





Green, Ohio

The Schipper Group

195 South Main St., Suite 200
Akron, OH 44308-1314
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3.01 ACRES
1623 BOETTLER RD.

Address	Sublot #13 of the Boettler Business Park 1623 Boettler Road, Green, Ohio 44685 (Summit County).
Nearest Interchange	I-77 and State Rte. 241 (Massillon Road): ½ -mile to the northeast.
Area	3.01 acres (with off-site stormwater detention already provided)
Offered As	For Sale or Build-To-Suit
Dimensions	318' of frontage along Boettler Road by 413' deep (rectangular)
Access	Curb cut directly onto Boettler Road (3-lanes).
Zoning	Retail, restaurant, office, medical, warehouse or light industrial
Max. Coverage	70% impervious (30% green space required)
Parcel	# 28-10605 (GR-003-00-03-002-000)
Shovel-Ready	The site is shovel-ready. It contains no wetlands, and all utilities are present at the street. The providers for gas, electric, water and sewer are specified below.
Storm Water	Boettler Business Park master-planned stormwater system (already installed). There is no need for on-site detention ponds since the site's stormwater can be piped directly to an existing adjacent retention basin.
Water	Aqua Ohio, Inc. (870 Third Street, NW, Massillon, OH 44647) (888) 366-3300
Sewer	Summit County
Natural Gas	Dominion (East Ohio Gas)
Electricity	First Energy (Ohio Edison)

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Topography Flat, generally draining to the northeast.

Nearest Municipalities City of Green (downtown): 0.0 miles
 City of Akron (downtown): 10.6 miles to the north via I-77
 City of Canton (downtown): 14.4 miles to the south via I-77

Nearest Airports Akron Canton Regional Airport 5.0 miles to the south
 Cleveland Hopkins International Airport 49.5 miles to the north

Traffic Count ODOT 2013 average daily traffic counts:

- I-77 at SR-241 93,150 cars per day
- SR-241 south of I-77 23,150 cars per day

Demographics	<u>Population</u>	<u>Household Income</u>	<u>Average Age</u>
3-mile radius:	26,470	\$ 85,281	41.2
5-mile radius:	74,208	\$ 80,951	41.4

City Population City of Green: 25,943 (2010 census)

- Highest & Best Use**
- **Retail** (stand-alone or multi-tenant)
 - **Hotel**
 - **Restaurant**
 - **Medical office building**
 - **Professional office building** (single or multi-tenant up to 56,832 sf)
 - **Flex-space** (light manufacturing / warehouse)

- Highlights:**
- Easy access to I-77 at the Massillon Road (SR-241) interchange.
 - Great visibility and high traffic counts.
 - Located in the heart of Green’s growing commercial district.
 - Akron Canton Regional Airport only 5 minutes south on I-77.
 - Downtown Akron and Canton each within a 15-minute drive.
 - Restaurant, retail and hotel accommodations nearby.
 - KidsPlay Academy child day care facility located next door.

for further information, please contact:

TOM WEISE

(330) 434-8355 ext. 203

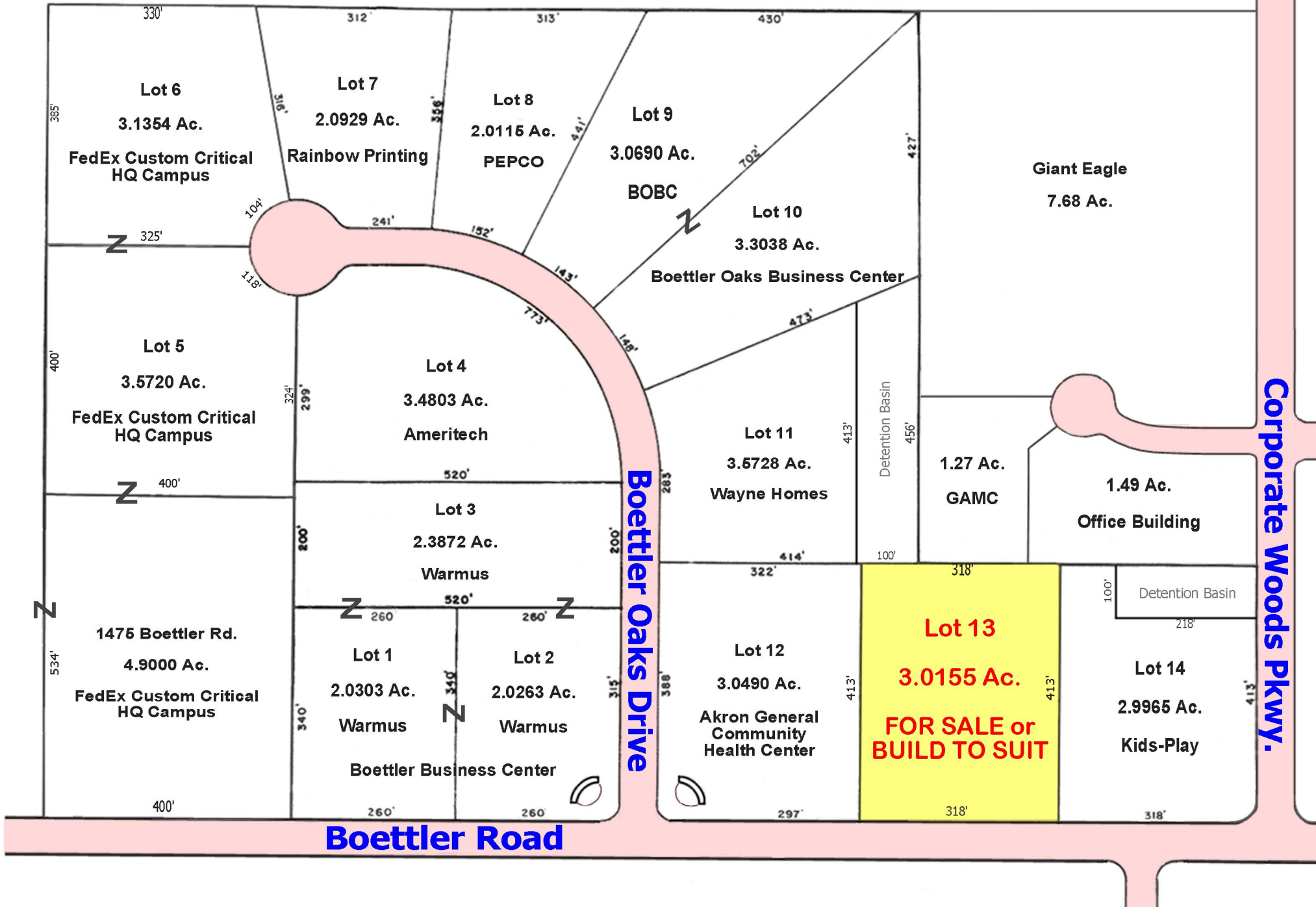
Tom@SchipperGroup.com

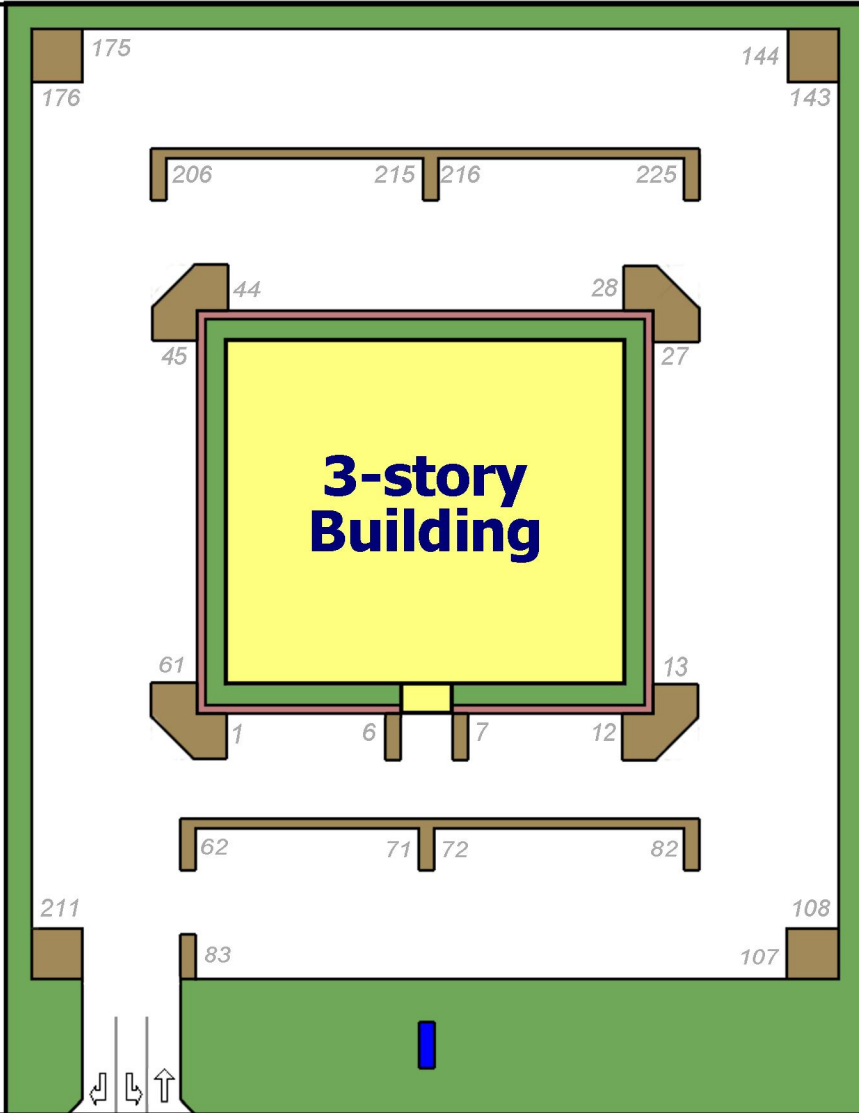
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Boettler Business Park





*existing Kids-Play
child-care center*

Option-1 (as drawn):
148' x 128' = 18,944 sf
x 3 stories = 56,832 sf
with 211 parking spaces

Option-2:
148' x 110' = 16,280 sf
x 3 stories = 48,840 sf
with 231 parking spaces

Option-3:
148' x 92' = 13,616 sf
x 3 stories = 40,848 sf
with 251 parking spaces

Corporate Woods Pkwy.

1623 Boettler Rd.
3.01 acres

Boettler Rd.

Example of a 3-story building containing 42,000 sq. ft.
(130 Springside Drive, Akron, Ohio)



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