



Retail Land For SALE

High-visibility corner perfectly positioned for commercial development

State Route 303 & Marks Rd. 1384 Marks Rd, Valley City, OH 44280



PROPERTY SUMMARY

This last "hard corner" located at State Route 303 & Marks Road is ideal for commercial development such as a McDonald's or a gas station.

Located in the fastest growing area of Medina County, this area is experiencing notable residential growth, with an increasing number of new homes under development.

This steady expansion reflects strong demand for housing in the market and enhances the property's long-term value.

PROPERTY HIGHLIGHTS

- Ideal for commercial development such as a McDonald's or a gas station.
- Near Drug Mart, Dollar General, Shell Gasoline Station and Subway.
- Water and sewer are available.
- Approximately 560 frontage linear feet along State Route 303 (Center Road).
- Approximately 300 Frontage linear feet along Marks Road.

Asking Price

Subject To Offer

Site Size

4.92 Acres

Zoning

C-1

APN

025-01D-05-
008025-01D-
05-009



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Google

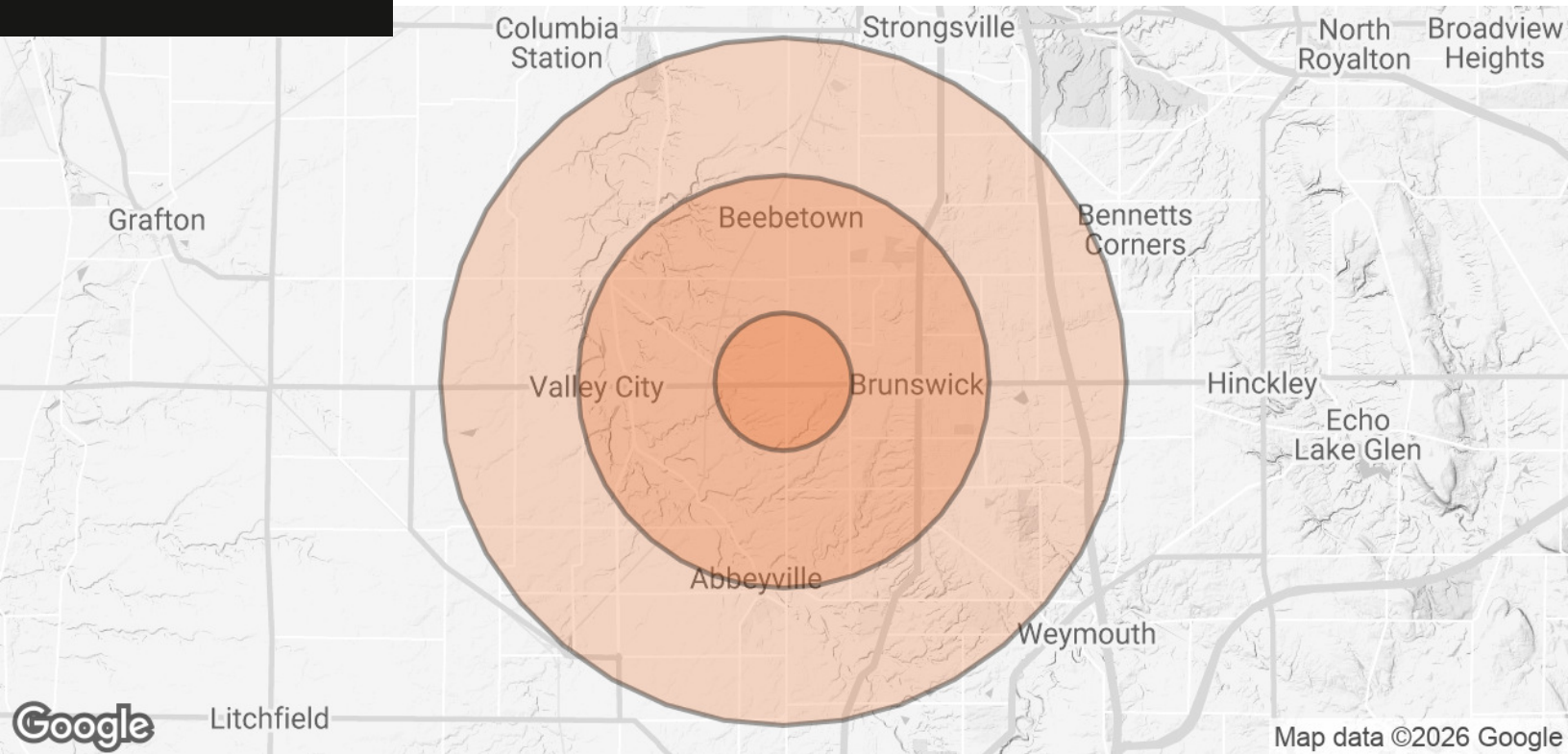


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,308	27,229	69,609
AVERAGE AGE	36.4	41.4	42.2
AVERAGE AGE (MALE)	35.8	40.0	42.1
AVERAGE AGE (FEMALE)	39.0	43.3	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,218	11,508	27,892
# OF PERSONS PER HH	2.7	2.4	2.5
AVERAGE HH INCOME	\$103,825	\$83,835	\$94,234
AVERAGE HOUSE VALUE	\$272,300	\$204,038	\$222,937

2020 American Community Survey (ACS)



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