



FOR SALE

East Hartman Road
Wadsworth, Ohio 44281

BUILD FOR GROWTH. POSITION FOR SUCCESS.

PROPERTY HIGHLIGHTS

- Excellent residential development site
- 24.687 acres of land on Hartman Road
- 752.24' of frontage on Hartman Road
- Approximately 1,498.93' of site depth

ASKING PRICE: \$30,000/ACRE



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AERIAL MAP



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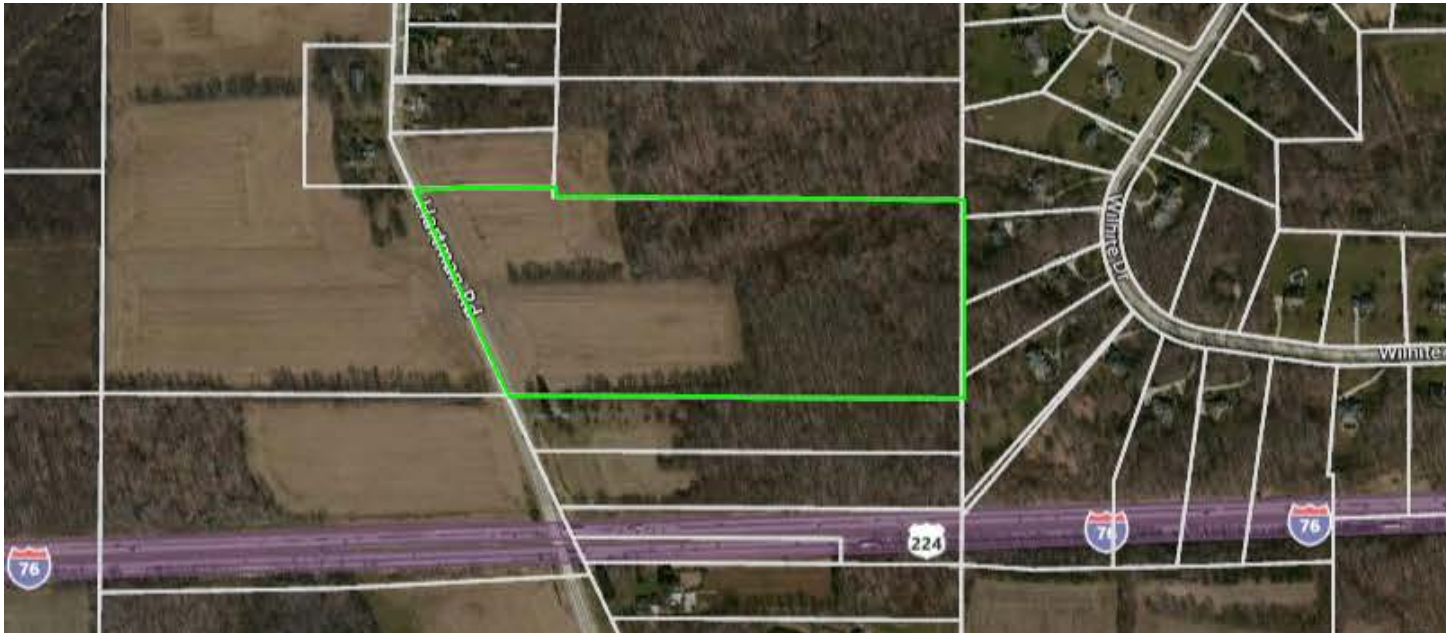
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PARCEL DEMOGRAPHICS



DEMOGRAPHICS

Population	2019	2024 Projection
1 Mile	3,332	3,462
3 Miles	27,565	28,279
5 Miles	48,188	49,078
Households	2019	2024 Projection
1 Mile	1,463	1,524
3 Miles	10,904	11,189
5 Miles	18,717	19,061
Total Housing Units	Owner	Renter
1 Mile	73.29%	26.71%
3 Miles	75.64%	24.36%
5 Miles	79.22%	20.78%
Income	Median	Average
1 Mile	\$70,127	\$84,322
3 Miles	\$69,855	\$84,100
5 Miles	\$70,664	\$85,443

Traffic Count
Hartman & I-76
42,846 VPD

24.687 ACRES

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