

# THE HISTORIC **SPIEGELBERG ORCHARDS**

## **PREMIUM OPPORTUNITY**

Landmark Property with Frontage on and Direct Access to State Route 2

## **SPIEGELBERG ORCHARDS** LORAIN, OHIO

### **EXPANSIVE FRONTAGE**

2640' on 105-Acre Parcel

1400' on 20-Acre Parcel

### **EXIT 166, MIDDLE RIDGE ROAD/BROADWAY**

More than 15,000 VPD

### **30 MINUTES WEST OF CLEVELAND**

- 7 Minutes to Ohio Turnpike Exit 140 for Amherst
- 5 Minutes to Ohio Turnpike Exit 145 for Elyria/Lorain
- 12 Minutes to Lorain County Regional Airport

### **MIXED USE**

Commercial and Residential Zoning Considerations

### **IDEAL USES**

for Retail, Medical Facility, Office or Retirement Community



# SPIEGELBERG ORCHARD ESTATE HIGHLIGHTS

**125 PREMIUM ACRES, TWO-ACRE LAKE  
AND WOODED STREAM**

**FABULOUS OPPORTUNITY FOR EXPOSURE**

- ✓ Unbelievable Amount of Exposure on Ohio State Route 2
- ✓ Directly Off Middle Ridge Rd./Broadway Exit 166
- ✓ 125 Acres of Premium Land for Multiple Potential Uses
- ✓ Elyria Township Must Approve Land Use
- ✓ Property is a Well-Known Landmark



**PRIME DEVELOPMENT OPPORTUNITY**



**DIRECT ACCESS TO OHIO STATE ROUTE 2**



**PROPERTY HIGHLIGHTS - HUGE PARCELS**

- 105 Acres on North Side of Route 2 with Two-Acre Lake
- 20 Acres South of Route 2
- Formerly the Home of Spiegelberg Orchards, a Well-Known, Historic Property





**IMAGINE THE POSSIBILITIES**



**MEDICAL**

**COMMERCIAL**

**RETAIL**

**RESIDENTIAL**

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