COMMERCIAL LAND FOR SALE OFF S. ARLINGTON ROAD

GERSPACHER REAL ESTATE GROUP
CORFAC INTERNATIONAL

1.86 ACRES
LIBERTY GREEN DRIVE
AKRON, OH 44312
SALE PRICE: $299,000



PROPERTY HIGHLIGHTS

- Total Acreage: 1.86 Acres
- Price Per Acre: $160,752 per Acre
- All Utilities Available at Street
- Last Undeveloped Parcel on Liberty Green Drive
- 2022 Wetland Study Completed & Site Plan Drawings for a 12,000 SF Building with 40 Parking Spaces
- Signage Available on Marquee Board | Business Park Fee: $1,000/Annual
- Zoning: B-1 (General Business District)
- Annual 2026 Real Estate Taxes: $951.80



LISTING AGENT

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PROPERTY OVERVIEW

This shovel-ready site of 1.86 acres is located in the heart of Green and is adjacent to Caliber Collision. This parcel is ideal for various commercial uses such as industrial, retail, distribution, self-storage, or warehousing. Current seller has done some preliminary legwork with conceptual drawings and early-stage studies performed. Whether you're seeking to expand an existing operation or break ground on a new venture, Liberty Green Drive delivers the perfect combination of location, readiness, and potential.

LOCATION OVERVIEW

Located in the heart of Green, Ohio, Liberty Green Drive is a vibrant commercial hub offering convenience, located approximately 1 mile from Interstate 77, accessibility, and top-tier services. Home to key businesses like Liberty Green Storage XXL and Caliber Collision, this area is ideal for both business and storage needs.

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.

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Conceptual Site Plan

