

# For Sale - 471 Acres of Development Land Shalersville, OH 44255

## Property Overview

- Zoned: Industrial
- 471 Acres - Parcel to Suit
- Access on I-80 (Ohio Turnpike) & SR 44, near I-480
- Utilities at Site
- 30 Minutes to Cleveland Hopkins International
- Low Tax Rates
- Incentives Available
- Community Reinvestment Area
- Enterprise Zone



471 ACRES

BECK ROAD

44

PAINESVILLE RAVENNA ROAD

80

\*Lines are Approximate

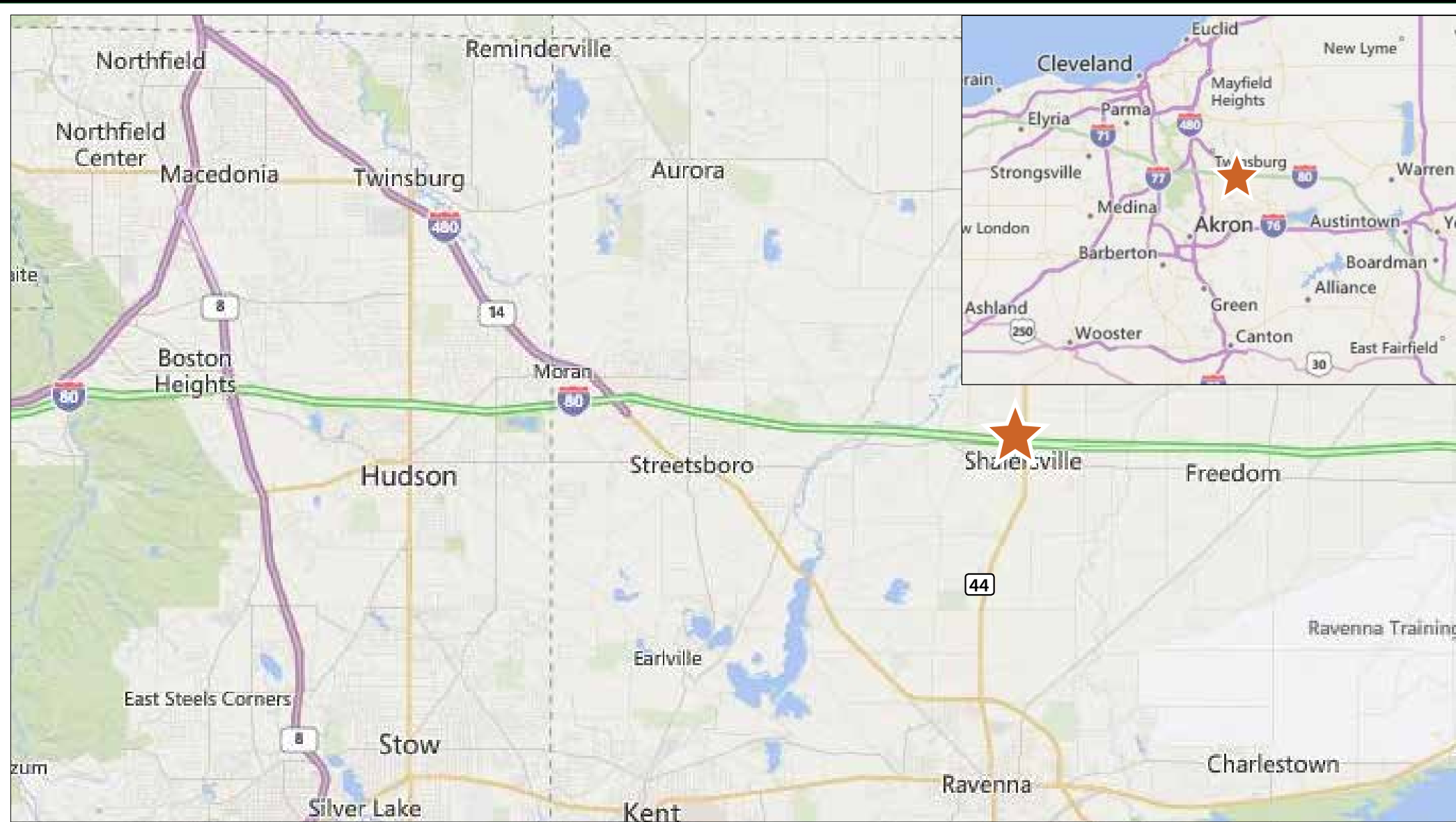
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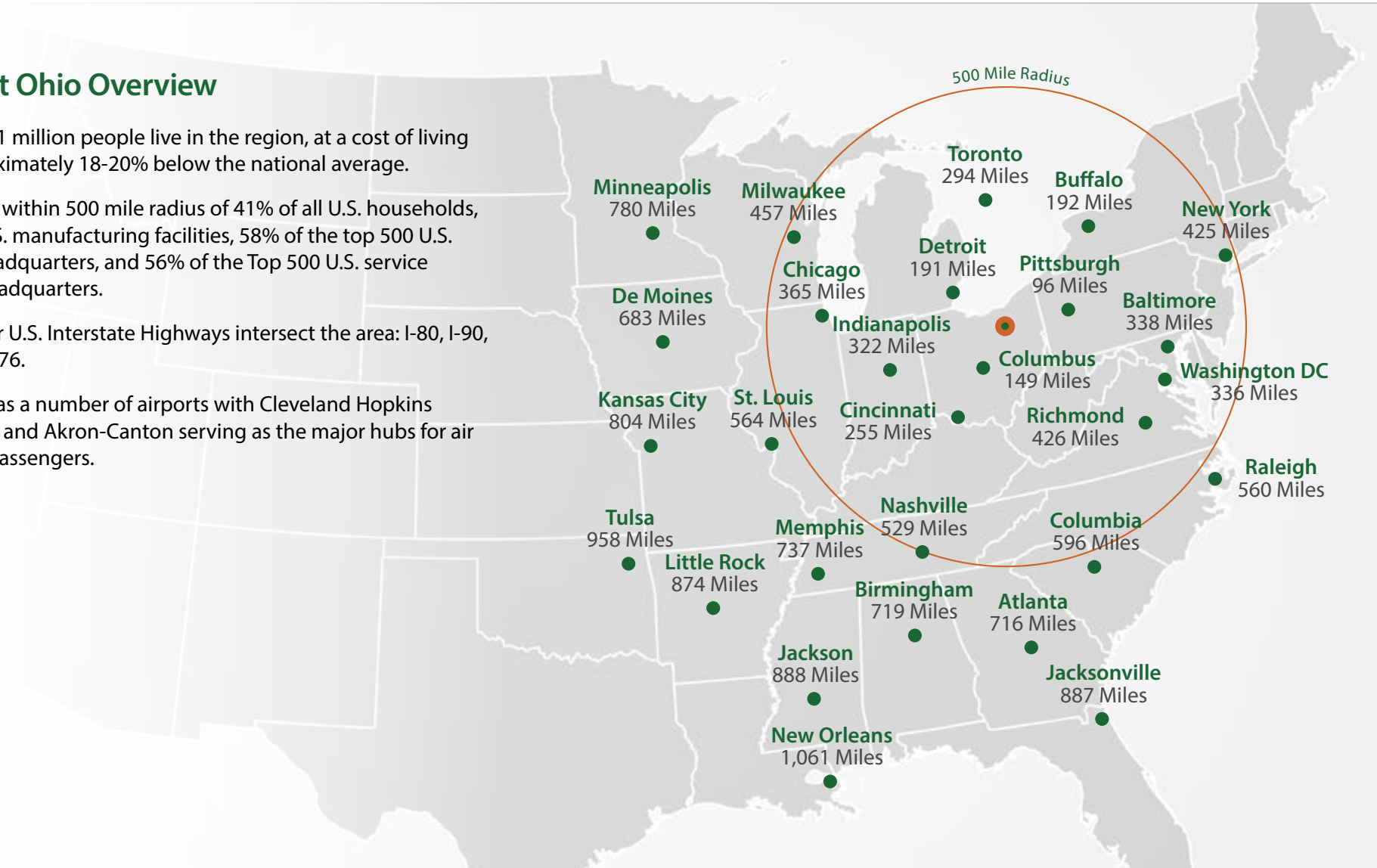
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## Northeast Ohio Overview

- More than 4.1 million people live in the region, at a cost of living that is approximately 18-20% below the national average.
- The region is within 500 mile radius of 41% of all U.S. households, 55% of all U.S. manufacturing facilities, 58% of the top 500 U.S. industrial headquarters, and 56% of the Top 500 U.S. service corporate headquarters.
- Five (5) major U.S. Interstate Highways intersect the area: I-80, I-90, I-71, I-77, & I-76.
- The region has a number of airports with Cleveland Hopkins International and Akron-Canton serving as the major hubs for air freight and passengers.



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## Demographics

2000-2010 Census, 2015 Estimates

### 30 Mile Radius

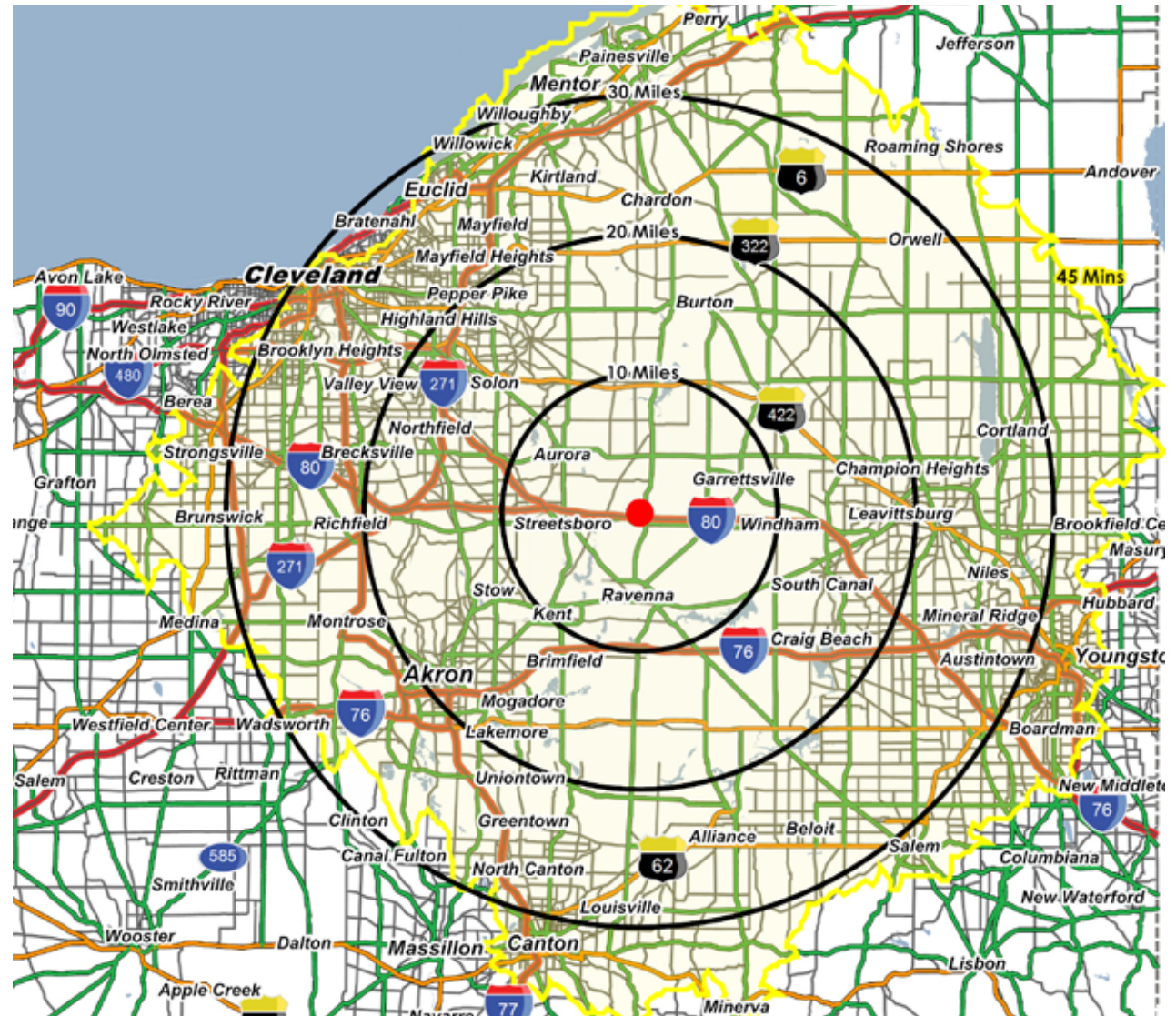
Total Population	2,268,918
Total Households	976,863
Average Household Income	\$65,427

### 20 Mile Radius

Total Population	697,420
Total Households	291,996
Average Household Income	\$72,299

### 10 Mile Radius

Total Population	134,381
Total Households	52,881
Average Household Income	\$75,204



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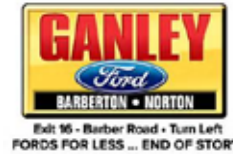
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## Area Businesses



RR DONNELLEY



HITACHI



L'ORÉAL



Rockwell Automation



Viking Forge



LAKESIDE SAND & GRAVEL



Turner

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## Area Hospitals

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### Akron City Hospital

525 E Market St, Akron, OH

### Aurora Medical Center

211 S Chillicothe Rd, Aurora, OH

### UH Ahuja Medical Center

3999 Richmond Rd, Beachwood, OH

### University Hospitals

4065 Center Rd, Brunswick, OH

### University Hospitals

11100 Euclid Ave, Cleveland, OH

### University Hospitals Home Care Services

4510 Richmond Rd, Cleveland, OH

### Seidman Cancer Center

11100 Euclid Ave, Cleveland, OH

### Cleveland Clinic

9500 Euclid Ave, Cleveland, OH

### VA Hospital

10701 East Blvd, Cleveland, OH

### University Hospitals - Health Center

8185 Washington St # 2, Chagrin Falls, OH

### UH Geauga Medical Center

13207 Ravenna Rd, Chardon, OH

### Rehabilitation Hospital At Heather Hill

12340 Bass Lake Rd, Chardon, OH

### University Hospitals - Health Center

8055 Mayfield Rd, Chesterland, OH

### University Hospitals Hudson Health Center

5778 Darrow Rd, Hudson, OH

### Mantua Family Medicine

10760 Main St, Mantua, OH

### University Hospitals Mantua Health Center

10803 Main St, Mantua, OH

### Robinson Memorial Hospital

6847 N Chestnut St, Ravenna, OH

### Robinson Memorial Hospital - Hospice

6693 N Chestnut St, Ravenna, OH

### Robinson Rehab Center of Streetsboro

9318 State Route 14, Streetsboro, OH

### Robinson Memorial Hospital

9424 State Route 14, Streetsboro, OH

### Twinsburg Urgent Care

8819 Commons Blvd, Twinsburg, OH

### University Hospitals - Health Center

8819 Commons Blvd, Twinsburg, OH

### Twinsburg Health Center

8819 Commons Blvd, Twinsburg, OH

### Cleveland Clinic - Twinsburg Family Health & Surgery Center

8701 Darrow Rd, Twinsburg, OH

### Trumbull Memorial Hospital - Emergency Services

1350 E Market St, Warren, OH

### University Hospitals - Health Center

960 Clague Rd, Westlake, OH

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## Area Universities

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