

MULTI-USE LAND IN COMMERCIAL DISTRICT NEAR I-71



FOR SALE - 5.33 ACRES
WILLOW ROAD
BURBANK, OH 44214

SALE PRICE: \$225,000 - \$450,000



PROPERTY HIGHLIGHTS

- Lot Size 5.33 Acres (Divisible)
- Price Per Acre: \$84,427/AC
- Utilities at Street Include Gas, Water, Electric, and Sewer
- Harrisville Township | Parcel Currently in CAUV
- Currently Zoned I-2 (Restricted Light Industrial). Seller is in the Process of Rezoning the Entire Parcel to Allow Retail/Quick Service Restaurants.
- Future Rear Driveway will need to be Extended by Buyer at their Expense
- Parking Lots and Driveways can be Constructed Over the Gas Line, Not Buildings
- Potential Right in Right Out Connection to Route 83 at Far End of Property
- Near Busy Intersection with Traffic Light with Great Highway Access!

PRICING SUMMARY

LOT 3: \$250,000

LOT 4: \$225,000

ENTIRE 5.3 ACRES: \$450,000

LISTING AGENT

Sam Tecca

sam@gerspachergroup.com

330.722.5002



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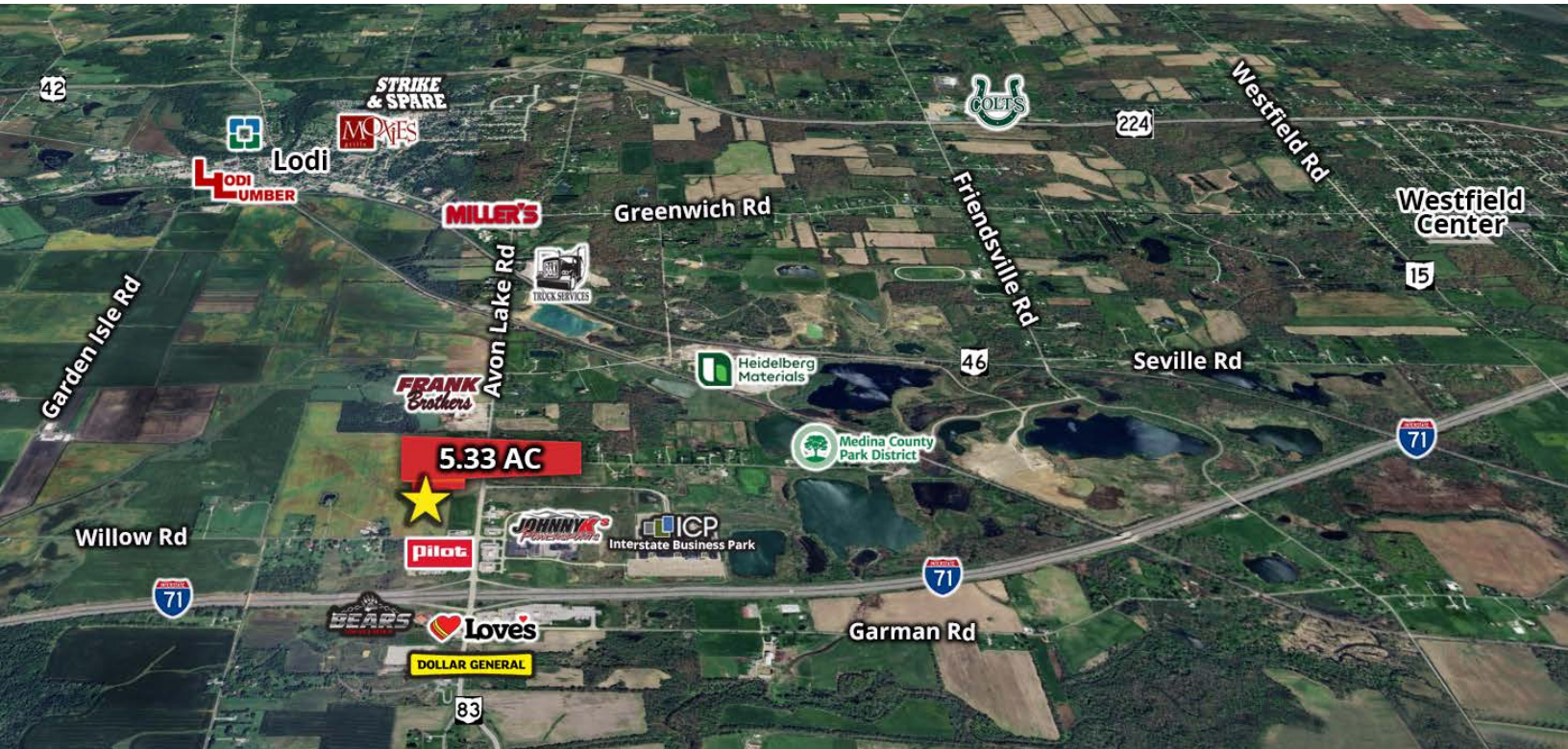


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PROPERTY OVERVIEW

Willow Road in Burbank, Ohio, 6.33 acres of flat, vacant land is available. Zoned Multi-Use on a busy intersection near the Lodi outlet mall. The frontage is 764' on Avon Lake Road and depth is 392'. There is a traffic light at the intersection. Utilities are gas, water, sewer, and electric. Daily traffic count is 12,000+ and on I-71 the daily traffic count is over 40,000.

LOCATION OVERVIEW

Located in the Village of Burbank in Harrisville Township. At the corner of Willow Rd. and Avon Lake Rd. at a light. Across the street from McDonald's (to the south) and Arby's (to the east). Willow Rd. connects to Harley Drive which leads to the entrance of the Lodi Outlet Mall on Orrin Drive. Property only 0.2 miles to Rt 83 and I-71.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	213	4,925	9,843
Total Units	89	2,253	4,306
Median Income	\$83,940	\$62,972	\$70,952

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



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