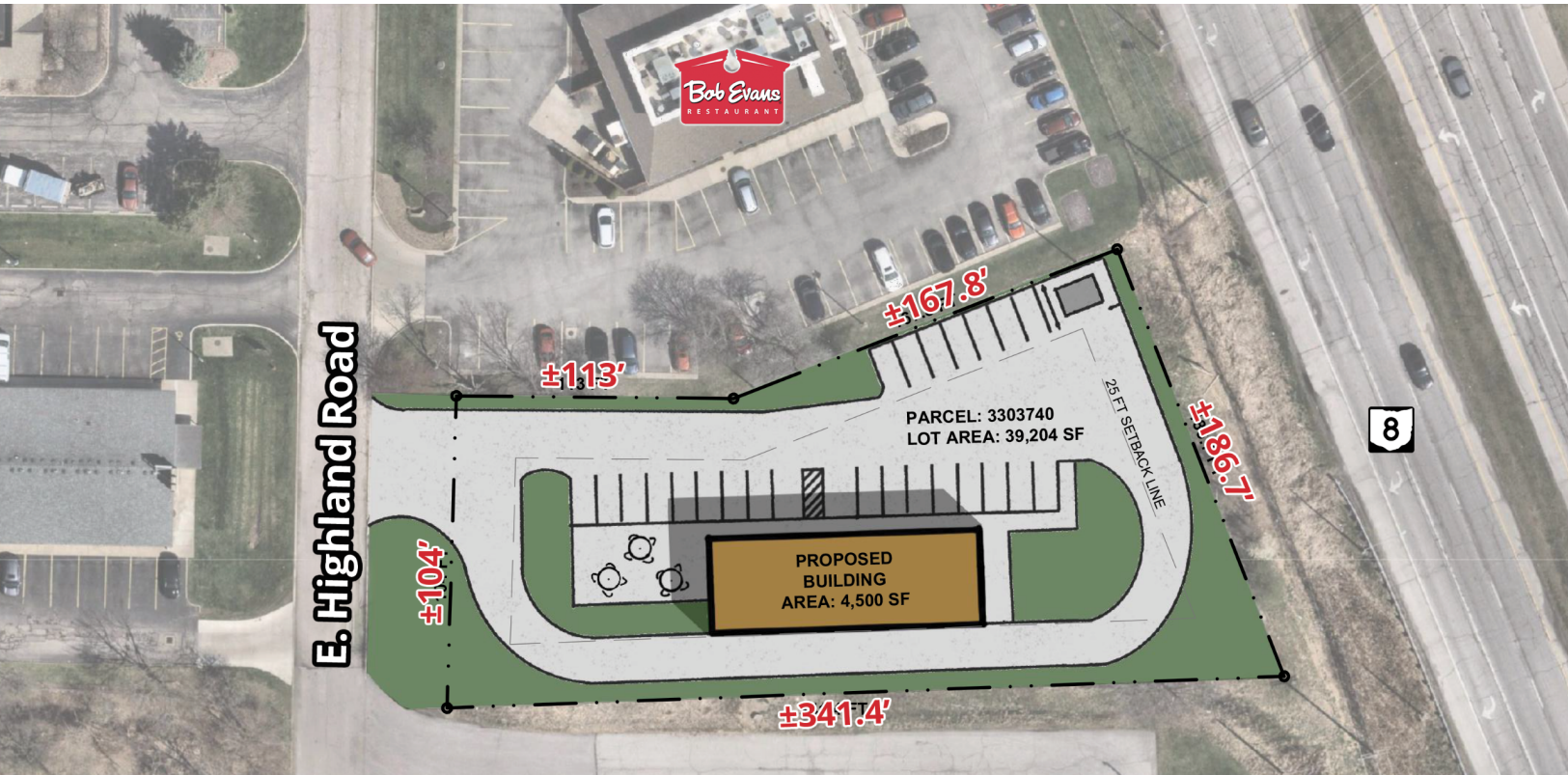




**240 E HIGHLAND ROAD  
MACEDONIA, OH 44056  
SALE PRICE: \$540,000**



## PROPERTY HIGHLIGHTS

- Total Available: .90 Acres
- Frontage: 136' on Highland Road and 165' SR-8
- Depth: 340'
- Traffic Counts: ±35,000 on SR-8
- Zoning: B-4 Highway Business
- Light Access at E Highland and SR-8
- Highway Access: .2 miles to I-271 N on-ramp, .6 miles to I-271 S on-ramp and 1.2 miles to SR-8 and SR-82 intersection



## LISTING AGENTS

**Sam Tecca**

sam@gerspachergroup.com

**Troy Gerspacher, CCIM, SIOR**

troy@gerspachergroup.com

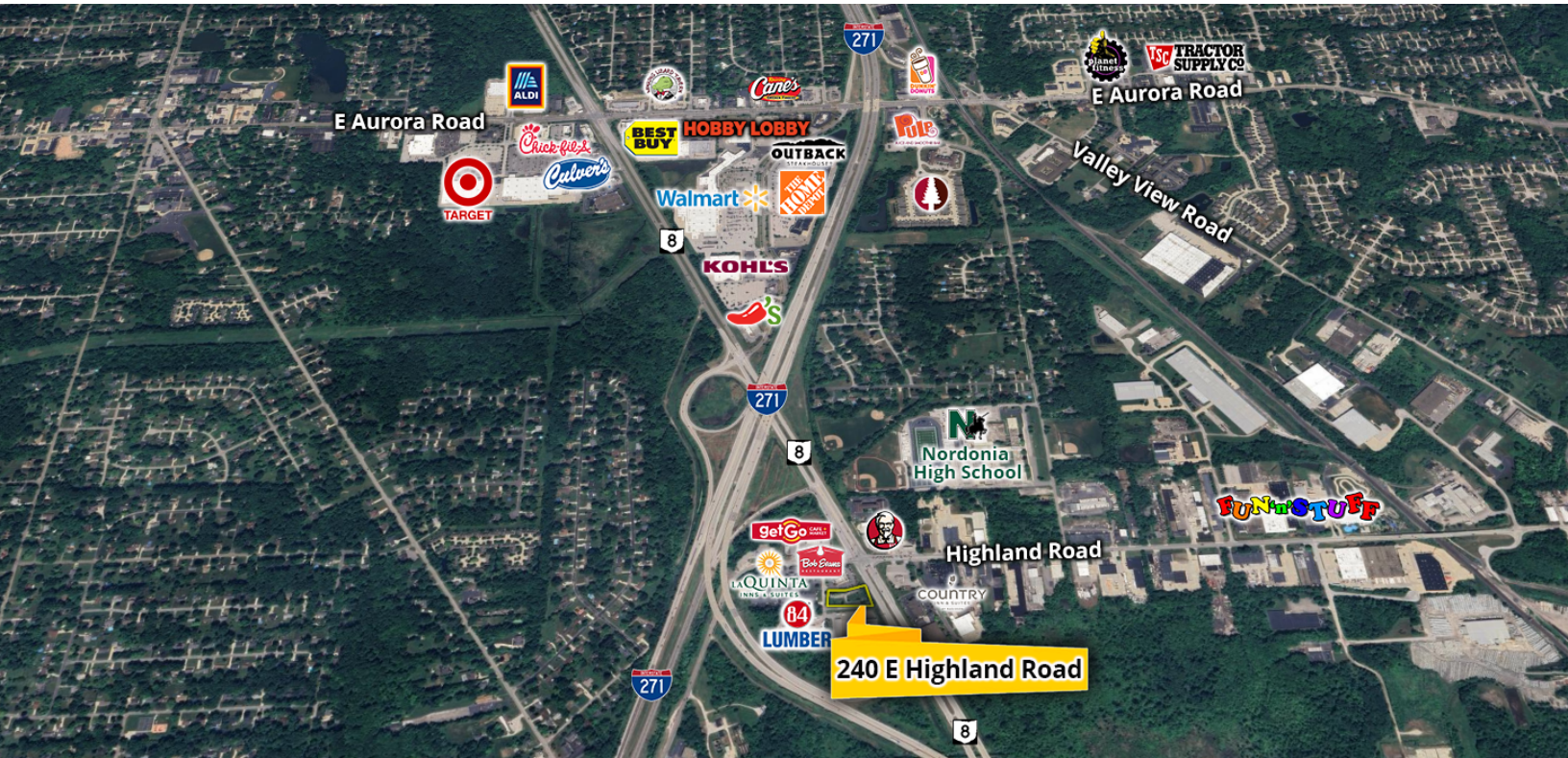
**330.722.5002**







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## PROPERTY OVERVIEW

240 E Highland Rd is a .90-acre site between I-271 and SR-8. The site is highly visible with over 35,000 daily traffic counts on SR-8. Former motel has been raised from this site making it ready to build. Located in Macedonia B-4 Highway Business District allows for public garages, auto repair, gas station, car wash, motel/hotel and restaurants. Being on the Southwest side of SR-8 makes this the right side of the street, ideal for a Coffee QSR before the I-271 on-ramp.

## LOCATION OVERVIEW

240 E Highland Road is located right off SR-8 and I-271 in Macedonia, OH. It is just south of Bob Evans at the corner of SR-8 and Highland Rd. It is .2 miles from I-271 N on-ramp, .6 miles from I-271 S on-ramp and 1.2 miles from SR-8 and SR-82 intersection.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





# HIGHWAY VISIBLE SITE FOR SALE



240 E HIGHLAND ROAD  
MACEDONIA, OH 44056

**SALE PRICE: \$540,000**

