



3996 Fishcreek Rd. Stow, OH

Property Features

- 2.6196 acres located on Fishcreek Rd.
- Owner will consider build to suit, ground lease or sale.
- Adjacent to busy Discount Drug Mart anchored shopping center
- Public utilities available to the site
- Ideal for daycare, office, retail service or self storage
- Located in an established residential area
- Nearby Kent State University
- Located near corner of Fishcreek and Graham Rd.



Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com



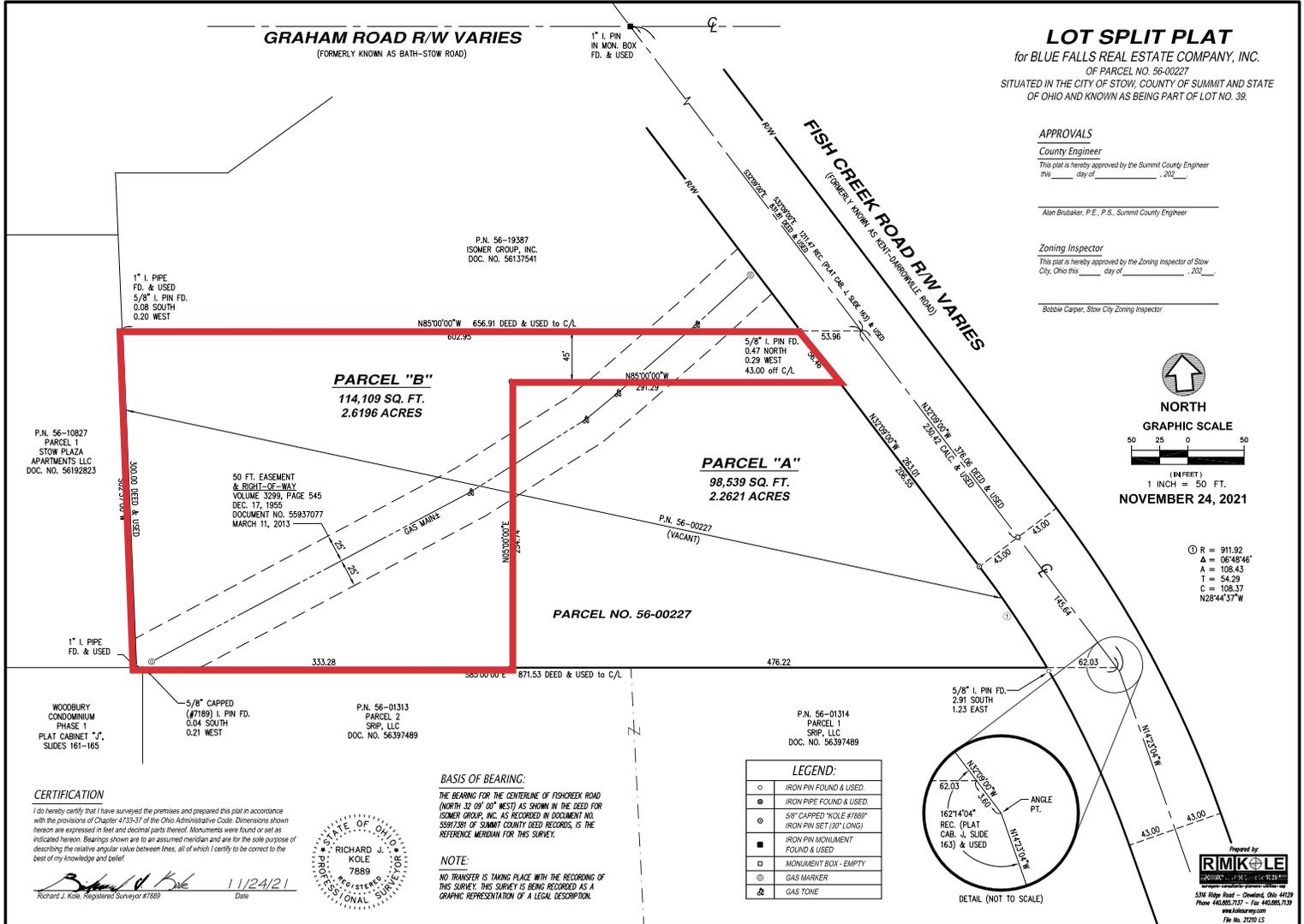
Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310

naipvc.com



LOT SPLIT PLAT
for BLUE FALLS REAL ESTATE COMPANY, INC.
OF PARCEL NO. 56-00227
SITUATED IN THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 39.

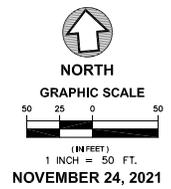
APPROVALS

County Engineer
This plat is hereby approved by the Summit County Engineer this _____ day of _____, 2021.

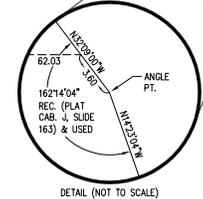
Alan Brubaker, P.E., P.S., Summit County Engineer

Zoning Inspector
This plat is hereby approved by the Zoning Inspector of Stow City, Ohio this _____ day of _____, 2021.

Bobbie Capper, Stow City Zoning Inspector



- R = 911.92
- △ = 06°48'46"
- A = 108.43
- T = 54.29
- C = 108.37
- N28°44'37"W



Prepared by
RIMKOLE
SURVEYING & MAPPING, INC.
5316 Ridge Road - Chardon, Ohio 44024
Phone 440.885.7137 - Fax 440.885.7139
www.rimkole.com
File No. 22209-02

Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



Executive Summary

3996 Fishcreek Rd, Stow, Ohio, 44224
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.16441
Longitude: -81.40345

	1 mile	3 miles	5 miles
Population			
2010 Population	7,319	50,884	124,630
2020 Population	6,629	49,431	125,608
2025 Population	6,527	48,552	124,758
2030 Population	6,423	47,810	123,549
2010-2020 Annual Rate	-0.99%	-0.29%	0.08%
2020-2025 Annual Rate	-0.29%	-0.34%	-0.13%
2025-2030 Annual Rate	-0.32%	-0.31%	-0.19%
2020 Male Population	47.2%	48.4%	47.9%
2020 Female Population	52.8%	51.6%	52.1%
2020 Median Age	43.4	41.1	37.2
2025 Male Population	47.8%	48.9%	48.5%
2025 Female Population	52.2%	51.1%	51.5%
2025 Median Age	43.6	41.8	38.3

In the identified area, the current year population is 124,758. In 2020, the Census count in the area was 125,608. The rate of change since 2020 was -0.13% annually. The five-year projection for the population in the area is 123,549 representing a change of -0.19% annually from 2025 to 2030. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.6.

Race and Ethnicity

	1 mile	3 miles	5 miles
2025 White Alone	83.8%	84.2%	82.0%
2025 Black Alone	6.3%	5.1%	5.9%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2025 Asian Alone	2.7%	3.4%	5.0%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	0.7%	0.7%	0.8%
2025 Two or More Races	6.3%	6.4%	6.2%
2025 Hispanic Origin (Any Race)	2.9%	2.7%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2025 Wealth Index	104	113	95
2010 Households	2,957	20,675	50,637
2020 Households	2,841	21,006	53,080
2025 Households	2,887	21,252	54,177
2030 Households	2,896	21,309	54,529
2010-2020 Annual Rate	-0.40%	0.16%	0.47%
2020-2025 Annual Rate	0.31%	0.22%	0.39%
2025-2030 Annual Rate	0.06%	0.05%	0.13%
2025 Average Household Size	2.20	2.25	2.18

The household count in this area has changed from 53,080 in 2020 to 54,177 in the current year, a change of 0.39% annually. The five-year projection of households is 54,529, a change of 0.13% annually from the current year total. Average household size is currently 2.18, compared to 2.23 in the year 2020. The number of families in the current year is 29,424 in the specified area.

Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com



Executive Summary

3996 Fishcreek Rd, Stow, Ohio, 44224
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.16441
Longitude: -81.40345

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	21.8%	19.1%	20.1%
Median Household Income			
2025 Median Household Income	\$88,834	\$89,398	\$76,397
2030 Median Household Income	\$101,213	\$104,388	\$86,593
2025-2030 Annual Rate	2.64%	3.15%	2.54%
Average Household Income			
2025 Average Household Income	\$117,456	\$119,335	\$106,876
2030 Average Household Income	\$132,281	\$136,116	\$121,313
2025-2030 Annual Rate	2.41%	2.67%	2.57%
Per Capita Income			
2025 Per Capita Income	\$52,248	\$52,368	\$46,433
2030 Per Capita Income	\$59,950	\$60,816	\$53,528
2025-2030 Annual Rate	2.79%	3.04%	2.88%
GINI Index			
2025 Gini Index	45.0	47.1	47.9

Households by Income

Current median household income is \$76,397 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$86,593 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$106,876 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$121,313 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$46,433 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$53,528 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	98	113	107
2010 Total Housing Units	3,239	22,083	54,236
2010 Owner Occupied Housing Units	1,897	14,079	31,538
2010 Renter Occupied Housing Units	1,060	6,596	19,099
2010 Vacant Housing Units	282	1,408	3,599
2020 Total Housing Units	3,200	22,445	56,697
2020 Owner Occupied Housing Units	1,921	14,420	32,252
2020 Renter Occupied Housing Units	920	6,586	20,828
2020 Vacant Housing Units	329	1,394	3,572
2025 Total Housing Units	3,236	22,615	57,585
2025 Owner Occupied Housing Units	1,983	14,851	33,547
2025 Renter Occupied Housing Units	904	6,401	20,630
2025 Vacant Housing Units	349	1,363	3,408
2030 Total Housing Units	3,244	22,713	57,984
2030 Owner Occupied Housing Units	1,995	15,093	34,242
2030 Renter Occupied Housing Units	901	6,216	20,288
2030 Vacant Housing Units	348	1,404	3,455
Socioeconomic Status Index			
2025 Socioeconomic Status Index	57.4	56.2	53.5

Currently, 58.3% of the 57,585 housing units in the area are owner occupied; 35.8%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 56,697 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.30%. Median home value in the area is \$244,869, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 5.40% annually to \$318,492.

Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com



Traffic Count Profile

3996 Fishcreek Rd, Stow, Ohio, 44224
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.16441
Longitude: -81.40345

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.28	Graham Road	Kings Mill Blvd (0.17 miles E)	2021	14165
0.29	FISH CREEK RD	Lake Run Blvd (0.09 miles N)	2020	16998
0.41	Graham Rd	Lake Run Blvd (0.02 miles W)	2011	14460
0.48	Fishcreek Rd	Laurel Woods Blvd (0.02 miles NW)	2015	12813
0.53	Graham Road	Lake Run Blvd (0.07 miles E)	2021	14556
0.53	Fishcreek Road	Lermitage Pl (0.03 miles SE)	2021	13873
0.56	Kent Road	Marsh Rd (0.28 miles E)	2021	17666
0.74	Kent Rd	Dayton Ave (0.04 miles E)	2013	21260
0.74	Fairchild Ave	Newcomer Rd (0.16 miles W)	2014	12460
0.74	MARSH RD	Fox Burrow Dr (0.11 miles S)	2020	3924
0.79	Kent Rd	Dayton Ave (0.04 miles W)	2015	18172
0.86	SILVER MEADOWS BLVD	Anita Dr (0.02 miles S)	2020	2950
0.89	Silver Meadows Drive	Sunset Way Blvd (0.11 miles N)	2019	3270
0.89	Silver Meadows Dr	Sunset Way Blvd (0.11 miles N)	2014	2870
0.94	Graham Rd	Vira Rd (0.02 miles E)	2015	15593
0.94	FAIRCHILD AVE	Fieldstone Dr (0.19 miles E)	2020	11908
0.98	W Main St	Ernee Dr (0.03 miles NW)	2013	17110
0.99	Vira Road	Kenneth Rd (0.22 miles N)	2021	339
1.02	Kent Rd	Oneida St (0.03 miles W)	2013	18930
1.08	Newcomer Road	Young Rd (0.21 miles N)	2021	5284
1.10	Graham Road	Osage St (0.07 miles E)	2021	16454
1.13	SPAUDLING DR	Silver Meadows Dr (0.03 miles NE)	2020	3160
1.26	Young Road	Berry Hill (0.09 miles SW)	2021	2879
1.27	CHARRING CROSS DR	Elmwood Ave (0.04 miles N)	2020	2186
1.27	CHARRING CROSS DR	Lyndhurst Ave (0.02 miles S)	2020	2195
1.28	GENEVIEVE RD	Liberty Rd (0.05 miles N)	2020	897
1.32	Newcomer Rd	Young Rd (0.06 miles S)	2015	3872
1.35	North River Road	Marsh Rd (0.11 miles W)	2021	3098
1.37	Fishcreek Road	Maplepark Rd (0.03 miles SE)	2021	15214
1.37	CHARRING CROSS DR	Cathy Dr (0.26 miles S)	2020	1736

Deborah Maggard
+1 216 496 3777
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com