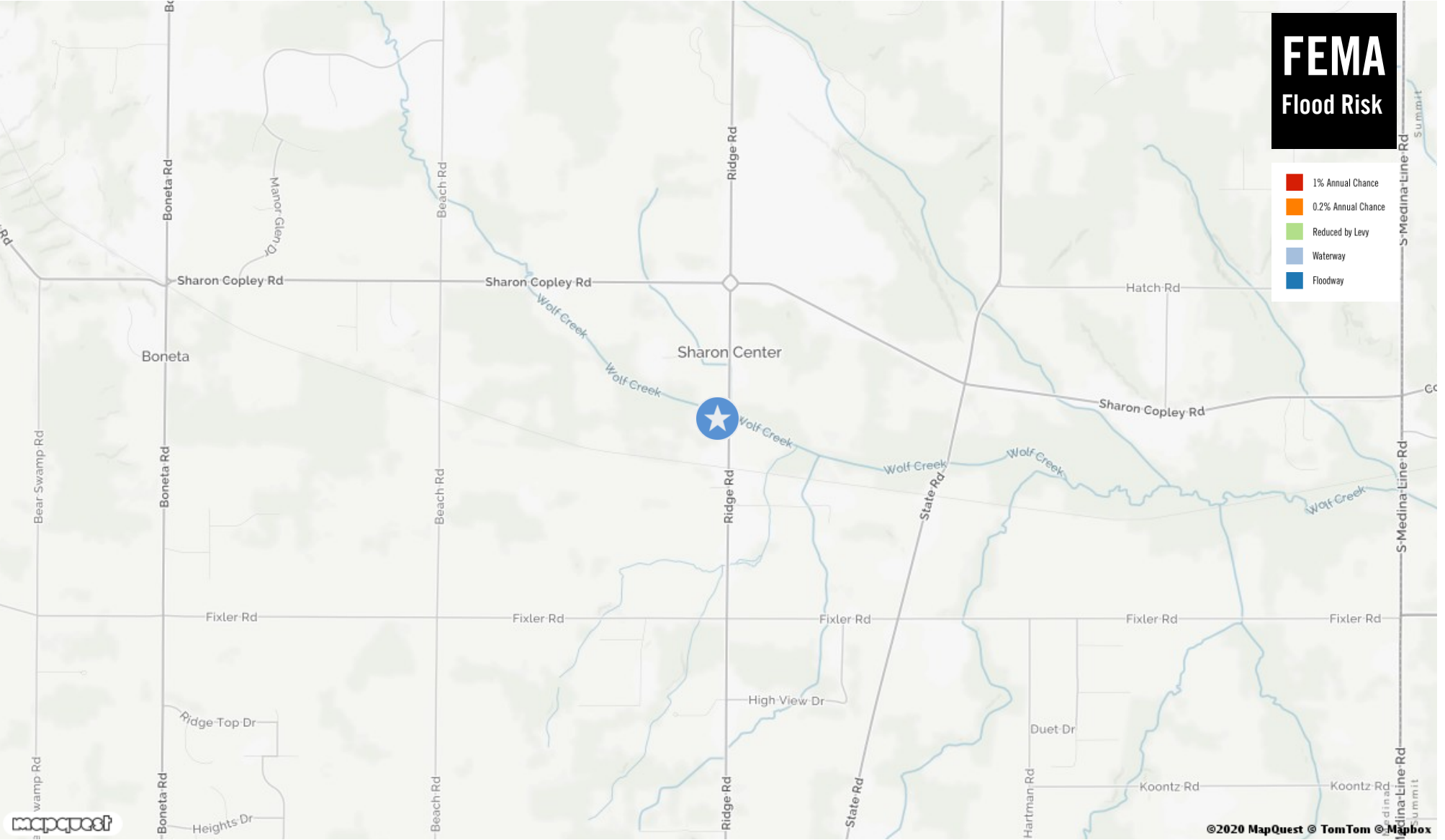


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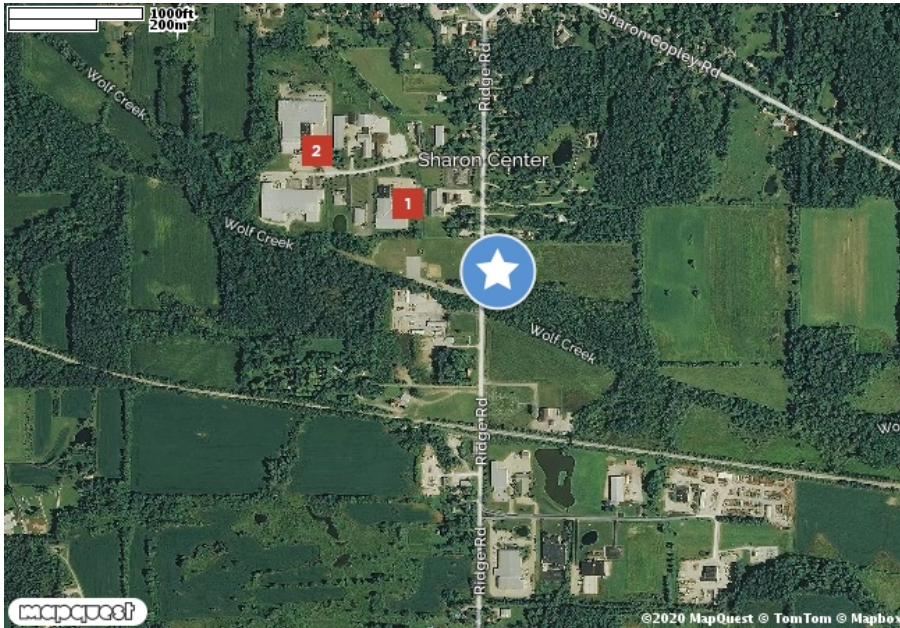
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6740 Ridge Rd



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EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at: <https://www.epa.gov/enviro/frs-query-page>

RFD BEAUFORT INC FORMERLY INFLATABLE SURVIVAL SYSTEMS,

1

1420 WOLF CREEK TRAIL
SHARON CENTER, OH 44274

Tracked since 12/4/2015

Registry ID #110004705515

A SCHULMAN INC SPECIALTY COMPOUNDING DIV

2

1475 WOLF CRK TRL
SHARON CENTER, OH 44274

4/15/2015

#110002111474



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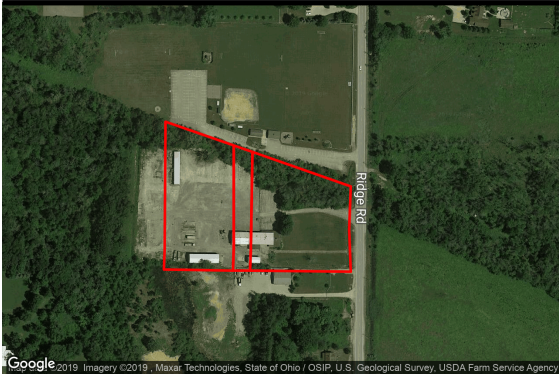


6740 Ridge Rd



Tenant Directory

6740 Ridge Rd



6740 Ridge Rd		Property Type	Industrial
Wadsworth, OH 44281		Class	
County	Medina	Building SF	6,944 SF
Market Area		Office SF	
Tax ID/APN	03312C10040,03312C10008,03312C10027	Retail SF	
Zoning		Industrial SF	
Building Status	EXISTING	Elevators	
Land Size	5.68 Acres	Floors	1
Number of Buildings	2	Year Built	1980
Construction		Remodeled	

#	Tenant Name	Business Category	Suite	Phone	Email	Rating
1	The Velotta	Home Improvement,Contractors		(330) 239-1211		★ ★ ★

*The star rating indicates how recent the tenant has been verified at the current location. The higher the rating the more recent the verification.



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