



FOR SALE

8228 Hartman Road
Wadsworth, Ohio 44281

BUILD FOR GROWTH. POSITION FOR SUCCESS.

HIGHLIGHTS

- Mixed use development of 47.94 acres
- The southern portion of the property along Park Center Drive has highway visibility
- New roads were completed in late 2016 connecting Smoke Rise Drive and Park Center Drive providing great access from Route 94 (High Street) and the WalMart development to the north

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LOCATION MAP & DEMOGRAPHICS



DRIVE-TIME

Population	10 Minutes	15 Minutes	20 Minutes
2021 Population	53,415	164,121	339,038
2026 Population	53,865	165,063	340,954
% Growth	(2.37%)	(.85%)	(.67%)
Average Age	43	42	41
Households			
Average Income	\$96,621	\$81,991	\$83,543
Median Income	\$84,645	\$69,531	\$69,703

DEMOGRAPHICS

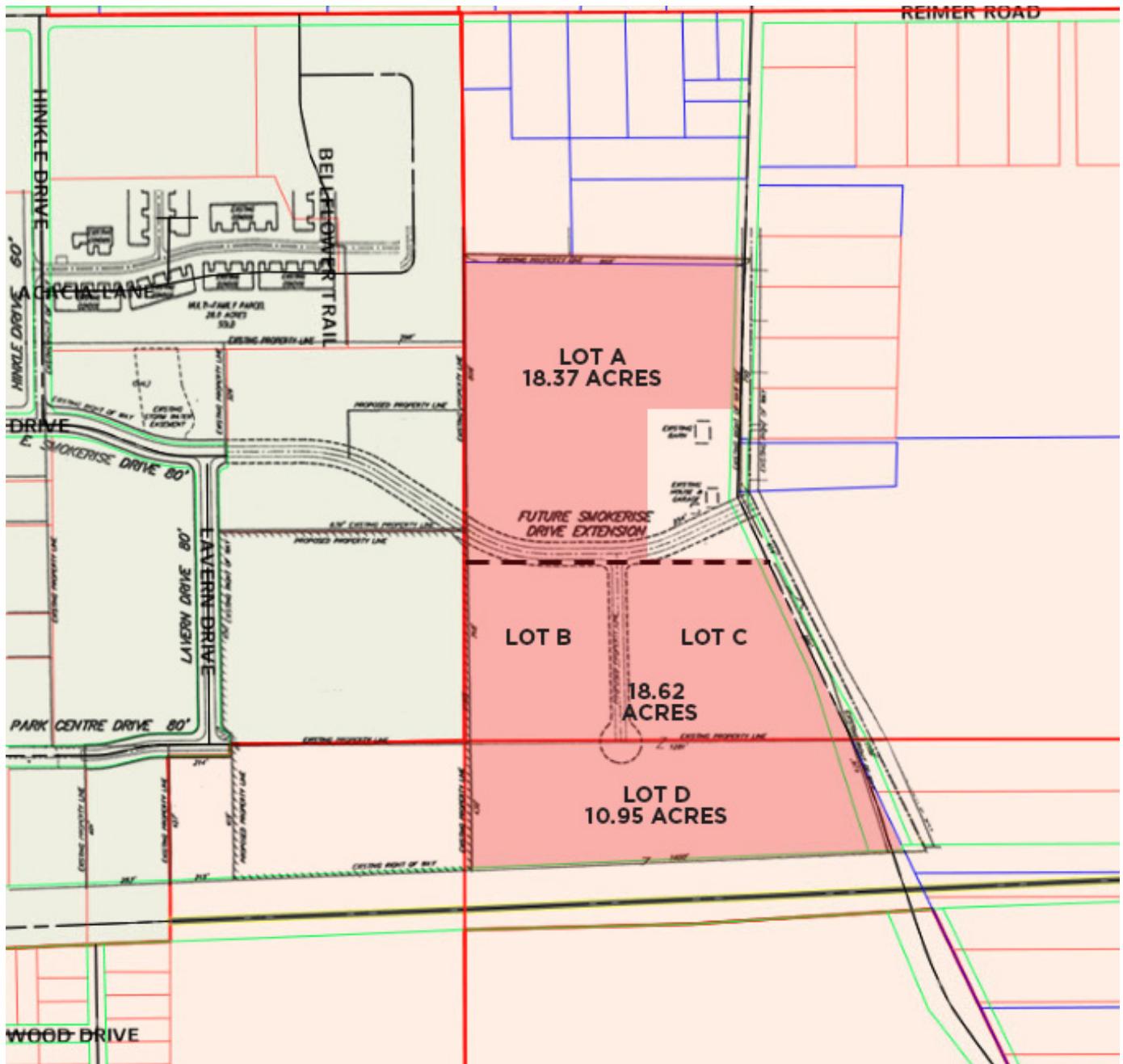
Population	2021	2026 Projection
1 Miles	2,735	2,761
3 Miles	26,212	26,490
5 Miles	50,780	51,211
Households		
1 Miles	1,264	1,291
3 Miles	10,522	10,752
5 Miles	20,117	20,480
Total Housing Units		
	Owner	Renter
1 Miles	843	421
3 Miles	7,878	2,644
5 Miles	15,599	4,518
Income		
	Median	Average
1 Miles	\$67,266	\$74,519
3 Miles	\$83,515	\$97,699
5 Miles	\$89,192	\$101,626

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