



# 2.47 Acre Development-Ready Pad | For Sale

Montrose West Ave

Copley, OH 44321



## PROPERTY SUMMARY

This 2.467-acre parcel is the third and final building pad in a master-planned commercial development originally approved in 1988. The hotel and office building are built. This paved site, created through a 2024 lot split, has no vertical improvements and is available for the first time as a standalone parcel.

Shared access, utility, and stormwater easements are already in place. The lot split was approved by the Summit County Planning Commission with a recorded plat and a new Reciprocal Easement Agreement governing access, utilities, and maintenance between the parcels. The paved site offers a buyer an established infrastructure framework without starting entitlements or site work from scratch.

## PROPERTY HIGHLIGHTS

- Prime Montrose/Copley corridor location near national retailers, hotels, and office users.
- Suitable for office, retail, restaurant, or service uses consistent with the approved PDD plan.
- Access to utilities through recorded easements; sanitary connection requires further verification.
- Surrounded by growing residential development driving demand
- Strong demographics: \$181,514 average household income within 1 mile
- Ideal highway access / 1 minute to I-77 interchange

<b>Asking Price:</b>	Subject to Offer
<b>Lot Size:</b>	2.467 acres
<b>APN:</b>	1508698
<b>Zoning:</b>	PDD (Planned Development District)
<b>Uses:</b>	Business Office & Highway Services



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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,221	25,103	145,597
TOTAL POPULATION	5,066	59,565	339,719
AVERAGE HH INCOME	\$181,514	\$150,722	\$96,706



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