



For SALE - Get Paid While You Plan:

A stable Income + Development Opportunities on Wyoga's Main Corridor



LOCATION SUMMARY

Positioned along Wyoga Lake Road in the northern Summit County corridor, 3873 Wyoga Lake Road, benefits from a strategic location between the cities of Akron and Cleveland.

The property is just minutes from State Route 8, a major north-south thoroughfare that connects to key interstate routes.

PROPERTY HIGHLIGHTS

- Property includes a 7,200 SF pole barn.
- Median household income of \$97,426 within a one-mile radius.
- 15 minutes to Akron; 35 minutes to Cleveland.
- Strong surrounding residential base supports future housing or neighborhood retail.
- Positioned between Akron & Cleveland, capturing two employment hubs.

Asking Price	\$750,000	Zoning	E-1
Site Size	16.32 Acres	Market	Akron
Price per Acre	\$ 45,956	APN	3501357



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Additional Photos

3873 Wyoga Lake Road

Cuyahoga Falls, OH 44223



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LANDSCAPER HUB

This site offers the acreage and visibility required for a landscape design center or equipment staging.



TRUCK PARKING

The site has direct and immediate access to major highways (State Route 8, Interstate 80 & minutes away from the Ohio Turnpike), providing efficient regional connectivity.



STRATEGIC SELF-STORAGE

Develop a multi-phase storage facility in a high-demand, low-competition corridor.

CONTRACTOR OFFICES

The ideal base for trade-flex users (HVAC, Electric, Plumbing, etc.), with ample room for vehicle fleets, equipment storage, and high-visibility offices.



Disclaimer: No water or sewer available

16+ acres positioned between two of Ohio's largest employment markets, surrounded by high-income households with an existing operational use generating immediate income while the investor builds their vision.

Why now? Investment rationale

- **Immediate Cash Flow:** Existing operations provide immediate revenue to cover carrying costs during the planning and development phase.
- **Regional Hub Potential:** Centrally located between Akron (15 min) and Cleveland (35 min) for maximum regional market reach.
- **Strategic Highway Access:** Direct, effortless access to State Route 8 for superior logistics and high-traffic visibility.



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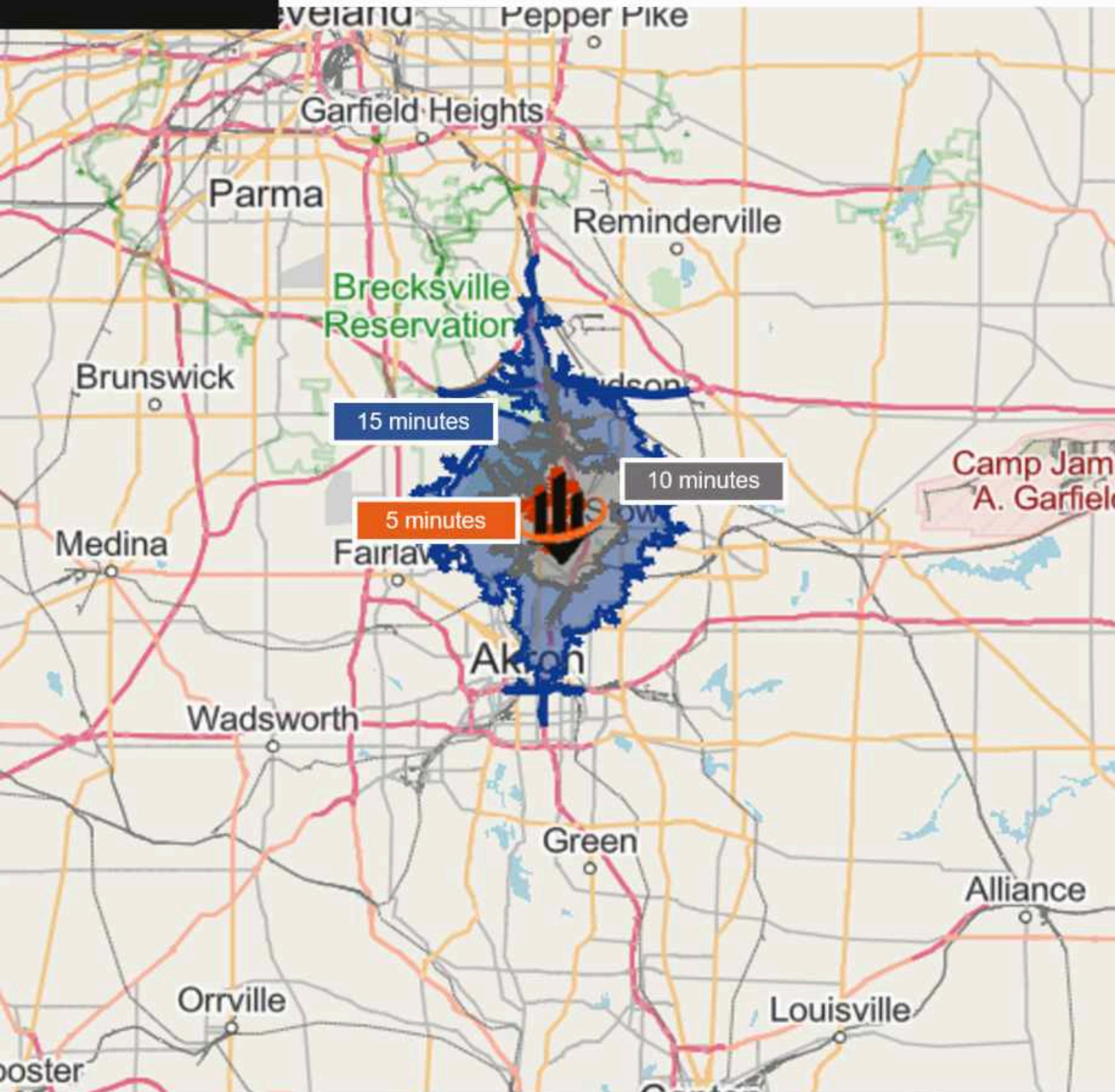


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Drive Time Map

3873 Wyoga Lake Road

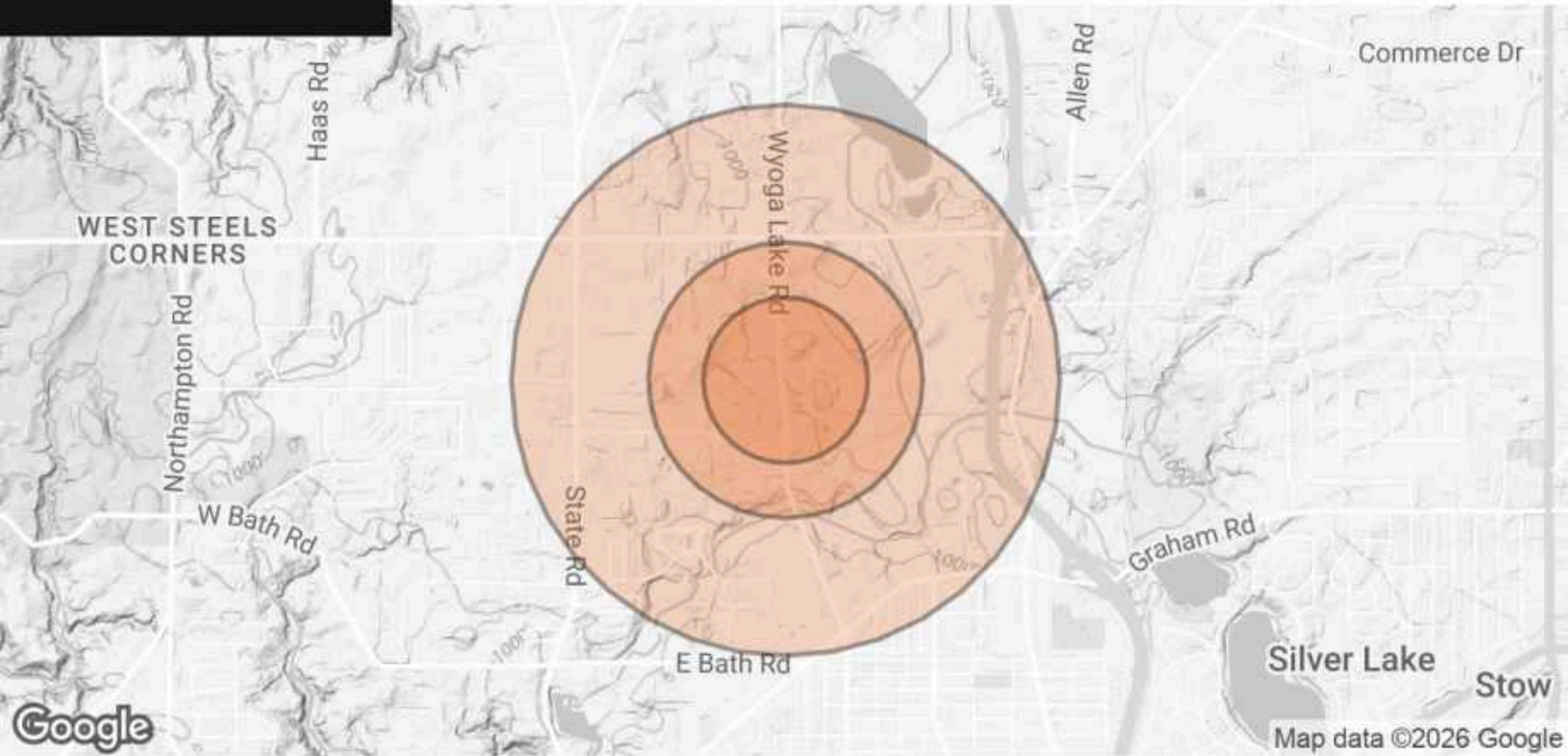
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	153	595	4,751
AVERAGE AGE	42	41	43
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	44	42	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	78	304	2,300
# OF PERSONS PER HH	2	2	2.1
AVERAGE HH INCOME	\$97,741	\$101,439	\$97,426
AVERAGE HOUSE VALUE	\$264,257	\$259,157	\$301,246

2020 American Community Survey (ACS)



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