

5949 Wooster Pike Rd.
Montville, OH

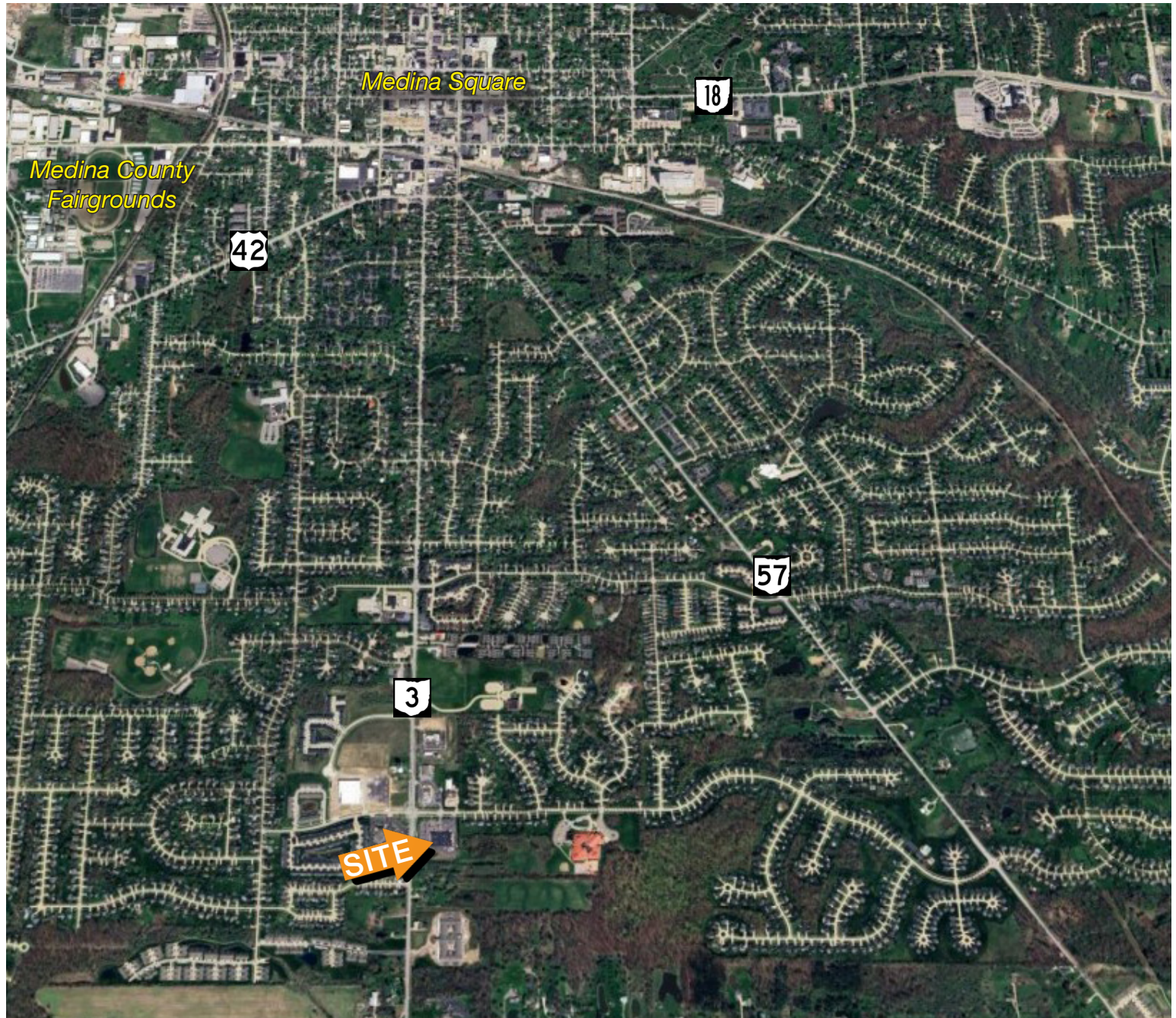
Property Features

- Join busy Discount Drug Mart on Wooster Pike Rd
- 8.75 acres available - Divisible to 2 Acre parcels
- Small strip shopping center, or a Ground lease, Build to Suite, or Purchase
- Close proximity to Medina Retail
- Easy access to 1-71/ SR 3 Interchange



Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com



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+1 216 496 3777
dmaggard@naipvc.com

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6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



Executive Summary

Wooster Pike, Medina, Ohio, 44256
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.09905
Longitude: -81.86416

	1 mile	3 miles	5 miles
Population			
2010 Population	2,705	27,845	52,122
2020 Population	3,285	29,333	54,595
2025 Population	3,300	29,817	55,622
2030 Population	3,309	30,152	56,223
2010-2020 Annual Rate	1.96%	0.52%	0.46%
2020-2025 Annual Rate	0.09%	0.31%	0.36%
2025-2030 Annual Rate	0.05%	0.22%	0.22%
2020 Male Population	48.1%	49.3%	48.6%
2020 Female Population	51.9%	50.7%	51.4%
2020 Median Age	43.2	40.3	42.6
2025 Male Population	48.2%	49.7%	49.2%
2025 Female Population	51.8%	50.3%	50.8%
2025 Median Age	43.7	40.7	43.0

In the identified area, the current year population is 55,622. In 2020, the Census count in the area was 54,595. The rate of change since 2020 was 0.36% annually. The five-year projection for the population in the area is 56,223 representing a change of 0.22% annually from 2025 to 2030. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 43.0, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	91.0%	89.5%	89.1%
2025 Black Alone	1.1%	2.2%	2.5%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2025 Asian Alone	1.7%	1.2%	1.3%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.2%	1.1%	1.2%
2025 Two or More Races	4.8%	5.8%	5.7%
2025 Hispanic Origin (Any Race)	2.8%	3.0%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 25.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	169	128	120
2010 Households	939	9,905	19,903
2020 Households	1,161	10,819	21,692
2025 Households	1,190	11,250	22,587
2030 Households	1,210	11,520	23,137
2010-2020 Annual Rate	2.14%	0.89%	0.86%
2020-2025 Annual Rate	0.47%	0.75%	0.77%
2025-2030 Annual Rate	0.33%	0.48%	0.48%
2025 Average Household Size	2.71	2.62	2.43

The household count in this area has changed from 21,692 in 2020 to 22,587 in the current year, a change of 0.77% annually. The five-year projection of households is 23,137, a change of 0.48% annually from the current year total. Average household size is currently 2.43, compared to 2.49 in the year 2020. The number of families in the current year is 15,321 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	19.7%	17.3%	19.9%
Median Household Income			
2025 Median Household Income	\$132,433	\$106,044	\$96,537
2030 Median Household Income	\$150,276	\$121,575	\$110,106
2025-2030 Annual Rate	2.56%	2.77%	2.67%
Average Household Income			
2025 Average Household Income	\$167,418	\$135,922	\$126,536
2030 Average Household Income	\$187,276	\$151,677	\$141,143
2025-2030 Annual Rate	2.27%	2.22%	2.21%
Per Capita Income			
2025 Per Capita Income	\$62,292	\$51,753	\$51,331
2030 Per Capita Income	\$70,638	\$58,477	\$58,009
2025-2030 Annual Rate	2.55%	2.47%	2.48%
GINI Index			
2025 Gini Index	39.2	42.8	43.7

Households by Income

Current median household income is \$96,537 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$110,106 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$126,536 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$141,143 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$51,331 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$58,009 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	114	129	112
2010 Total Housing Units	989	10,595	21,298
2010 Owner Occupied Housing Units	817	8,000	15,088
2010 Renter Occupied Housing Units	122	1,905	4,816
2010 Vacant Housing Units	50	690	1,395
2020 Total Housing Units	1,187	11,348	22,897
2020 Owner Occupied Housing Units	998	8,779	16,601
2020 Renter Occupied Housing Units	163	2,040	5,091
2020 Vacant Housing Units	32	505	1,208
2025 Total Housing Units	1,209	11,826	23,788
2025 Owner Occupied Housing Units	1,032	9,137	17,422
2025 Renter Occupied Housing Units	158	2,113	5,165
2025 Vacant Housing Units	19	576	1,201
2030 Total Housing Units	1,228	12,101	24,355
2030 Owner Occupied Housing Units	1,057	9,372	17,962
2030 Renter Occupied Housing Units	153	2,149	5,175
2030 Vacant Housing Units	18	581	1,218
Socioeconomic Status Index			
2025 Socioeconomic Status Index	66.6	60.0	58.5

Currently, 73.2% of the 23,788 housing units in the area are owner occupied; 21.7%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 22,897 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.73%. Median home value in the area is \$306,272, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.48% annually to \$363,393.

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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.28	Wooster Pike	Wedgewood Rd (0.21 miles S)	2021	9479
0.36	Wooster Pike	Poe Rd (0.2 miles S)	2021	9460
0.52	Wedgewood Road	Ryan Rd (0.51 miles W)	2021	5284
0.56	Sharon-Copley Rd	Wooster Pike Rd (0.2 miles W)	2013	3358
0.58	Wooster Pike Rd	Poe Rd (0.08 miles N)	2013	9920
0.59	Poe Rd	Wooster Pike Rd (0.31 miles W)	2018	3379
0.67	Highland Meadows Drive	Sharon-Copley Rd (0.08 miles N)	2021	773
0.73	Wooster Pike Rd	Green Ash Trl (0.0 miles S)	2007	13150
0.77	Hearthstone Way	Shale Ct (0.02 miles W)	2021	364
0.87	Sharon-Copley Rd	Highland Meadows Dr (0.21 miles W)	2015	3521
0.89	POE RD	Cobblefield Dr (0.03 miles W)	2020	3094
1.04	Ryan Rd	Wedgewood Rd (0.1 miles S)	2015	3027
1.05	RYAN RD	Wedgewood Rd (0.22 miles N)	2020	1222
1.09	RYAN RD	Wedgewood Rd (0.1 miles S)	2020	2161
1.10	Ryan Rd	Cloverdale Ln (0.08 miles N)	2016	2333
1.11	Sharon-Copley Road	Wadsworth Rd (0.2 miles E)	2021	4565
1.14	Sharon-Copley Rd	Highland Green Dr (0.04 miles W)	2016	4624
1.21	Wedgewood Rd	Ryan Rd (0.18 miles E)	2013	4150
1.29	Ryan Road	Wedgewood Rd (0.22 miles N)	2021	1235
1.43	S Court St	W Sturbridge Dr (0.06 miles N)	2016	13208
1.47	Wadsworth Rd	Sugarhouse Ln (0.14 miles NW)	2002	10760
1.47	Wooster Pike Rd	Paradise Rd (0.03 miles N)	2002	8040
1.47	Wadsworth Road	Sugarhouse Ln (0.14 miles NW)	2021	9609
1.48	SR-57	Sharon-Copley Rd (0.23 miles SE)	2020	9269
1.48	PARADISE RD	Hunters Glen Ln (0.28 miles E)	2020	1127
1.50	Wadsworth Rd	Sharon-Copley Rd (0.11 miles SE)	2013	8160
1.50	Ryan Rd	Harger Ln (0.12 miles S)	2007	2087
1.56	Chippewa Rd	Winding Woods Trl (0.06 miles W)	2015	2304
1.57	South Court Street	Montview Dr (0.01 miles N)	2021	11681
1.58	Chippewa Road	Winding Woods Trl (0.02 miles E)	2021	1648

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