

LARGE COMMERCIAL TRACT OF LAND OFF HIGHWAY



FOR SALE
8450 GARMAN ROAD
BURBANK, OH 44214
SALE PRICE: \$925,000



PROPERTY HIGHLIGHTS

- Total Acreage: 23.00 AC | Price Per Acre: \$40,217
- Frontage: ±2,370' | Depth: ±417'
- Utilities: Gas | Electric | Water & Sewer – First 1,000 Feet off Route 83
- Land is Currently in a CAUV | Cell Tower (Crown Castle) was Sold Off
- Seller Willing to Split Lots into 4.60 AC Parcels
- Zoning: B-2 Highway Service Business (Harrisville Township)
- Permitted Uses Include: Automobile Service Center & Sales, Truck Terminal, Gasoline Sales, Hotel/Motel & Car Wash
- Conditional Uses Include: Motor Vehicle Storage Yard & Towing Service, Professional Trade/Tool Rental & Sales
- 2025 Annual Real Estate Taxes: \$9,576.24

LOT#	TOTAL ACRES	PRICE	PRICE PER ACRE
1	4.6 AC	\$250,000	\$54,347
2	4.6 AC	\$225,000	\$48,913
3	4.6 AC	\$200,000	\$43,478
4	4.6 AC	\$200,000	\$43,478
5	4.6 AC	\$175,000	\$43,478

LISTING AGENTS

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LOTS SOLD INDIVIDUALLY

- Lot 1: \$250,000 for 4.6 Acres = \$54,347 an Acre
- Lot 2: \$225,000 for 4.6 Acres = \$48,913 an Acre
- Lot 3: \$200,000 for 4.6 Acres = \$43,478 an Acre
- Lot 4: \$200,000 for 4.6 Acres = \$43,478 an Acre
- Lot 5: \$175,000 for 4.6 Acres = \$38,043 an Acre

**Conceptual lot splits are subject to approval by the Township/Medina County and must be verified by a survey.*



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PROPERTY OVERVIEW

Located just off I-71 in Burbank, Ohio, this 23-acre site is positioned to capture highway-driven traffic rather than relying on local population density. With immediate proximity to a major north-south corridor connecting Cleveland and Columbus, the property benefits from strong daily traffic counts exceeding 50,000 vehicles on I-71. The surrounding demographics are rural, with a limited population within a 1-mile radius, but expand within a 3 to 5-mile drive time.

LOCATION OVERVIEW

8450 Garman Road offers convenient access to Route 83 and quick connections to I-71. The property is approximately 30-45 minutes from both Cleveland, OH, and Akron, OH, making it a practical option for commuters. At the same time, it retains the quiet, rural setting of Burbank, OH.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	499	4,111	11,002
Total Units	199	1,815	4,831
Median Income	\$77,447	\$64,300	\$71,575

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

