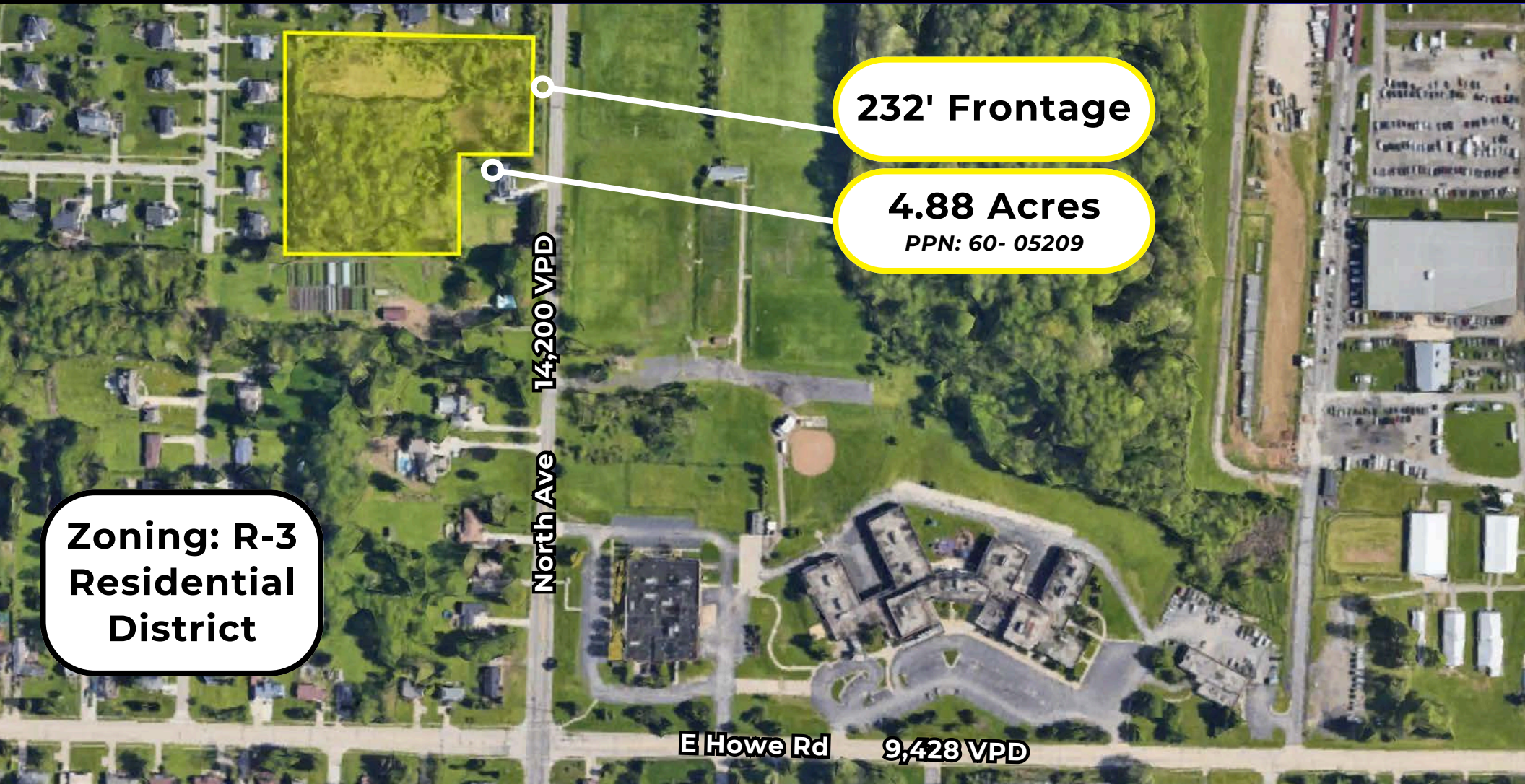


# Prime Development Site - Land for Sale in Tallmadge



**232' Frontage**

**4.88 Acres**  
PPN: 60-05209

**Zoning: R-3  
Residential  
District**

**North Ave**  
14,200 VPD

**E Howe Rd**  
9,428 VPD

**Price: \$240,000 (\$49,180/Acre)**

**Parcel ID: 60- 05209**  
**Size: 4.88 Acres**

Gary Pescatrice (216) 402-8000  
Gary@TrinityCREgroup.com

[www.TrinityCREgroup.com](http://www.TrinityCREgroup.com)

# PROPERTY HIGHLIGHTS

## TALLMADGE OHIO

Tallmadge is city of history and tradition that includes a unique Town Circle with the Old Town Hall and Historic Tallmadge Church, beautiful parks, Maca Pool Aquatic Center, state-of-the-art Recreation Center and excellent school system featuring a Western Reserve designed high school.

Tallmadge was founded in 1807 by Reverend David Bacon. It was Bacon who laid out the picturesque Circle based on the New England design of the day. Today, the Circle is still the central focal point of the community of over 18,000 people.

## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	4,800	56,600	183,946
Households	2,046	25,146	76,998
Average Household Income	\$84,202	\$70,071	\$67,393

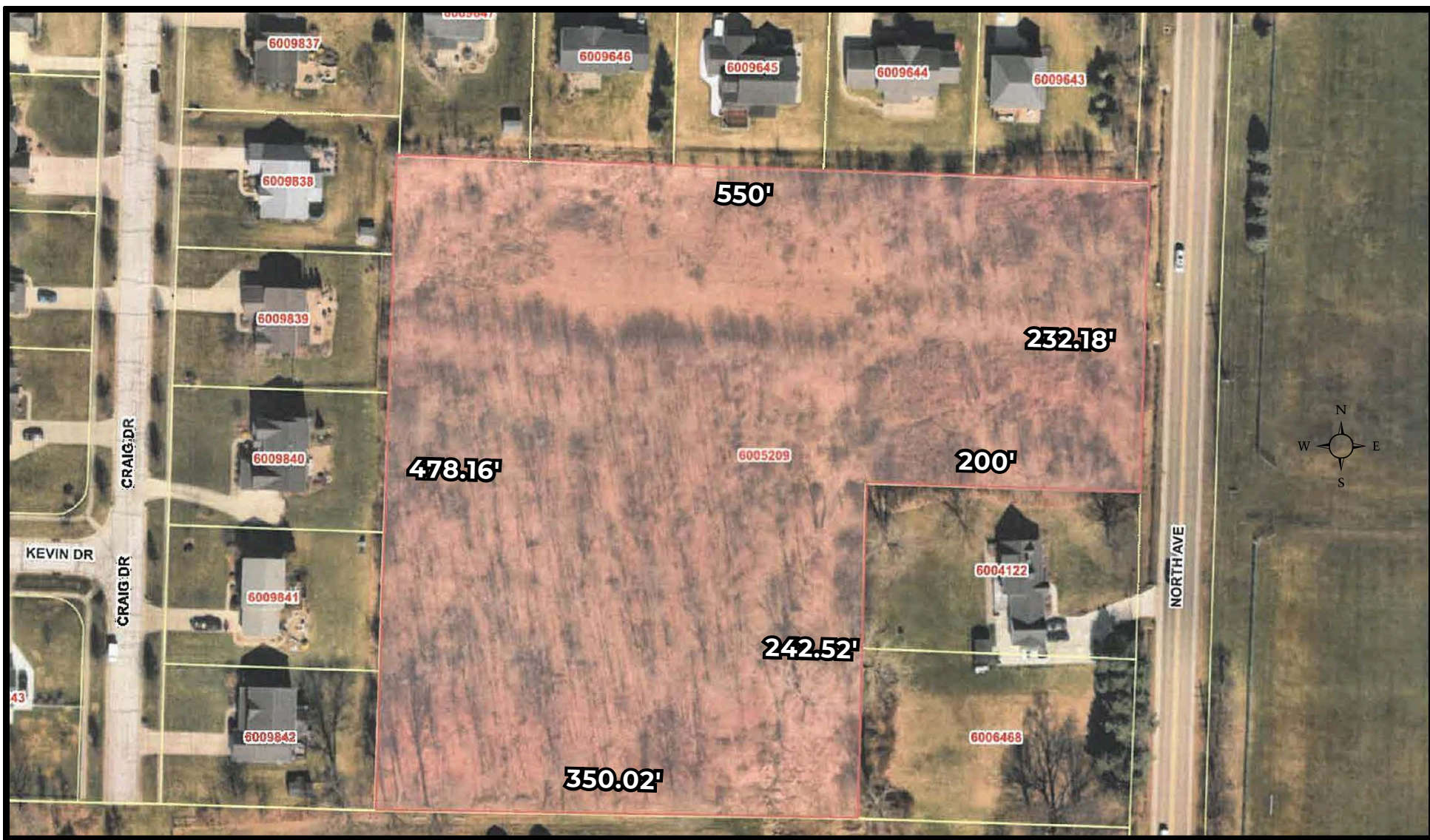
## ZONING: R-3 Residential District

The purpose of this district is to provide for low to medium density single-family residential dwellings in portions of the community that are already partially developed. All public utilities and facilities will be planned and designed to service adequately the above population density only

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	16,000 square feet
Minimum Lot Width	100 feet at street right of way 60 feet at street right of way on cul-de-sacs and curves 100 feet at minimum front yard setback 120 feet at minimum front yard setback along both streets for corner lots
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan 35 feet on cul-de-sac lots
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Living Floor Area Per Dwelling	One story: 1,000 square feet One and one-half story, main or ground floor area: 800 square feet Two story: 1,500 square feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area of the major residential subdivision



**PLAT MAP**





# SURROUNDING AREA

