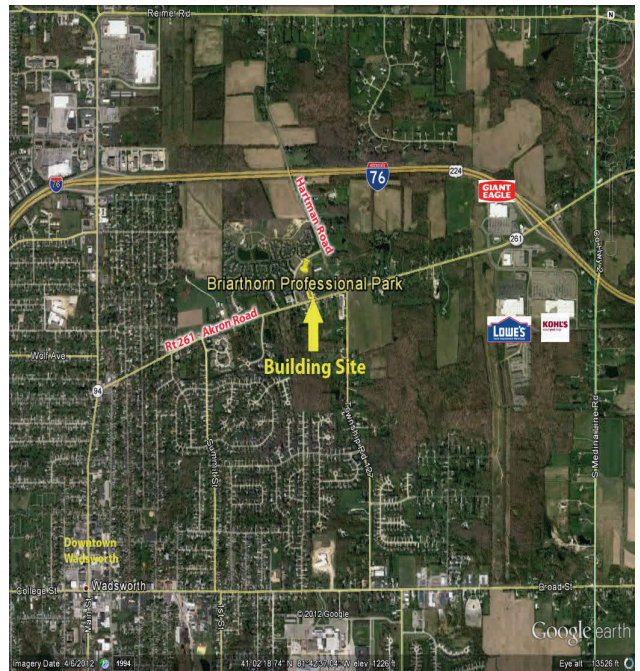


**BUILDING SITE FOR SALE**  
 OR  
**LEASE 7,000 SF NEW BUILDING**  
**FOR MEDICAL OFFICE DEVELOPMENT**



**Sale Price \$288,000**

**Property Highlights**

- Building pad ready for up to a 7,000 SF single story medical office building.
- All infrastructure in place. Building pad is shovel ready. Preliminary Site Plan approved. Can design and build to suit.
- Join two new existing buildings in Office Park: Optometry Vision Center and Day Care.
- Excellent Wadsworth location. Regional access on State Route 261, one mile west of Wadsworth Crossings Retail Center and I-76 exit.
- Ownership structure is a professional office park condominium. Great value; shovel ready.
- Office Park has street entry off Briarthorn Crescent Drive.
- Lease up to 7,000 SF in professional office building (to be constructed) is available.

**2011 Estimated DEMOGRAPHICS**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Median Age:	42	41	41
Population:	8,104	26,709	47,677
Households:	3,353	10,489	18,658
Income Avg:	\$84,960	\$76,410	\$74,108

**TRAFFIC COUNT**

Akron Road/SR 261	7,610
Hartman North of SR 261	1,674
Hartman South of SR 261	4,512



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