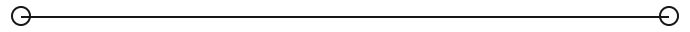


**FOR SALE**

# 4.41 Acre Redevelopment Opportunity

**810 HIGH STREET**

Wadsworth, OH 44281



**PRESENTED BY:**

**BRAD WEIDMAN**

O: 234.231.6251

[brad.weidman@svn.com](mailto:brad.weidman@svn.com)



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>LOT SIZE:</b>	4.41 Acres
<b>ZONING:</b>	C-4

## PROPERTY OVERVIEW

This approximate 4-acre redevelopment opportunity is located within Wadsworth Township in Medina County, situated adjacent to I-76's exit ramp on heavily trafficked High Street. This vacant hotel site is zoned C-4 Highway Interchange Commercial District allowing for continued use as a hotel, or for the property to be repositioned for a variety of retail and/or office uses. The property and its monument signage are highly visible capturing the attention of the 35,000+ vehicles per day passing by on I-76. This location features great access to Interstate 76, which runs East and West in the middle of Northeast Ohio, giving you easy travel to major cities including Akron, Canton, Cleveland and Youngstown.

## PROPERTY HIGHLIGHTS

- City Of Wadsworth Utilities (Including Water & Sewer) Available At Site
- Situated In An Area Of Wadsworth Experiencing Significant Redevelopment
- Great Visibility From Highly Trafficked Interstate 76
- Nearby Amenities Include A Variety Of National Restaurants & Retailers
- Beneficial Agreement In Place With Neighboring Property (Inquire For Additional Details)

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**4.41 ACRES ON HIGH STREET** | 810 High Street Wadsworth, OH 44281 | **SVN** | **SUMMIT COMMERCIAL REAL ESTATE ADVISORS**

ADDITIONAL PHOTOS



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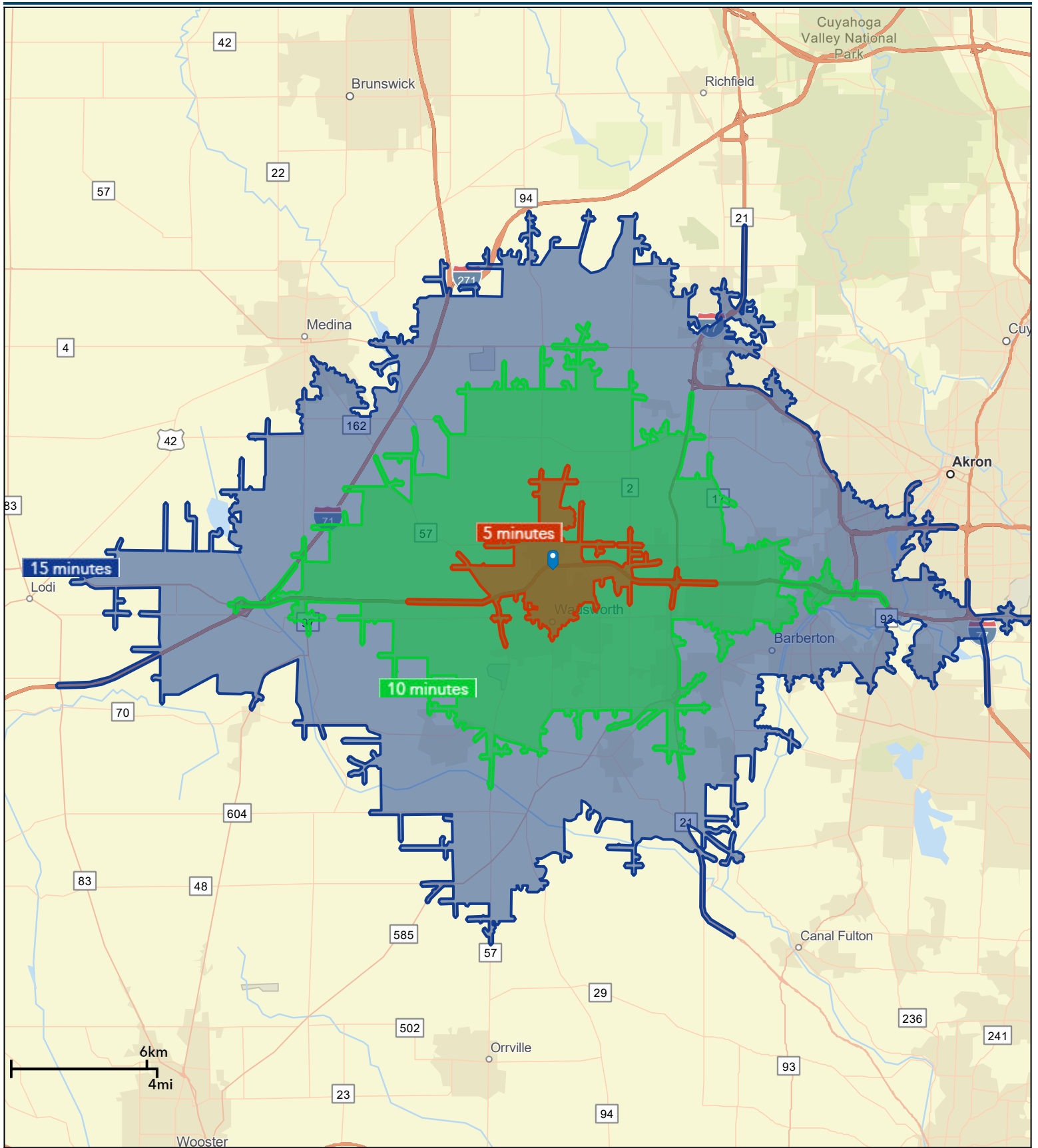
# RETAILER MAP

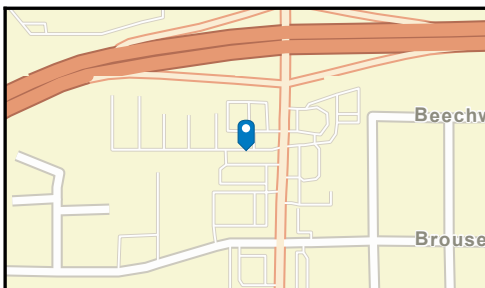
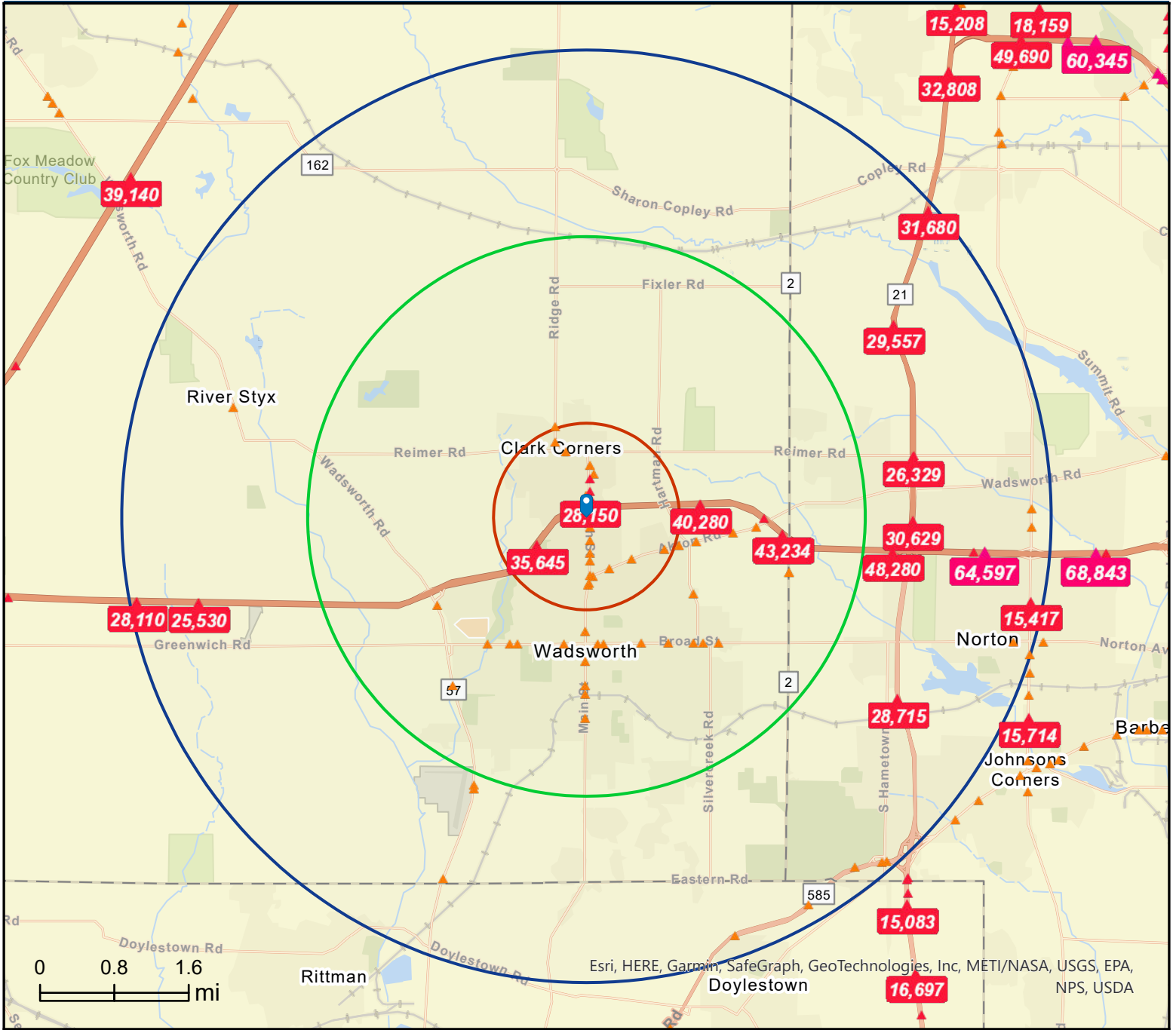


**BRAD WEIDMAN**

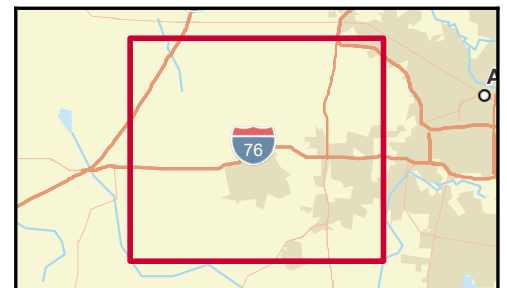
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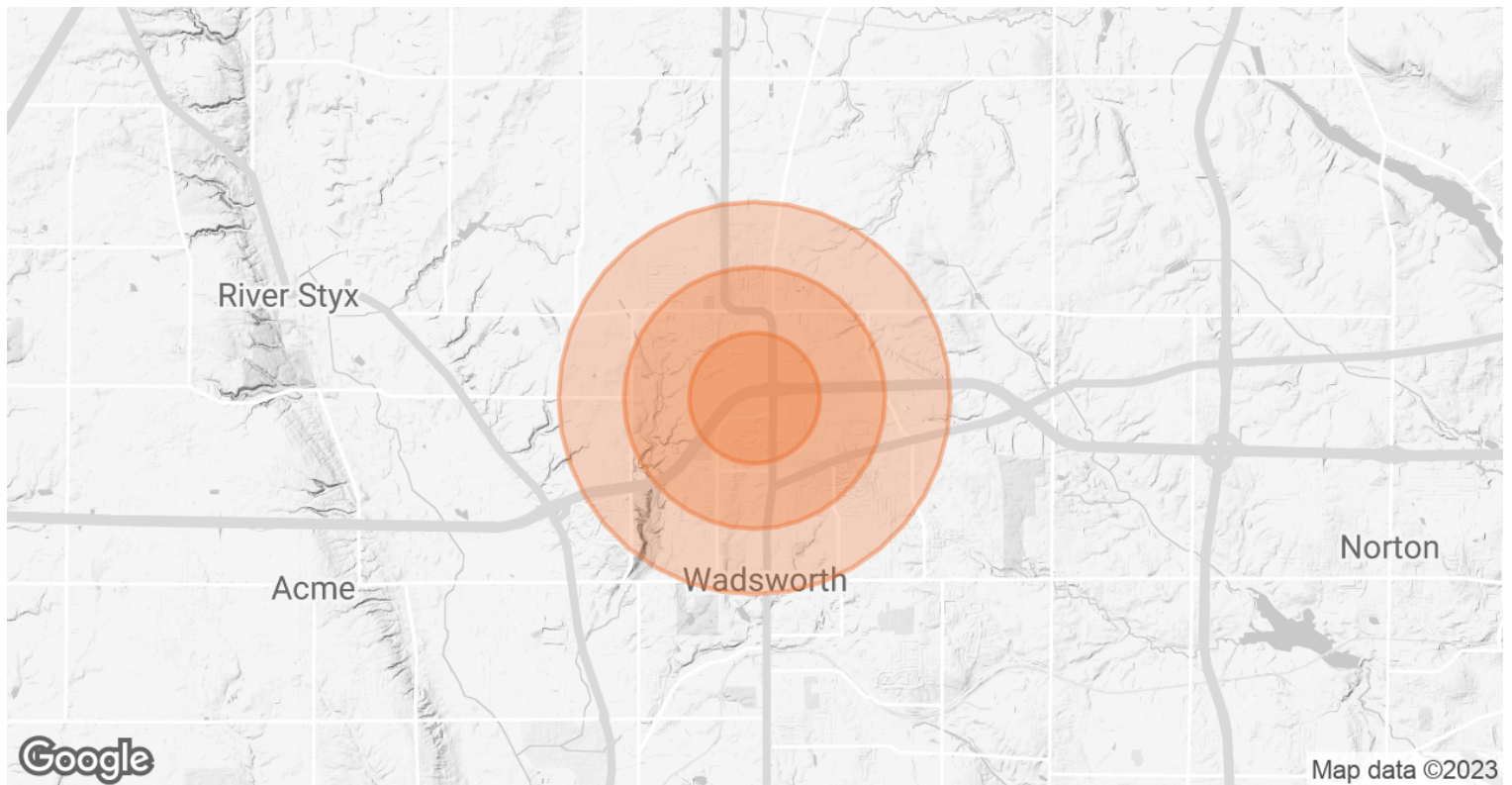


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
<b>TOTAL POPULATION</b>	1,462	5,885	10,025
<b>AVERAGE AGE</b>	49.1	46.8	43.5
<b>AVERAGE AGE (MALE)</b>	42.2	41.1	40.0
<b>AVERAGE AGE (FEMALE)</b>	50.9	48.9	44.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	711	2,735	4,420
<b># OF PERSONS PER HH</b>	2.1	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$65,842	\$73,268	\$83,135
<b>AVERAGE HOUSE VALUE</b>	\$555,008	\$290,414	\$335,694

*\* Demographic data derived from 2020 ACS - US Census*

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