

RETAIL **GROUND LEASE/BUILD-TO-SUIT/SALE** AVAILABLE



Sentinel Square

OUTPARCEL DEVELOPMENT OPPORTUNITY

540 N CENTER ST., LAGRANGE, OH 44050

HIGHLIGHTS



LAND AREA

9.01 Acres



MAX BUILDING SIZE

19,602 SF



YEAR BUILT

Sentinel Square- 1997



FLOOD ZONE

Not located within a flood zone



OUTPARCELS

One outparcel available



ACCESSIBILITY

The property has two points of egress/ingress



SIGNAGE

There is a monument sign located on the property



ZONING

GB-1 General Business

PROPERTY HIGHLIGHTS

» CALL FOR PRICING

- » Ground Lease, Build-to-Suit or Sale Options
- » One commercial high-visibility lot
- » Center Parcel ID: 15-00-035-000-310
Outparcel ID: 15-00-035-000-269
- » ZONING: GB-1 (General Business)
- » Jurisdiction: LaGrange Village

KEY HIGHLIGHTS

- » Strong traffic count along OH-301, a state route stretch running north to south of main artery I-71
- » Located approximately 18 miles from I-71
- » Close proximity and minutes to I-480 and U.S Highway 20
- » Serves the greater LaGrange, Grafton, Litchfield, Penfield, Wellington, Oberlin & surrounding area
- » Conveniently located near several major destinations including Allen Memorial Hospital, Walmart Supercenter, multiple community parks, and Loraine County Keystone Local School District
- » Strong existing tenant mix including anchor IGA superstore, Martial Arts Academy Achieve Credit Union, and restaurant dining.
- » Future +/-130 unit single and multifamily development project along North Center Street across from Dollar General and diagonal from McDonalds and IGA

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SITE PLAN



TENANT	SUITE	SF
LaGrange IGA	540	31,000
Michelle's Café	548	2,910
BDD Dance Studio	540A	2,070
Achieve Credit Union	546	1,495
Tiger Martial Arts	544	2,850

TENANT	SUITE	SF
China Kitchen	544C	849
Allstate Insurance	500	2,238
Romeo's Pizza	544A	1,495
Julie's Learn to Play Daycare	600	4,048
AVAILABLE	OP-1	1.5 Acres

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OUTPARCEL OPPORTUNITY

OUTPARCEL 1

LOT SIZE: 1.5 ACRES
MAX BUILDING SIZE: +/- 19,602 SF
MAX BUILDING HEIGHT: 35 FEET

CONCEPTUAL USES

- ✓ CLINICS & MEDICAL USE
- ✓ RESTAURANT
- ✓ DRIVE-THRU
- ✓ PET STORE
- ✓ DISCOUNT STORE

*[Click Here](#) for additional GB-1 General use-related options and information per Village of Lagrange Sec 401.2 Article 4 Permitted Uses



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POPULATION OVERVIEW

LaGrange is a village located in Lorain County Ohio. LaGrange has a 2024 population of 2,926. LaGrange is currently growing at a rate of 2.67% annually and its population has increased by 11.68% since the most recent census, which recorded a population of 2,620 in 2020. The average household income in LaGrange is \$99,048.

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Simplified

COMMERCIAL REAL ESTATE.

GARITO & COMPANY is a full-service commercial real estate firm specializing in retail & development. Our headquarters is located in Orlando, Florida with satellite offices across the country. Founded in 2015 by Tim Garito.



TENANT REPRESENTATION. Garito & Company's retail tenant representation professionals provide retailers with deep market knowledge and skillful lease negotiations to maximize success.



LEASING. Our leasing professionals help our clients maximize value through comprehensive marketing strategies and implementation of solutions that ensure a positive impact while producing measurable results.



DEVELOPMENT. Garito & Company can help owners with new site development or re-positioning an existing site, helping guide the project every step of the way.



ACQUISITIONS & DISPOSITIONS. Whether looking to expand or dispose of assets, rely on Garito & Company for comprehensive, up-to-date assessments of market dynamics and demographic trends that shape investment decisions.



PROPERTY MANAGEMENT. Our in-house property managers handle day-to-day operations, carefully evaluating their assets and recommending cost-effective strategies.



A FEW OF OUR HAPPY CLIENTS



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