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DEVELOPMENT WEBSITE



For Sale | Seville, OH

## UP TO 3.93 AC DEVELOPMENT SITE

Adjacent to the newly constructed Sheetz and located on the outparcel of the new-to-market 1.1 Million square foot Northeast Ohio Logistics Center

**CBRE**



www.flintdevelopment.com



# PROPERTY INFORMATION

- **For Sale:** Up to 3.93 AC Retail Development Outparcel Site
- Located adjacent to the newly constructed Sheetz and located on the outparcel of the new-to-market 1.1 Million square foot Northeast Ohio Logistics Center.
- Zoning: Local Commercial (LC)
- Traffic Counts:
  - Wooster Pike: 10,342 VPD (Source ODOT)
  - I-76: 31,004 VPD (Source ODOT)
- Strong Daytime Population of 205,762 people within a 20 minutes drive time





# SITE AND CONCEPT PLAN





# TRADE AREA

INTERSTATE  
71

42,200 VPD

48  
FORTY  
SOLUTIONS

INTERSTATE  
76

31,004 VPD

HAWTHORN  
SUITES BY WYNDHAM

QUALITY  
INN

CIRCLE K

Hardee's

DQ

SUBWAY

Shell

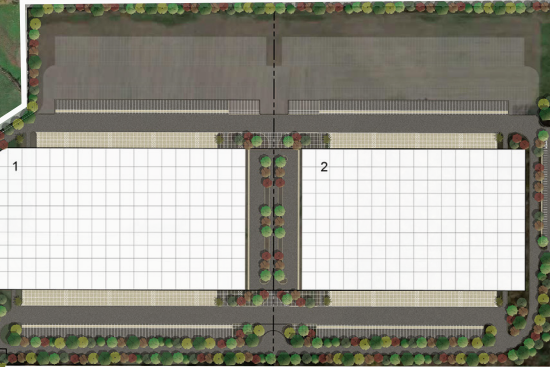
SHEETZ

dot  
transportation.ohio.gov

31,004 VPD

WOOSTER PIKE

NORTHEAST OHIO LOGISTICS CENTER





## DEMOGRAPHICS

	5 Minutes	10 Minutes	20 Minutes
2022 Population	3,214	34,109	218,309
2027 Projected Population	3,200	34,355	218,376
2022 Daytime Population	2,869	28,453	205,762
2022 Households	1,365	13,714	88,546
2022 Average Household Income	\$99,639	\$107,204	\$97,055
2027 Projected Household Income	\$116,868	\$122,363	\$111,801
2022 Median Household Income	\$69,342	\$79,307	\$68,946
Population 25 and Over	2,432	24,060	155,712

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