



FOR SALE
5763 WOOSTER PIKE
MEDINA, OH 44256
SALE PRICE: \$1,495,000



PROPERTY HIGHLIGHTS:

- Available: 3 potential parcels totaling ±13.58 AC
- Frontage: ±630.6'
- Depth: ±1,510'
- Parcels are in Medina City and Montville Township
- Subject to approvals: potential retail or mixed-use development with appropriate variances, lot splits, surveys, county approvals
- Zoning: R-3 High Density Urban Residential, C-B Community Business District
- In the shadows of ACME, Dunkin', McDonalds, Taco Bell and other developing retail
- Highway Access: 5 miles to I-71, 5 miles to I-76

3 POTENTIAL OUTLOTS

- Over 600' Frontage
- Potential Rental Multi-family Development Opportunity
- Adjacent from newly built Acme

LISTING AGENTS

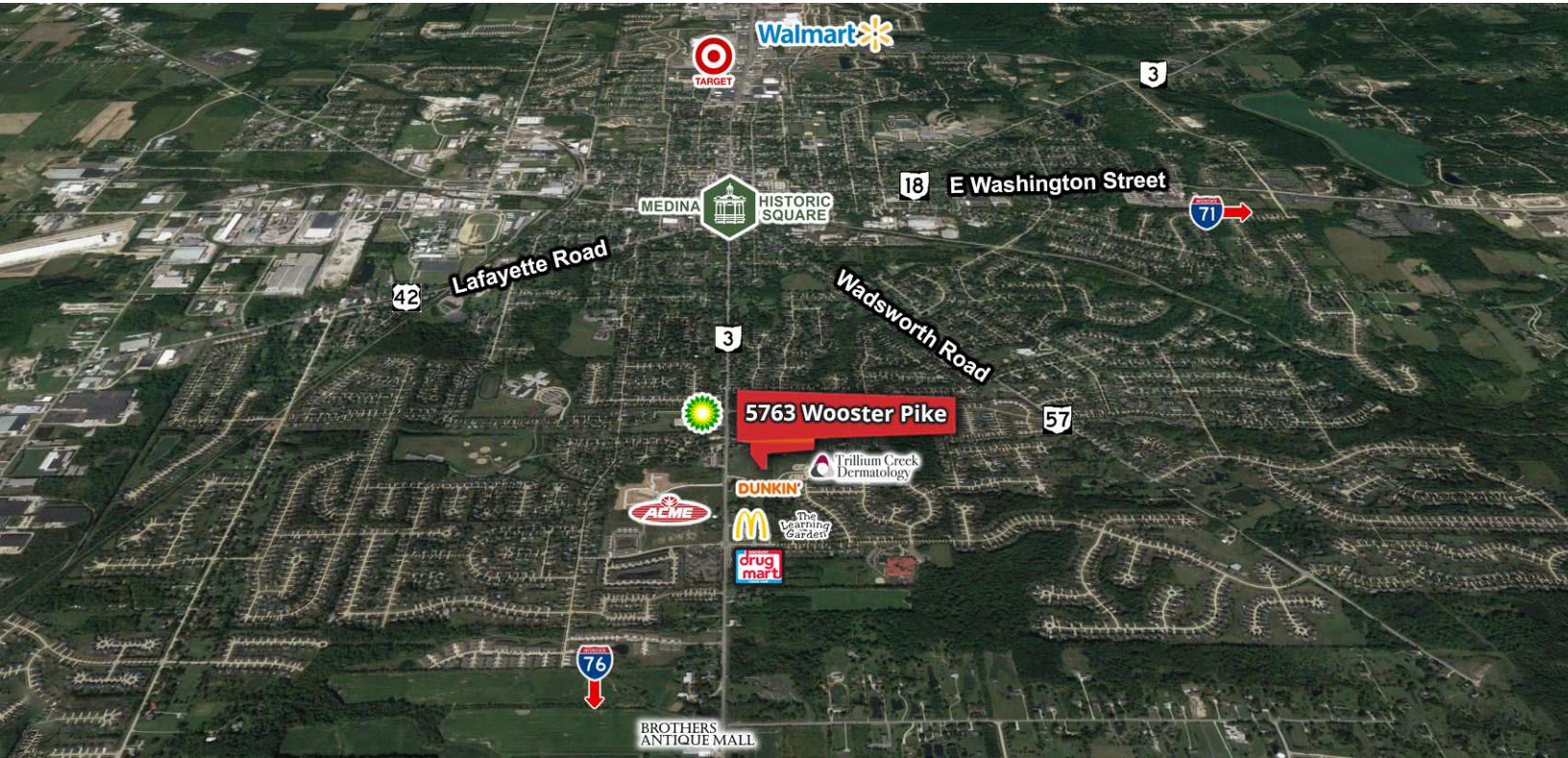
Sheila Miu
sheila@gerspachergroup.com
Troy Gerspacher, CCIM, SIOR
troy@gerspachergroup.com

330.722.5002





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PROPERTY OVERVIEW

This 13.58± acre property, zoned for both Community Business District (CBD) and R-3 High-Density Urban Residential, offers a rare opportunity for a combination of commercial and residential uses in a rapidly growing area. The site features gently sloping, vacant land ready for development. Utilities: gas, water, sewer, and electric accessible. The daily traffic count is ±11,983 vehicles, enhancing the property's visibility.

The total land consists of three parcels that would need to be combined (approximate and subject to survey and county approval). Also subject to Seller retaining water retention rights. Ingress and Egress has to be on own parcel, not Seller's parcel (property to the south).

With over 600 new rooftops planned or under construction in the surrounding area, this site is positioned at the heart of regional growth. A developer with vision and creativity can transform this site into a signature project that complements the vibrant expansion of the surrounding community.

LOCATION OVERVIEW

This ideally situated property lies along Wooster Pike, between Sturbridge Drive and Lexington Ridge Road in Medina City and Montville Township. It offers high visibility and easy access near popular destinations including ACME, Taco Bell, Dunkin', and Trillium Creek Dermatology. Located just 1 mile from historic downtown Medina, 5 miles from I-71, and 5.4 miles from I-76, the site is perfectly positioned for convenience and connectivity.

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





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POTENTIAL PARCEL SPLIT

The property has potential for 4 out lots along Wooster Pike, with an additional rear parcel that is currently part of Seller’s parcel (property to the south). Rear parcel would need to be joined and split: joined with one of the frontage parcels in order to have ingress and egress on own parcel and split from Seller’s parcel to the south. The front portion is ideal for retail or commercial use, while the rear offers potential for a high-demand rental housing component or other mixed-use development.

Parcel #1: ±1.19 AC in Medina City – currently zoned R-3 High Density Urban Residential

Parcel #2: ±5.48 AC in Montville Township – currently zoned CB – Community Business

Parcel #3: ±6.93 AC in Montville Township – currently zoned CB – Community Business

*All splitting/combining subject to surveys, splits, county approvals, and water retention rights.





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ZONING INFORMATION

Medina City - High Density Urban Residential District (R-3)

Permitted Uses - *Single-family detached dwelling*

Conditional Uses - Assisted living facility, independent living facility or nursing home, in-law suite, manufactured housing park or mobile home park, two family dwelling.

- (Retail is surrounded by this area, potential to obtain a use variance)

Montville Township - Community Business District (CB)

Permitted Uses - Administrative, business and professional offices, including public administrative office, financial establishment, Hospital, medical clinic, urgent care facility, ambulance/ emergency medical services, and accessory uses, Medical or dental office, Retail in completely enclosed buildings, Personal service facilities offering services directly to the public, including, but not limited to, hair care, dry cleaner, shoe repair, and photography studios, restaurant, business services, funeral home, instructional studios, mini-golf course, church/place of worship, congregate care facility, public safety facility, or wireless tower.

Conditional Uses - Drive-thru facility associated w/ a permitted use, automated teller machine, indoor recreation, sports/fitness center, indoor theater, veterinary clinic, automotive service station, car wash, gasoline station with not more than 5 islands or 10 pumps in association with a retail store not exceeding 5,000 SF, hotel/motel, park/playground, assembly hall, business school/college/university, (child/adult) daycare center, library, or school.



RARE DEVELOPMENT OPPORTUNITY ON 13.58+ ACRES



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