

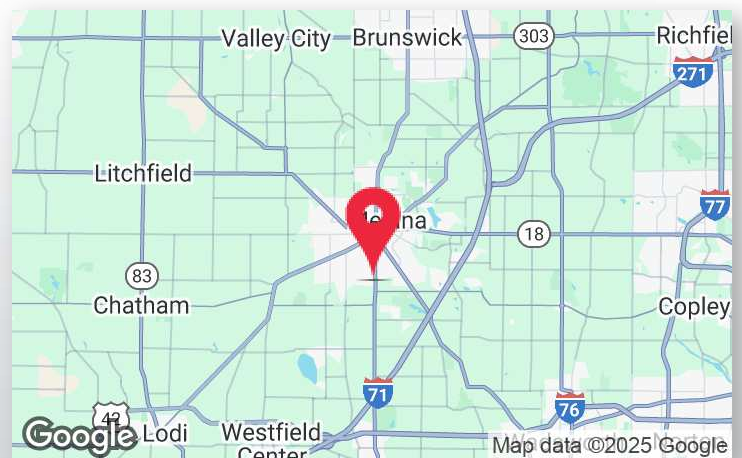


5 ACRES FOR SALE
5994 WOOSTER PIKE
MEDINA, OH 44256
SALE PRICE: \$650,000



PROPERTY HIGHLIGHTS:

- Total Acreage: 5.00 Acres
- Price Per Acre: \$130,000/AC
- Frontage: ±343 | Depth: ±628
- Utilities: Available at Street (House has Septic & Well) – House is Currently Vacant
- Daily Traffic Count: ±13,150
- Zoning: C-B Community Business (Montville Township) – Encourages Development of Personal Services, Community Facilities, Office & Retail Facilities
- Annual 2024 Real Estate Taxes: \$5,359.83
- Seller will Consider Splitting Property into 2.5 Acre Lots if ODOT & Montville Township Allow it Based on Use



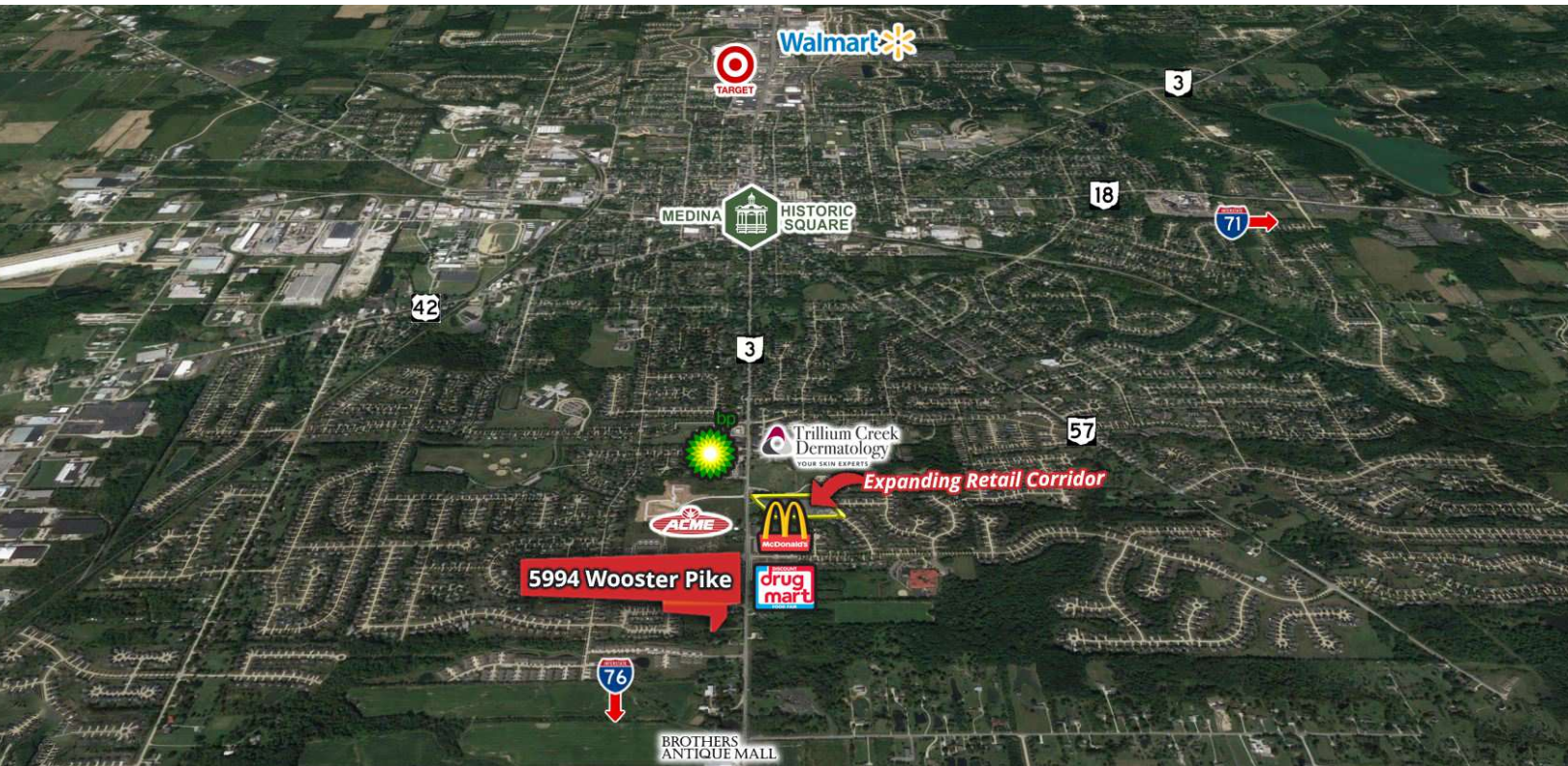
LISTING AGENT

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PROPERTY OVERVIEW

C-B zoning allows for business and professional offices, financial, medical, retail, restaurant, hotel, assembly hall, daycare. Conditional uses allow for ATM, drive thru, indoor recreation, fitness, theater, vet clinic (no outside kennel), automotive, car wash, and gas station.

LOCATION OVERVIEW

Located 2 miles south of Medina's Historic square. 6 miles to I-71 (at SR-18) and 5 miles to I-76 (at SR-3).

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,303	13,762	22,700
Total Population	6,221	35,371	56,845
Average HH Income	\$156,813	\$133,367	\$131,992

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

