

FOR SALE

\$600,000



EMMCO REALTY GROUP



STOW, OH 44224

CORNER OF FISHCREEK AND NORTON RD

Property Description

2.5 Acres Corner Lot Serving Stow and Hudson

Property Highlights

- A 9 minute drive to SR 8 interchange with access to I-271, I-480, and the Ohio Turnpike.
- Affluent Residential Population with Median Household Income Over \$80,000 (3 mile radius)
- A 9 minute drive to First and Main shopping and dining development in Hudson.
- Over 25,000 employees within 3 mile radius
- Major area employers include: JoAnne Stores, Inc., Akron General Medical Center, Federal Express, Mac-Tac Morgan Adhesives, Wrayco Industries
- Excellent development opportunities!

Offering Summary

Sale Price:	\$600,000
Lot Size:	2.58 Acres

Demographics

	3 Miles	5 Miles	10 Miles
Total Households	17,063	42,449	162,634
Total Population	44,581	107,989	402,568
Average HH Income	\$85,401	\$83,732	\$67,195
Total Businesses:	1,440	4,382	14,264
Total Employees:	19,910	65,159	239,398

Jeffrey Soclof, CCIM, President And Broker

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We obtained the information above from the sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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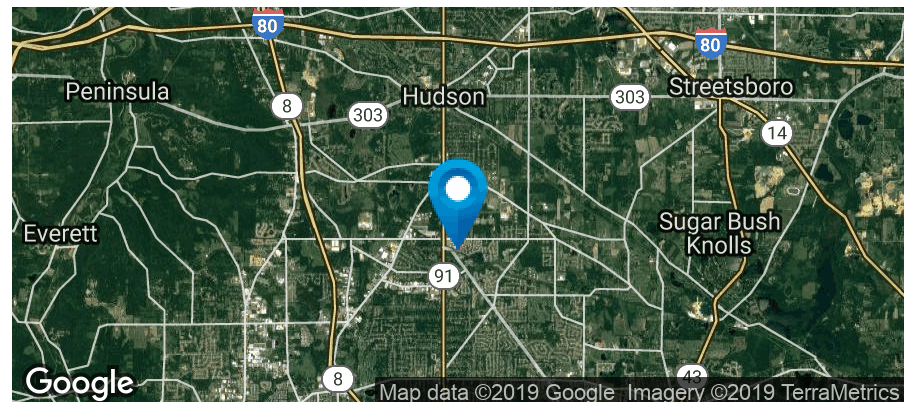


PROPERTY DETAILS

Sale Price:	\$600,000
Lot Size:	2.58 Acres
APN#:	56-17786
Zoning:	C-3 Community Retail
Market:	Cleveland
Submarket:	Akron
Price / Acre:	\$240,000
Distance To Akron Canton Airport:	275 miles or 27 minute drive

LOCATION OVERVIEW

High traffic corner property on Fishcreek Rd in Stow, just south of Hudson border. Great Access to Darrow Rd. (SR 91) to north and Kent Rd. (SR 59) to the South. It is conveniently located in Stow, just over from the Hudson border. This a beautiful residential neighborhood with an affluent population with a median household income over \$80,000. However, major area employers boast over 25,000 employees within a 3 mile radius. With convenient access to Interstate Route 271 and State Route 8 this shopping center is an excellent location for both national and local concepts.



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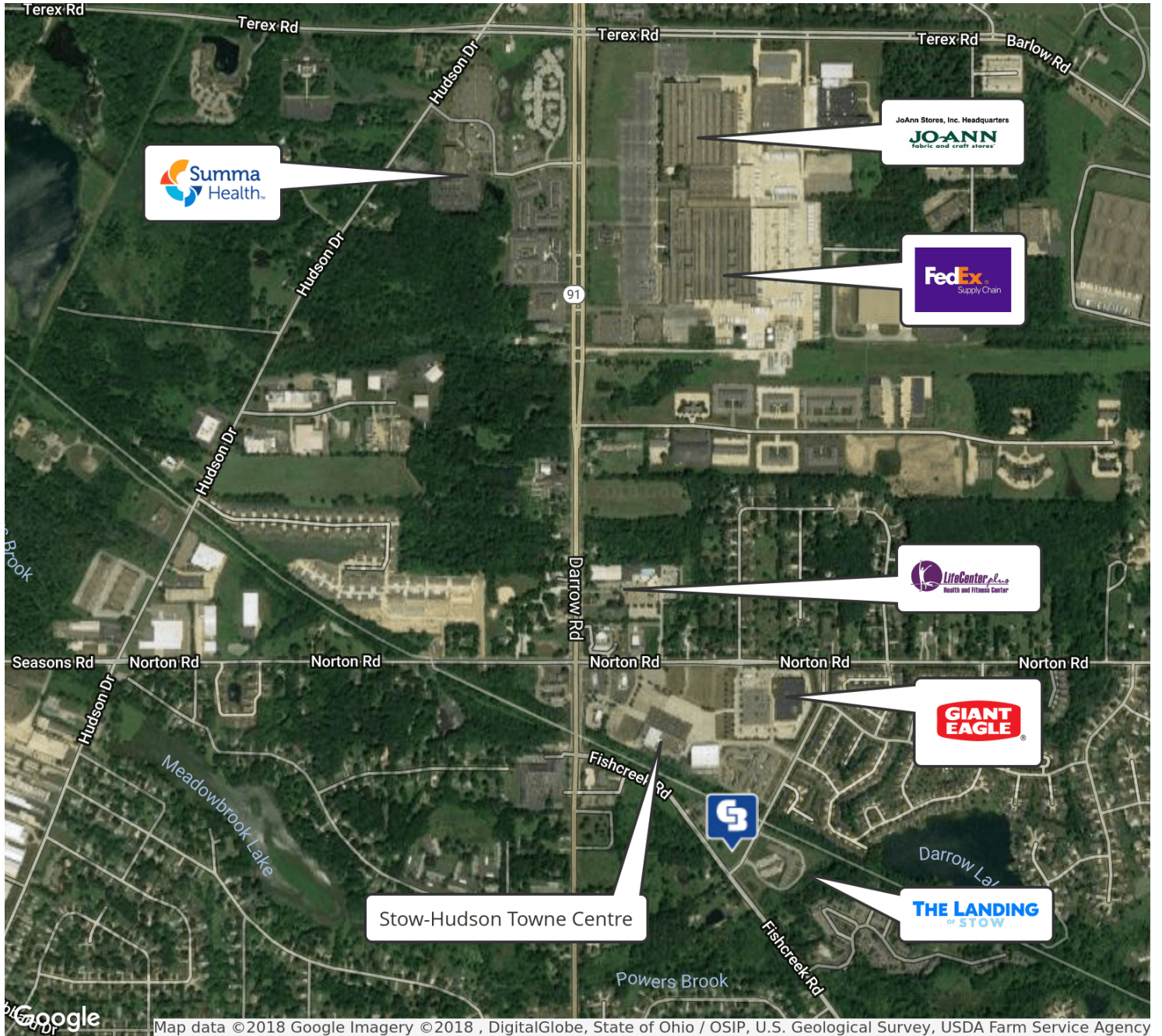
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