

FOR SALE

1 ACRE LAND TWINSBURG

CREEKSIDE DRIVE

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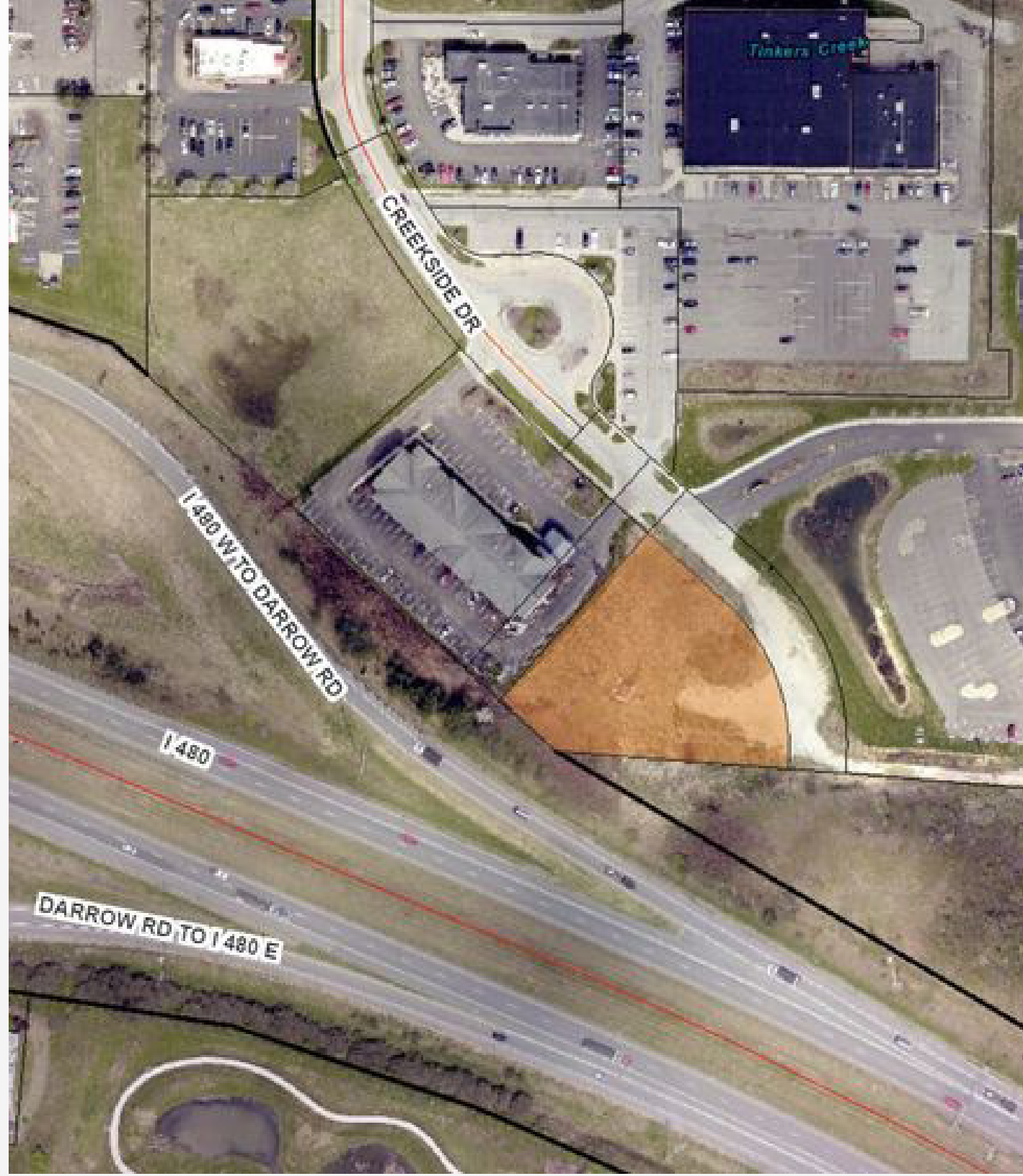
Twinsburg, OH 44087

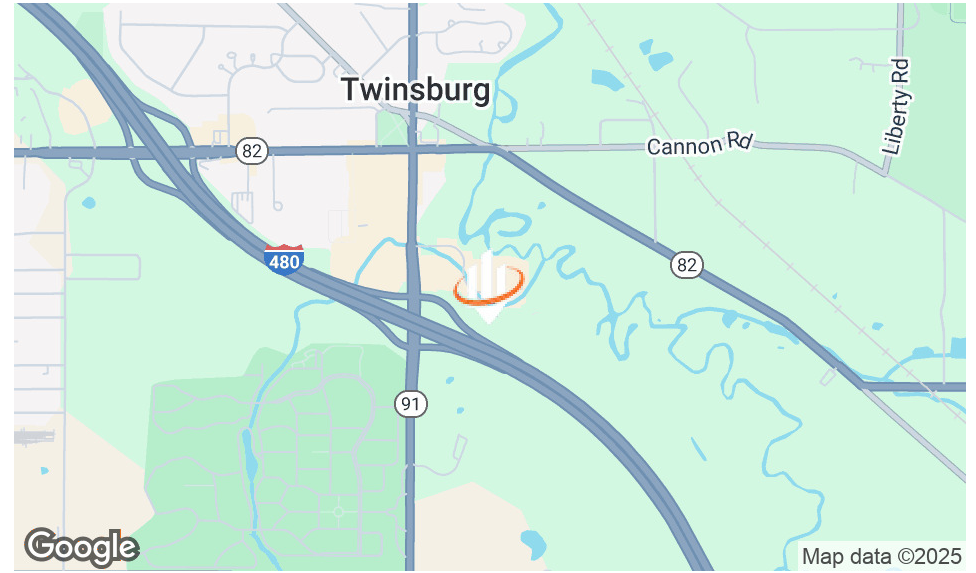
PRESENTED BY:

AARON DAVIS

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OFFERING SUMMARY

SALE PRICE:	\$265,000
LOT SIZE:	1 Acres
PRICE / ACRE:	\$265,000
ZONING:	C-3 INTERCHANGE BUSINESS DISTRICT

PROPERTY OVERVIEW

1 Acre of land with 290 feet of frontage on Creekside Drive near I 480. This property is adjacent to Comfort Inn & Suites and is across from Kent State University's Twinsburg Academic Center near a variety of dining options. Currently zoned C-3 Interchange Business District, this land is ready for development with utilities and water/sewer at the road. Perfect for office, retail, and many other projects.

PROPERTY HIGHLIGHTS

- GREAT HIGHWAY ACCESSIBILITY
- ZONED C-3 INTERCHANGE BUSINESS DISTRICT
- WATER/SEWER AVAILABLE
- UTILITIES AVAILABLE

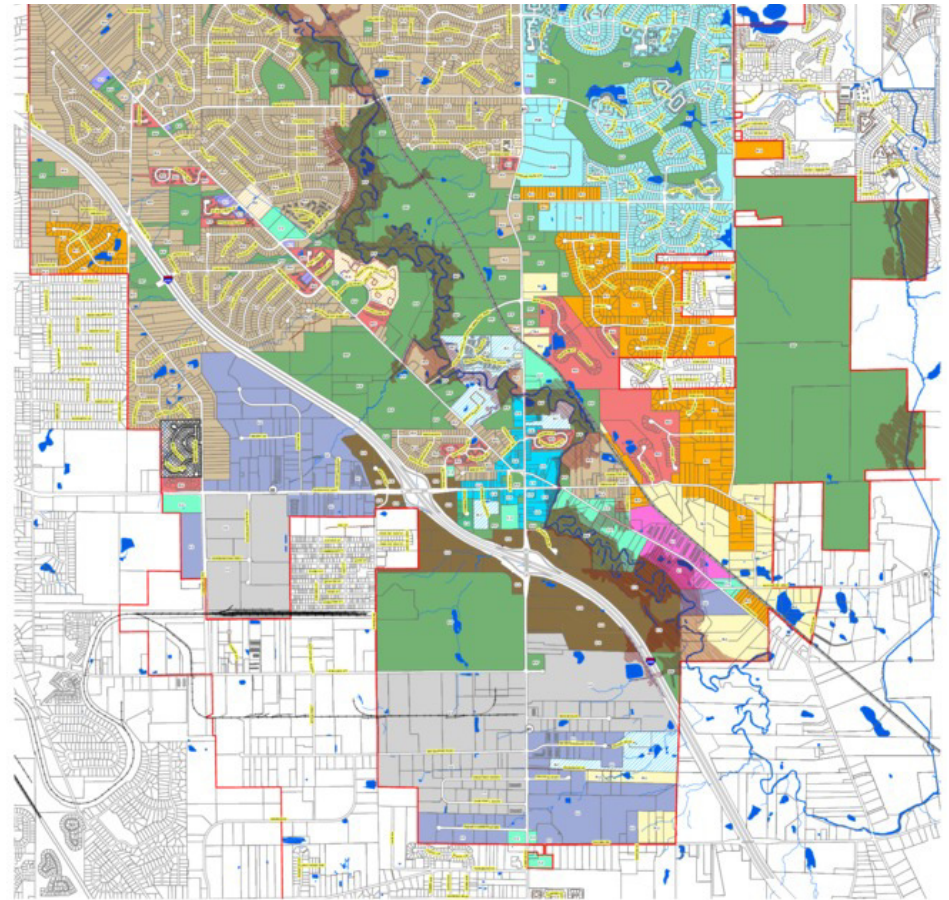
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Twinsburg
 NATURALLY BEAUTIFUL OHIO

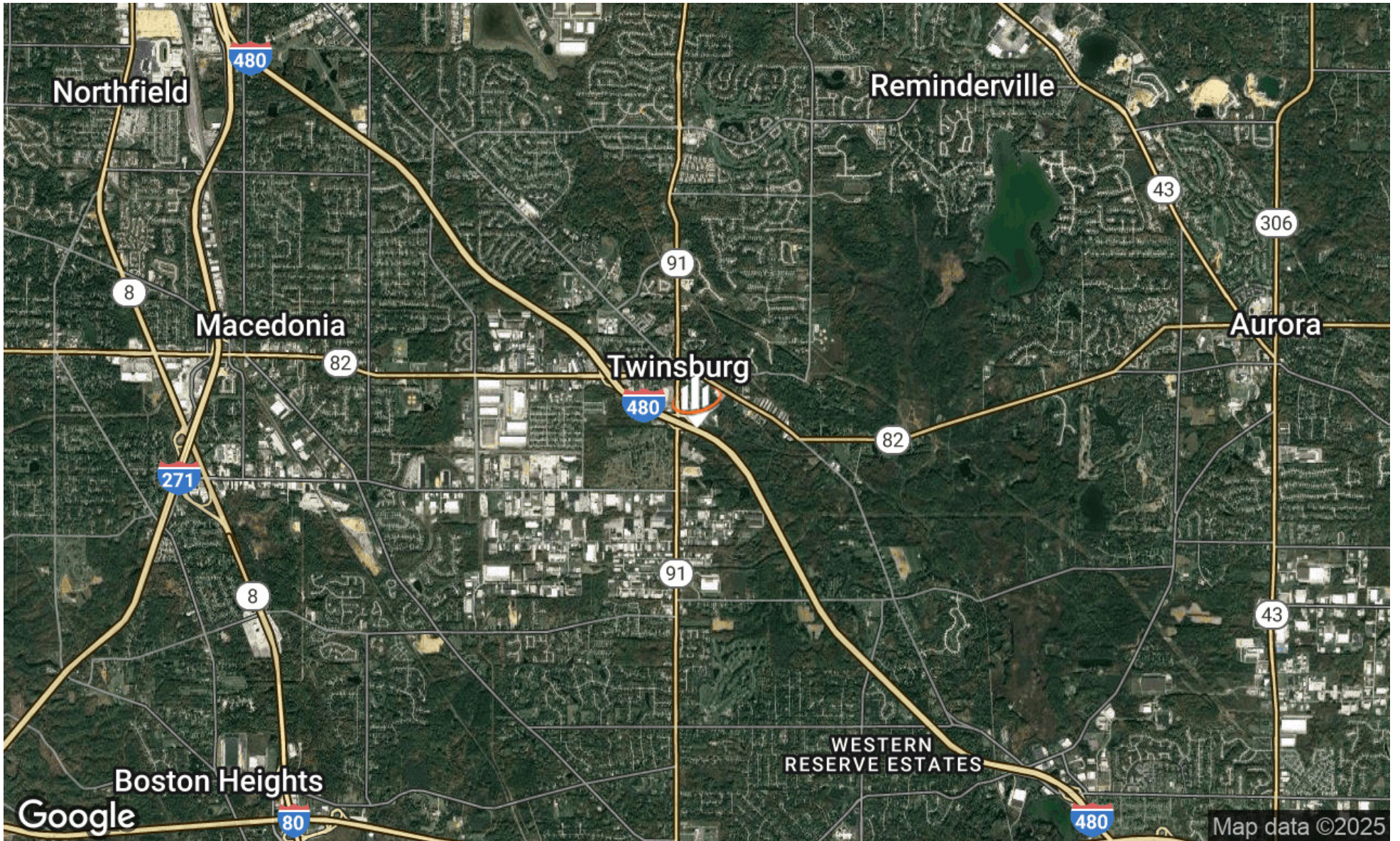
TED YATES - MAYOR
 AMY MOHR P.E. - CITY ENGINEER

BASE MAP: 11/07/1989 BALLOT #34 ZONING BOOK AND MAP AS AMENDED.

FLOOD BOUNDARIES DERIVED FROM FLOOD INSURANCE RATE MAP (FIRM). EFFECTIVE DATE APRIL 19, 2016 BY FEMA. UNINCORPORATED MAP AMENDMENTS AND REVISIONS HAVE BEEN ADDED TO REFLECT CURRENT

Legend

- CITY BOUNDARY
- ZONING CLASSIFICATION**
- C-1 = LOCAL COMMERCIAL DISTRICT
- C-2 = COMMUNITY COMMERCIAL DISTRICT
- C-3 = INTERCHANGE BUSINESS DISTRICT
- C-4 = COMMERCIAL OFFICE DISTRICT
- C-5 = MIXED RESIDENCE / BUSINESS DISTRICT
- I-1 = INTENSIVE COMMERCIAL & LIGHT INDUSTRIAL DISTRICT
- I-2 = LIMITED INDUSTRIAL DISTRICT
- I-3 = HEAVY INDUSTRIAL DISTRICT
- R-2 = RESIDENTIAL DISTRICT - LOW DENSITY - SINGLE FAMILY - 0.75 UNITS PER ACRE
- R-3 = PLANNED RESIDENTIAL DISTRICT - MEDIUM DENSITY - SINGLE FAMILY - 1.0 UNITS PER ACRE
- R-4 = PLANNED RESIDENTIAL DISTRICT - MEDIUM DENSITY - SINGLE FAMILY - 1.2 UNITS PER ACRE
- R-5 = SINGLE FAMILY CLUSTER DISTRICT - 3.0 UNITS PER ACRE
- R-6 = APARTMENT DISTRICT - MULTIFAMILY - 0.5 UNITS PER ACRE
- R-7 = RESIDENTIAL DISTRICT - APARTMENT - 1.25 UNITS PER ACRE
 OR SINGLE FAMILY CLUSTER - 5.0 UNITS PER ACRE
- R-8 = PLANNED RESIDENTIAL DISTRICT - TWO FAMILY - 1.2 UNITS PER ACRE
- PLD = PLANNED UNIT DEVELOPMENT



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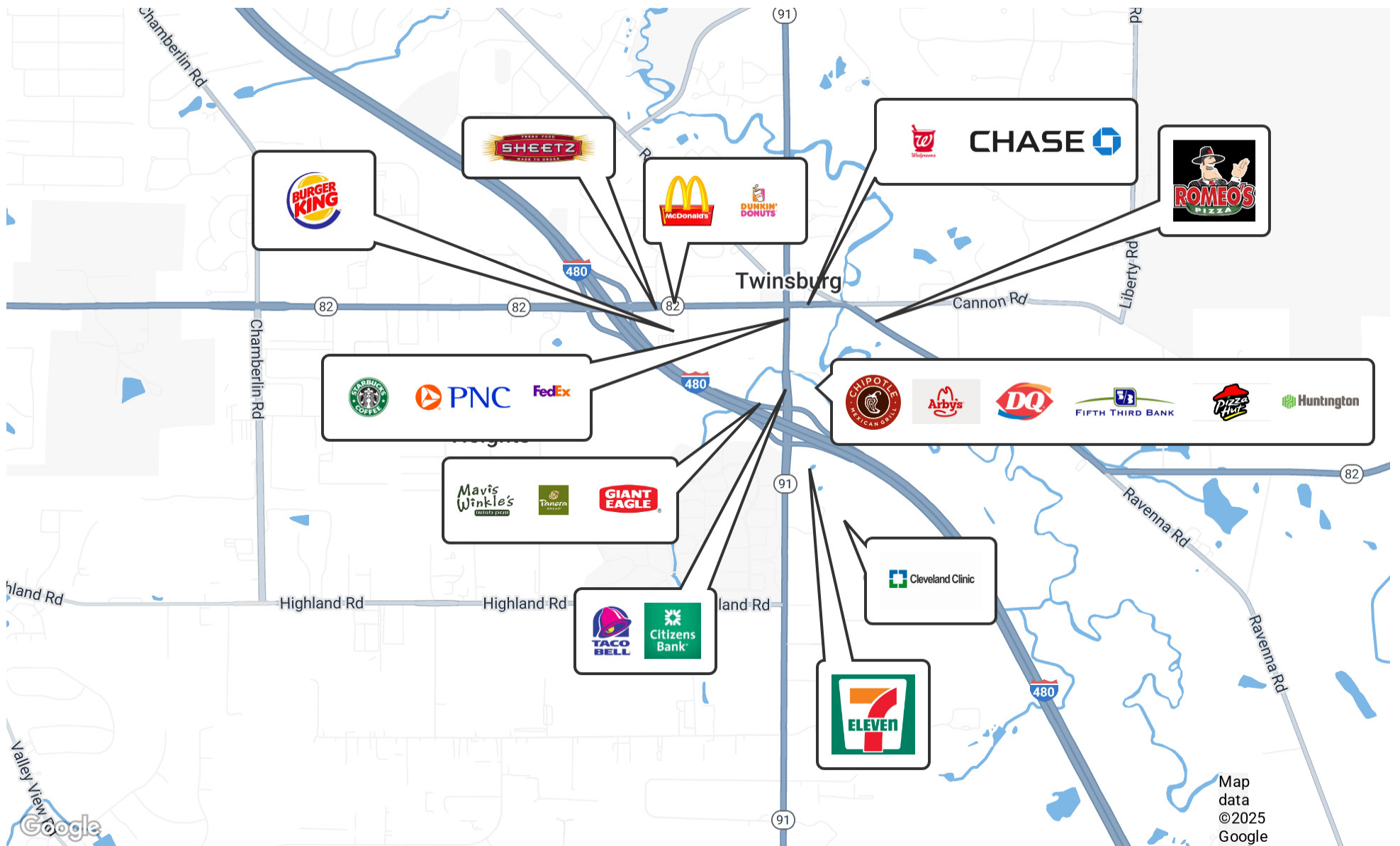
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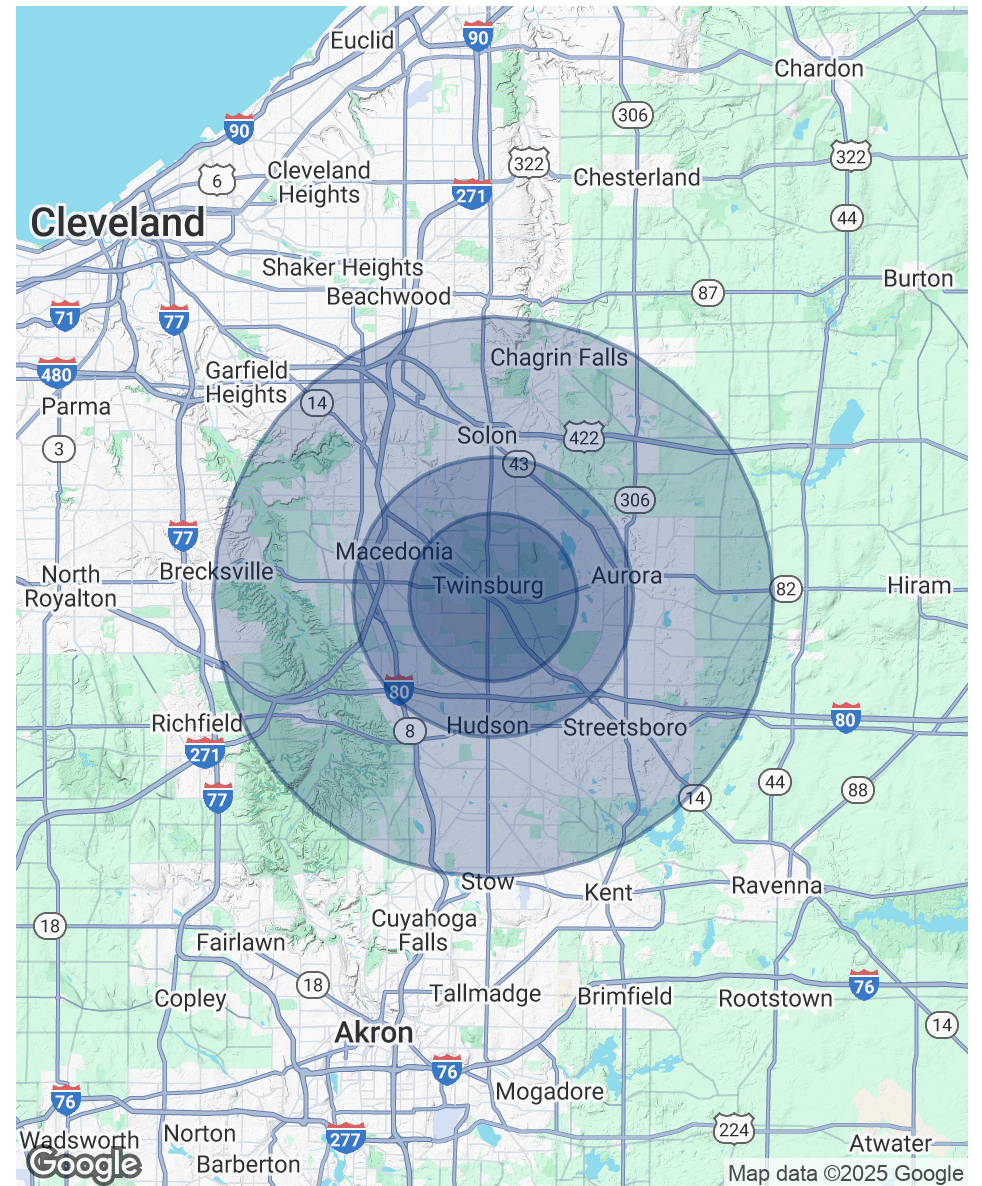
POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	28,833	83,464	280,431
AVERAGE AGE	39.1	40.2	40.8
AVERAGE AGE (MALE)	36.3	38.1	39.6
AVERAGE AGE (FEMALE)	41.7	42.1	41.9

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,152	31,031	109,878
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$89,877	\$103,115	\$92,163
AVERAGE HOUSE VALUE	\$234,390	\$269,667	\$250,948

* Demographic data derived from 2020 ACS - US Census



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