



### PROPERTY SUMMARY

This last "hard corner" located at St. Rt 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 325 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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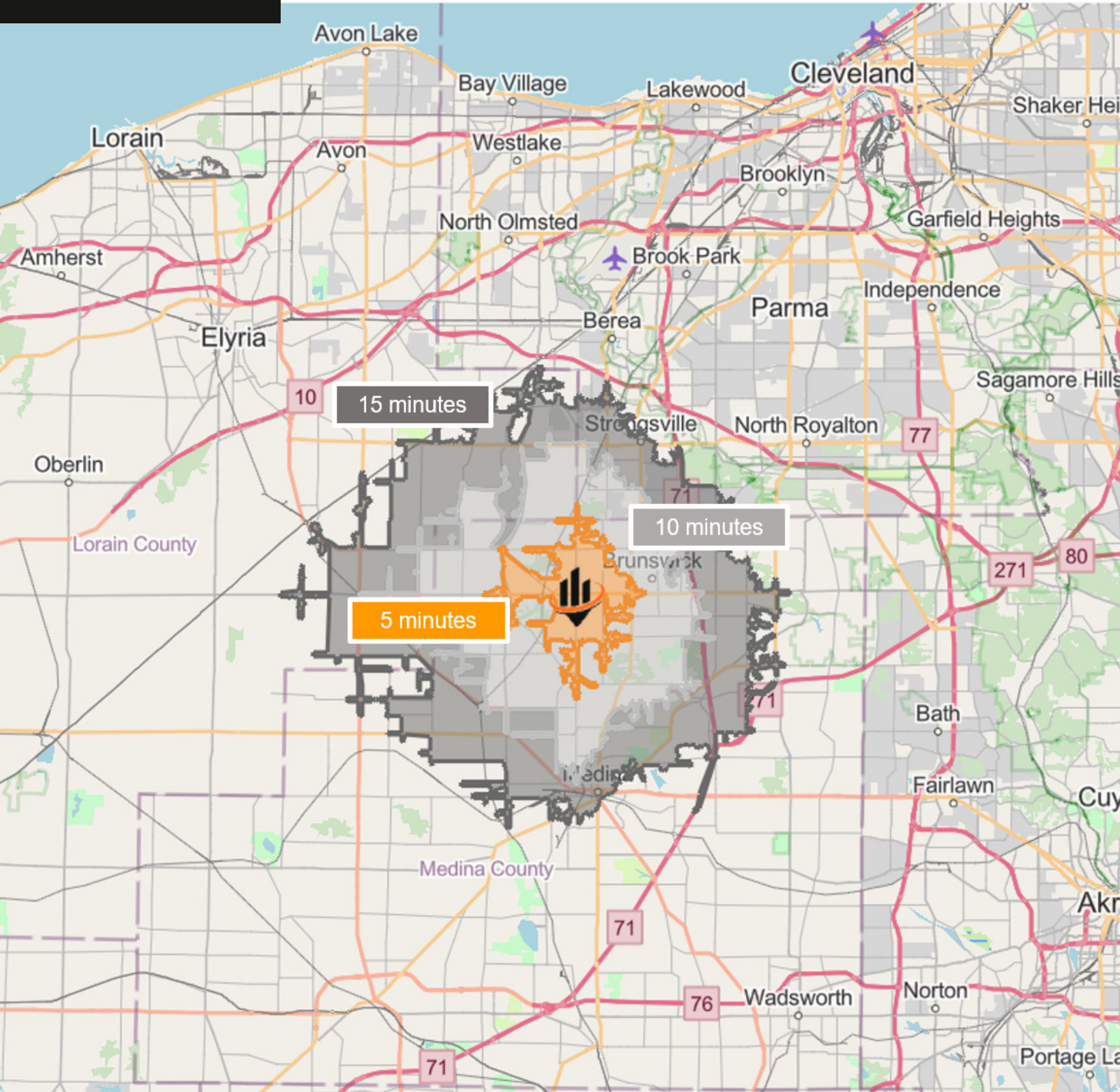


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# Drive Time Map

**State Route 303 & Marks Rd**

1384 Marks Rd, Valley City, OH 44280



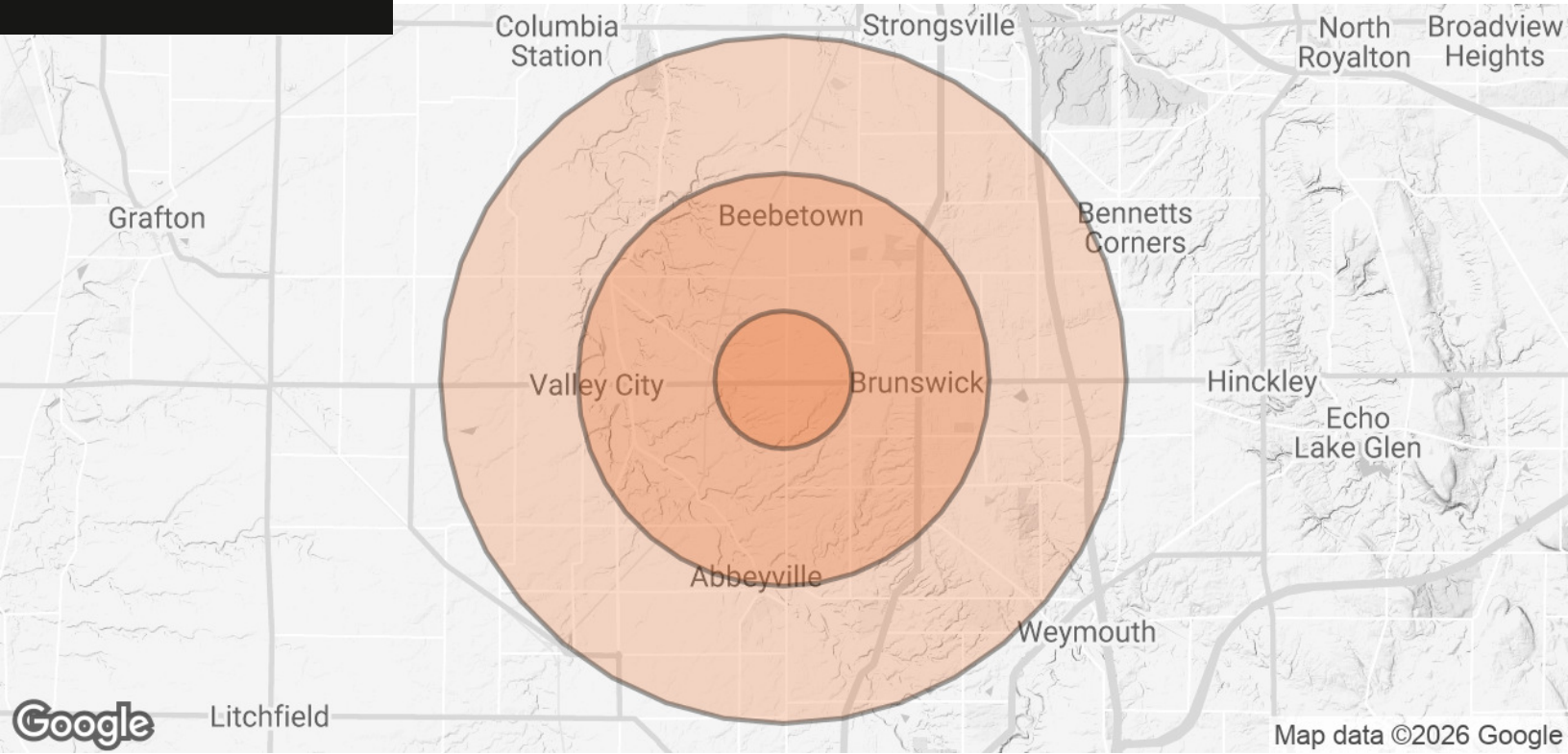
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,308	27,229	69,609
<b>AVERAGE AGE</b>	36.4	41.4	42.2
<b>AVERAGE AGE (MALE)</b>	35.8	40.0	42.1
<b>AVERAGE AGE (FEMALE)</b>	39.0	43.3	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,218	11,508	27,892
<b># OF PERSONS PER HH</b>	2.7	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$103,825	\$83,835	\$94,234
<b>AVERAGE HOUSE VALUE</b>	\$272,300	\$204,038	\$222,937

2020 American Community Survey (ACS)



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