

THE WINERY AT WOLF CREEK

2637 South Cleveland Massillon Road, Norton, OH 44203



THE MASICA
COMPANY

SPECIAL PURPOSE PROPERTY FOR SALE



PROPERTY DESCRIPTION

The Winery at Wolf Creek presents a rare opportunity to acquire an established Northeast Ohio hospitality destination combining an operating winery, distillery, event facilities, entertainment venues and residential accommodations on one remarkable property.

Situated on expansive grounds overlooking the Barberton Reservoir, the property features a winery and tasting room, vineyard, private event center, distillery, speakeasy and on-site residence. Its scenic hilltop setting and established calendar of live music, private events and community programming have made it a recognizable regional destination.

Conveniently located in Norton with access to I-76 and State Route 21, the property draws visitors from throughout the Akron, Canton and Cleveland markets. The combination of real estate, operating businesses and multiple revenue streams creates a distinctive acquisition opportunity with meaningful potential for continued growth.

OFFERING SUMMARY

Sale Price:	\$4,388,000
Lot Size:	33.75 Acres
Building Size:	17,348 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	27	111	506
Total Population	76	304	1,343
Average HH Income	\$127,306	\$127,871	\$124,933

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2 PROPERTY DETAILS & HIGHLIGHTS

Building Name	The Winery At Wolf Creek
Property Type	Special Purpose
Property Subtype	Other
APN	1503921
Building Size	17,348 SF
Lot Size	33.75 Acres

The Winery at Wolf Creek is more than a winery—it is an established Northeast Ohio destination where hospitality, entertainment and scenic beauty come together on one remarkable property.

Perched on expansive grounds overlooking the Barberton Reservoir, the property offers a collection of experiences designed to attract guests and encourage them to stay: an operating winery and tasting room, vineyard, private event center, distillery, speakeasy, live entertainment venues and on-site residential accommodations.

Its scenic hilltop setting, recognizable brand and established calendar of live music, private celebrations and community events have made Wolf Creek a destination for visitors from throughout the region.

Conveniently located in Norton near I-76 and State Route 21, the property is easily accessible from the Akron, Canton and Cleveland markets while offering the atmosphere of a true retreat.

The combination of destination real estate, established operating businesses and multiple revenue streams creates a rare acquisition opportunity—with significant potential to expand the guest experience, extend visitors' stays and build upon Wolf Creek's legacy as one of Northeast Ohio's distinctive hospitality destinations.



- Established Northeast Ohio winery and hospitality destination
- Operating winery with tasting room and retail sales
- On-site vineyard and wine-production capabilities
- Distillery with dedicated production and guest areas
- Unique speakeasy offering an additional customer experience
- Private event facilities for weddings, celebrations and corporate gatherings
- Great Room accommodating up to 80 guests
- Regular live music, special events and community programming
- On-site residential accommodations with potential for short-term rental use
- Scenic hilltop setting overlooking the Barberton Reservoir
- Multiple existing revenue streams within one acquisition
- Convenient access to I-76, State Route 21 and the greater Akron, Canton and Cleveland markets
- Opportunities to expand events, lodging, memberships, distribution and destination programming

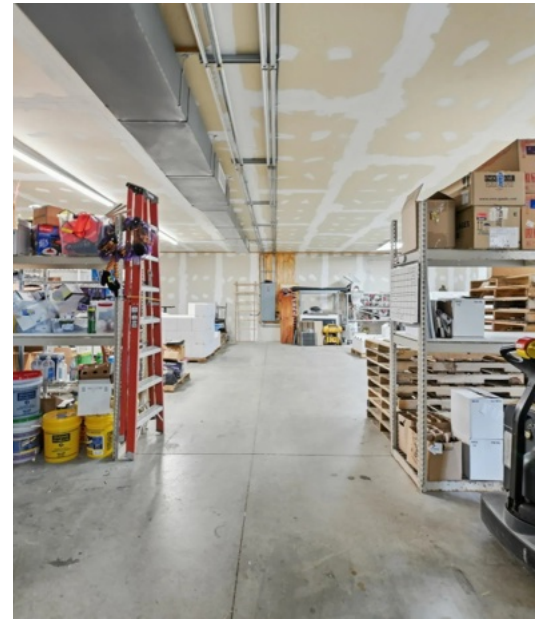
3 ADDITIONAL PHOTOS



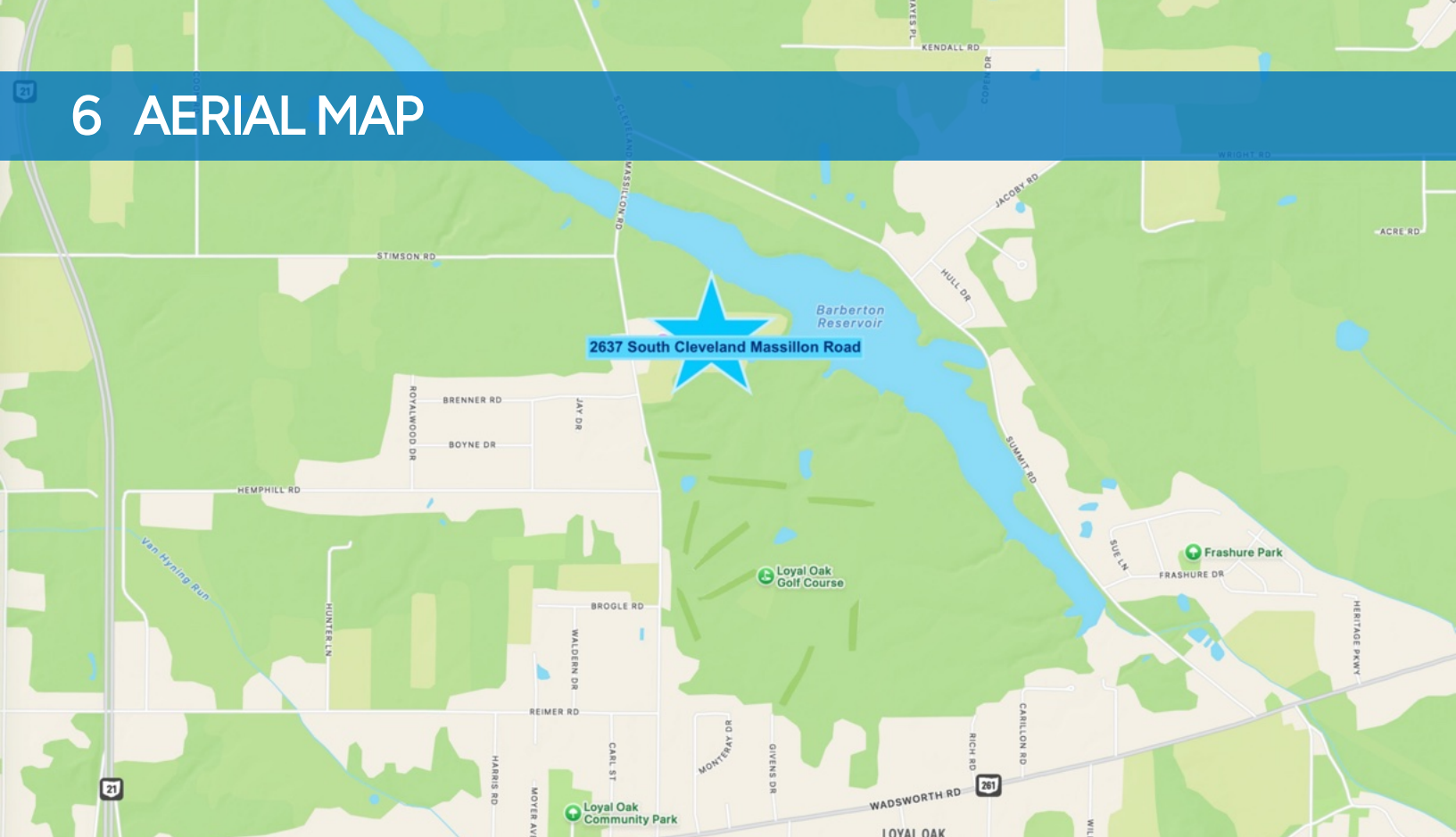
4 ADDITIONAL PHOTOS



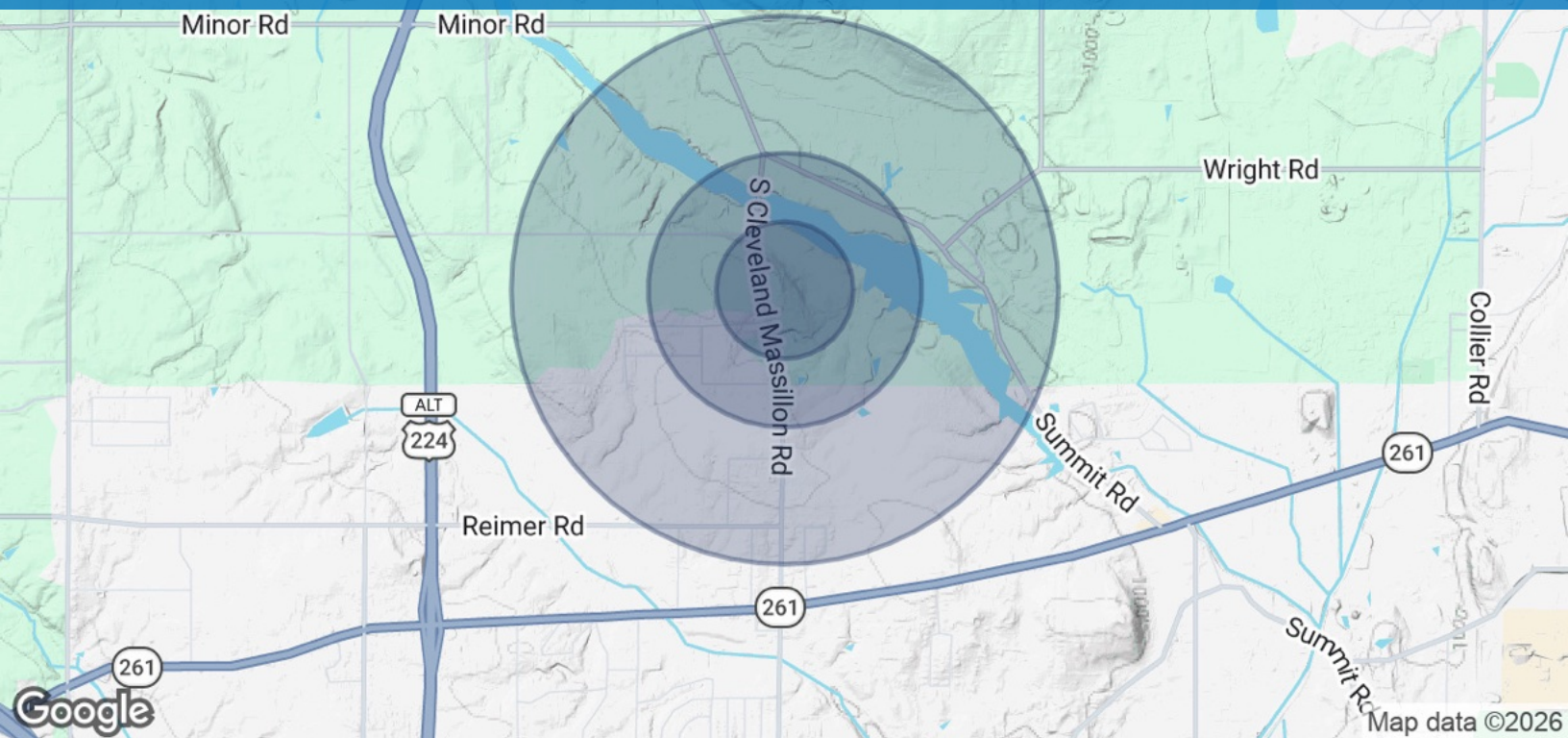
5 ADDITIONAL PHOTOS



6 AERIAL MAP



7 DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	76	304	1,343
Average Age	47.5	47.1	45.0
Average Age (Male)	44.1	43.0	39.6
Average Age (Female)	49.3	48.9	47.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	27	111	506
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$127,306	\$127,871	\$124,933
Average House Value	\$288,728	\$269,281	\$240,778

2023 American Community Survey (ACS)

8 LOCATION MAP

