



SALE OR BUILD TO SUIT

Medical Development Site

701 HIGH STREET
Wadsworth, OH 44281

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	0.91 Acres
ZONING:	R-1
APN:	040-20B-06-096

PROPERTY OVERVIEW

SALE OR BUILD TO SUIT - This 0.91 acre site on SR-94 (High Street) is strategically located with easy access to I-77/SR-224 and downtown Wadsworth making it a prime location for a medical office. Wadsworth is the 3rd fastest growing city in Northeast Ohio and the 4th fastest growing city in Ohio. Current zoning allows for medical office, religious, and residential uses, however, the city is considering an overlay which would allow additional office and retail uses.

PROPERTY HIGHLIGHTS

- Drawings available for previously planned medical office building
- Site can accommodate a 7,000-8,000 SF building - single or multi-tenant
- Excellent visibility on SR-94 (High Street) with 155' of frontage
- High traffic (17,000 VPD)
- Superb highway access (2 minutes from I-76)
- Just down the street from Great Oaks area restaurant and retail corridor
- All utilities accessible

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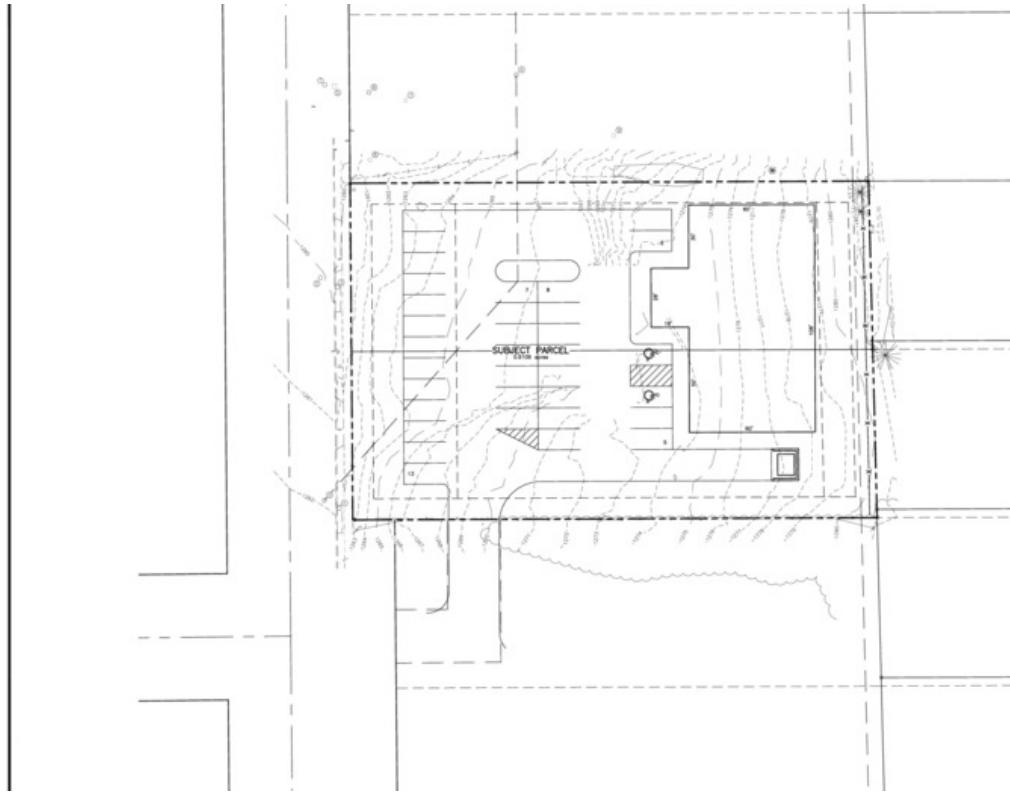
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CONCEPTUAL SITE PLAN & RENDERING



GBC DESIGN, INC. <small>10000 W. STATE ST. SUITE 1000 COLUMBUS, OH 43240 PH: 614.291.1100 FAX: 614.291.1101</small>
LAYOUT 5 <small>DATE: 11/14/18</small>

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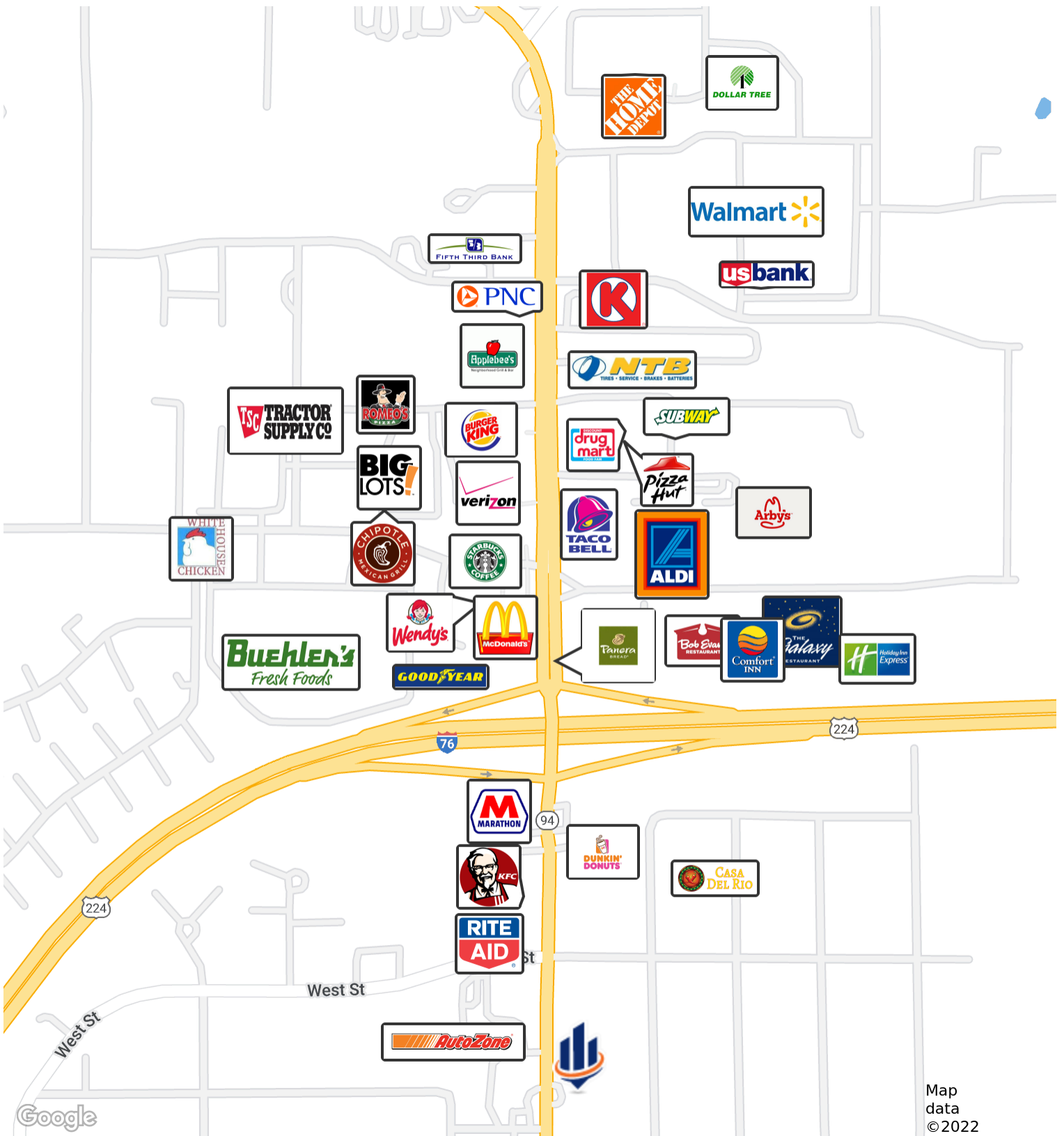
SURROUNDING PROPERTIES & SITE PHOTO



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RETAILER MAP

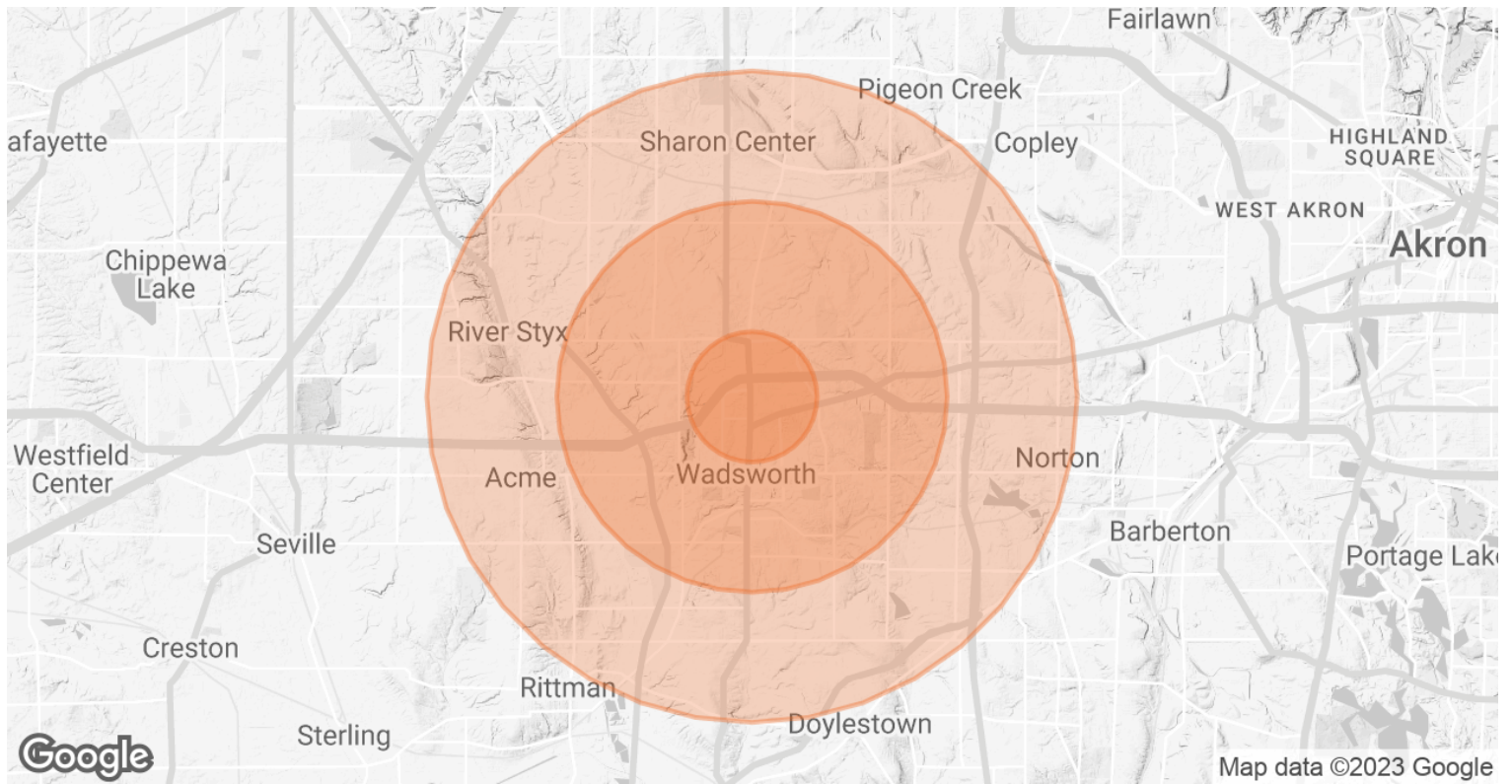


Map data ©2022

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,430	23,966	48,584
AVERAGE AGE	41.1	39.6	40.2
AVERAGE AGE (MALE)	39.2	37.9	38.7
AVERAGE AGE (FEMALE)	43.8	41.6	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,390	9,229	18,423
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$75,707	\$75,323	\$74,820
AVERAGE HOUSE VALUE		\$210,809	\$220,588

* Demographic data derived from 2020 ACS - US Census

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