

Corner Lot/Redevelopment Site in Greater Akron/Canton

1511 - 1531 EDISON STREET NW, HARTVILLE, OH 44632

FOR SALE

Listing Price \$465,000



0.92 Acres Corner Lot - Perfect for Retail/Office

Features

- Great exposure on SR-619 with traffic peaking on weekends while over 2 million annual visitors travel to destination town of Hartville for the Flea Market, Hartville Hardware, and Hartville Kitchen
- Site includes former model home that could be used as an office
- Owner will BUILD TO SUIT for multi-tenant OR single tenant user
- Sits amongst major retail on Edison St, with a cut-through road off the property to Giant Eagle on Bixler Ave.
- Sewer and water available at the street

Property Information

- Zoning: Recently annexed from Lake Township to Village of Hartville, changing the zoning to B-2 General Business.
- Best use: Tear-down retail redevelopment - great for fast casual dining with drive through or multi-tenant use. Owner is willing to build to suit!



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Each office independently owned and operated.

We obtained the information above from 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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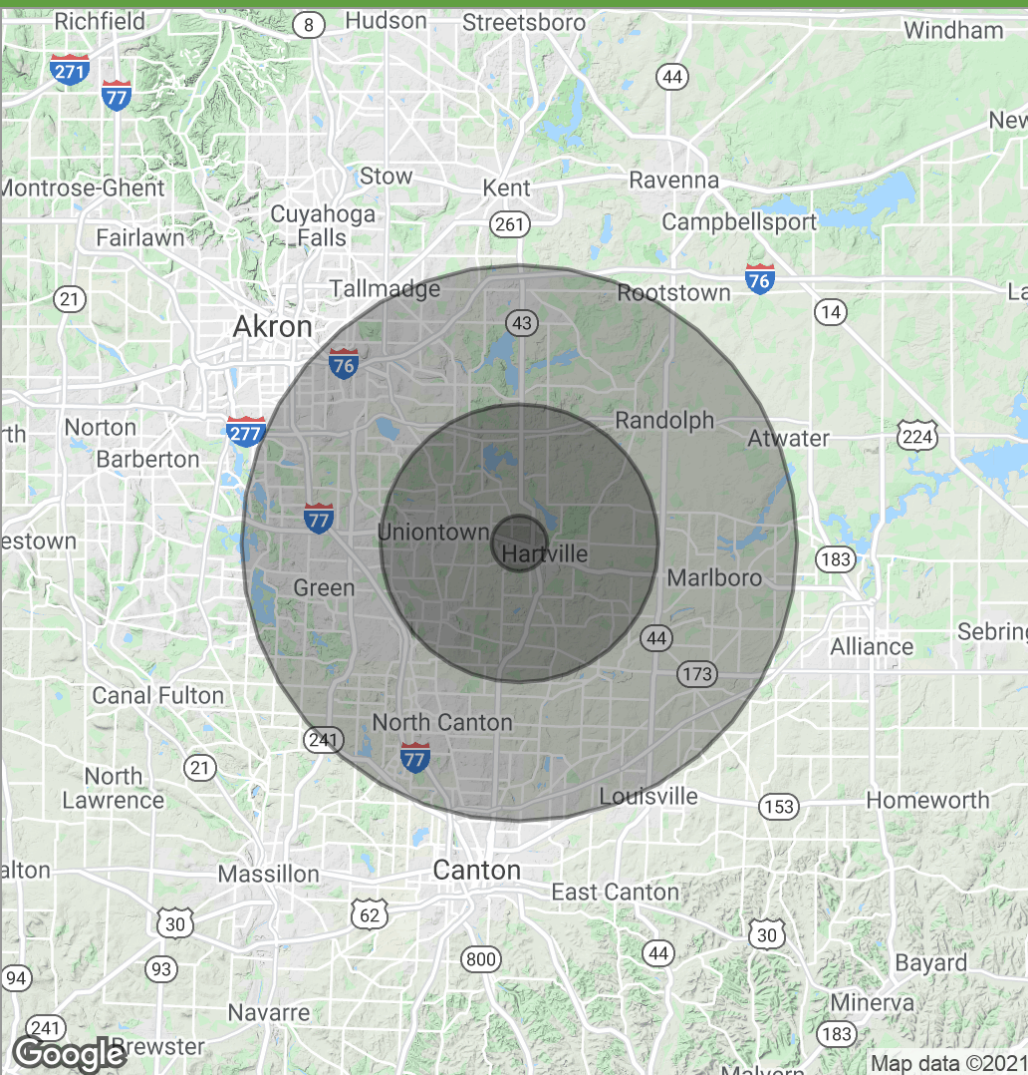
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,357	36,298	222,855
Median age	42.8	40.8	41.4
Median age (Male)	41.6	40.4	40.5
Median age (Female)	44.6	41.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	496	12,920	88,062
# of persons per HH	2.7	2.8	2.5
Average HH income	\$81,456	\$78,190	\$66,472
Average house value		\$184,433	\$156,108

** Demographic data derived from 2010 US Census*



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