

# FULTON AND EVERHARD RETAIL DEVELOPMENT

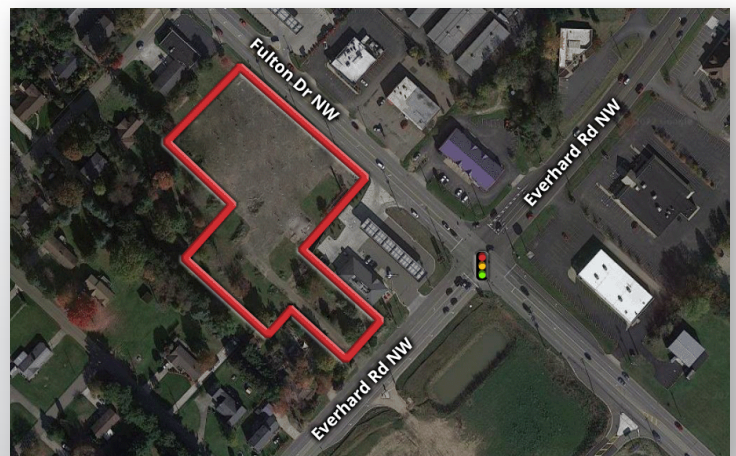


**4.4 ACRES**  
**5110 FULTON DRIVE NW**  
**JACKSON TOWNSHIP, OH 44718**  
**FOR SALE: 1,690,000**



## PROPERTY HIGHLIGHTS

- Available: 4.4 Acres
- Frontage:  $\pm 409'$  on Fulton Drive
- Frontage:  $\pm 142'$  on Everhard Road
- Across Street from Meijer
- Access on Fulton Drive and Full Access on Everhard Road
- Total Daily Traffic Count:  $\pm 41,381$
- Zoning: Commercial Business District B3 Jackson Township (See page 3)
- Highway access 1.4 miles to Everhard Road NW/I-77 Interchange



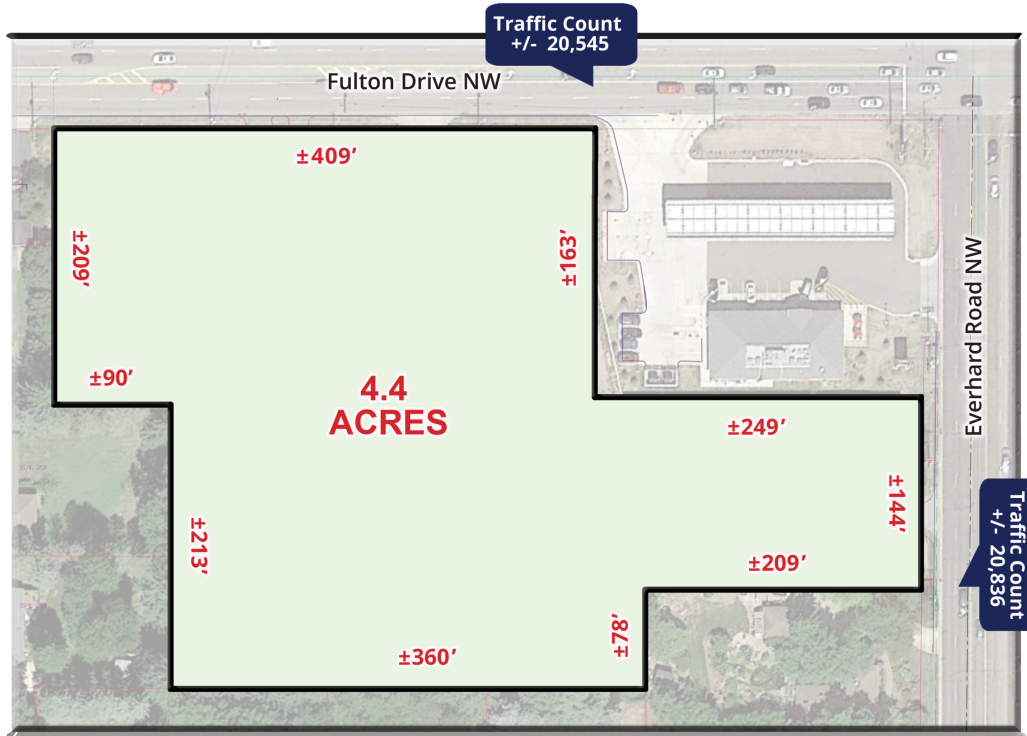
## LISTING AGENT

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## PROPERTY OVERVIEW

5110 Fulton Drive NW is approximately 4.4 acres of developable land near the intersection of Fulton Drive NW and Everhard Road NW. Having over 400 feet of frontage on Fulton Drive NW and 144 feet of frontage on Everhard Road NW makes being across from the new retail development of Meijer and other major retailers a rare opportunity for a developer/owner user. Fulton Drive NW has approximately 20,545 DTC and Everhard Road NW has approximately 20,836 DTC. Easy access on Fulton Drive with right in and right out. Everhard Road NW has been approved for full access. Due diligence is all recently done and completed making this an easily developable lot.

## LOCATION OVERVIEW

5110 Fulton Drive NW is located on the southwest corner of Fulton Drive NW and Everhard Road NW. It is approximately 1.4 miles from Everhard Road/I-77 interchange and 1.2 miles from Belden Village Mall.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,861	22,619	73,146
Total Population	3,584	47,887	155,953
Average HH Income	\$72,016	\$83,557	\$69,997

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*







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## ZONING:

Commercial Business District B3 Jackson Township

## PERMITTED USES:

- Retail with Drive Thru
- Restaurants
- Financial Services/Bank
- Hospital/Medical Clinics
- Veterinary Hospital/Animal Clinic
- Funeral Home
- Hotel/Motel
- Microbrewery
- Furniture
- Personal services





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## Demographics

