

**For Sale: 20,000 SF on 4.17 Acres
Rare High Bay Special Use Building**

9960 STATE ROUTE 43 | STREETSBORO | OHIO | 44241

FOR SALE



**40' HIGH BAY SPECIAL USE BUILDING
IN THE HEART OF THE STREETSBORO
INDUSTRIAL MARKET**

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THE OPPORTUNITY

- For Sale: Freestanding 20,000 SF Freestanding High Bay building in Streetsboro
- Sale Price: \$2,200,000
- Clear Height: Approx. 40' interior clear height
- Zoning: B-T, Business Transitional
- The building has a liquor license for on-site consumption
- Contemporary build-out including food service area, bar, seating and spectator areas and more
- Originally built for Zip City entertainment center, this is a special use building ideal for other sports, recreation and entertainment facilities
- No loading dock or roll up door
- High traffic counts over 30,000 VPD at the intersection
- Easily accessible to the highway and turnpike, over 677,147 people in a 30 minute drive time
- High Average Household Income: \$123,883 in 10 minute drive time and \$132,701 in 20 minute drive time



QUICK STATS 30-MIN DRIVE RADIUS



DAYTIME
POPULATION
725,389



POPULATION
658,083



HOUSEHOLDS
278,720



POPULATION
25 & OVER
469,753



AVG. HOUSEHOLD
INCOME
\$118,900

PROPERTY INFORMATION



Parcel ID

35-016-00-00-00-003

Year Built

2013

Exterior Walls

Masonry block and sandwich paneling.

Windows

Insulated casement units

Roof

Pitched with a standing seam metal covering

Foundation

Poured concrete slab with no basement areas.

Floors

Sealed concrete, vinyl tile, ceramic tile, and carpet tile.

Interior Walls

Painted drywall and exposed framing

Ceilings

Dropped tile ceilings and exposed metal decking.

Heating and AC

Three pad-mounted package HVAC units.

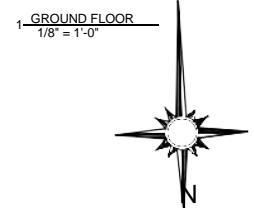
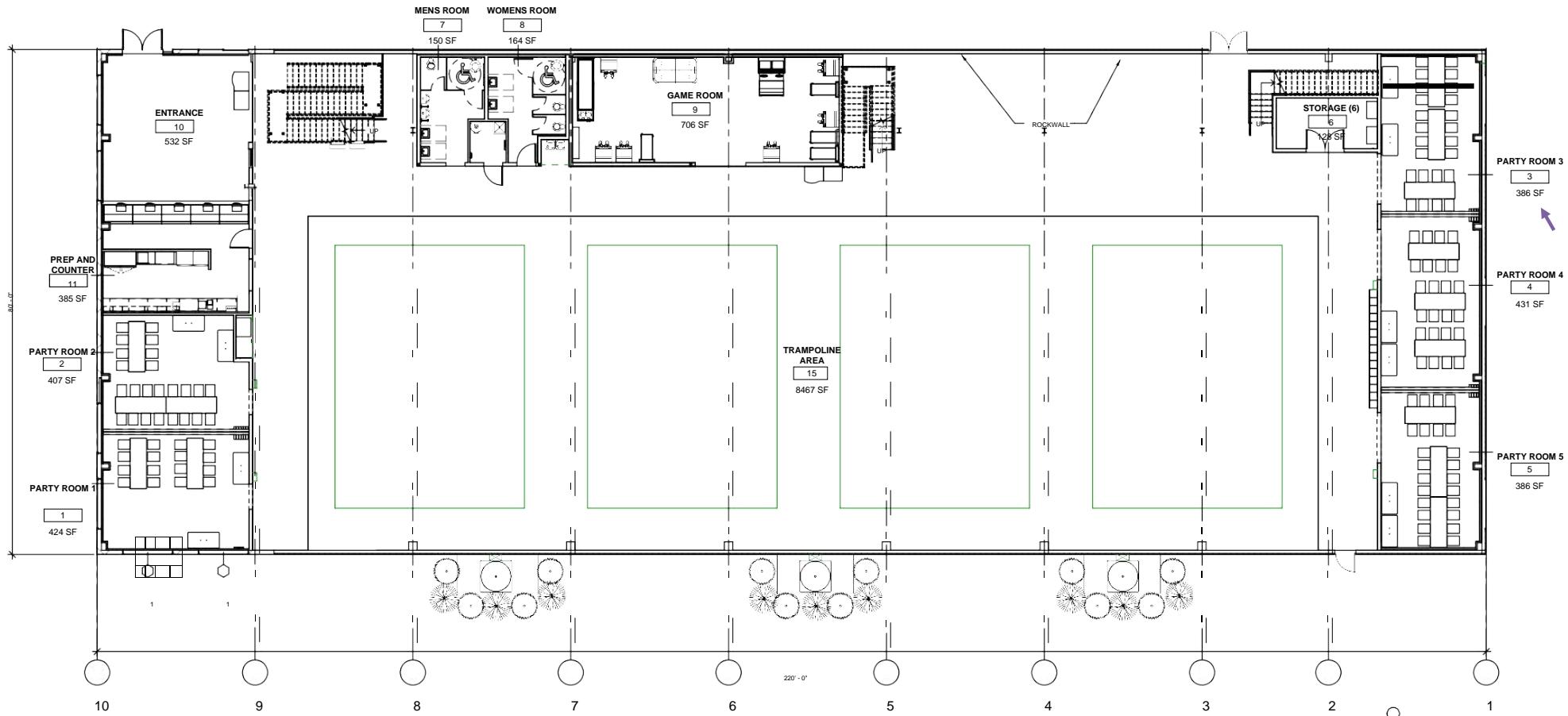
Plumbing

Two restrooms, each with multiple fixtures.

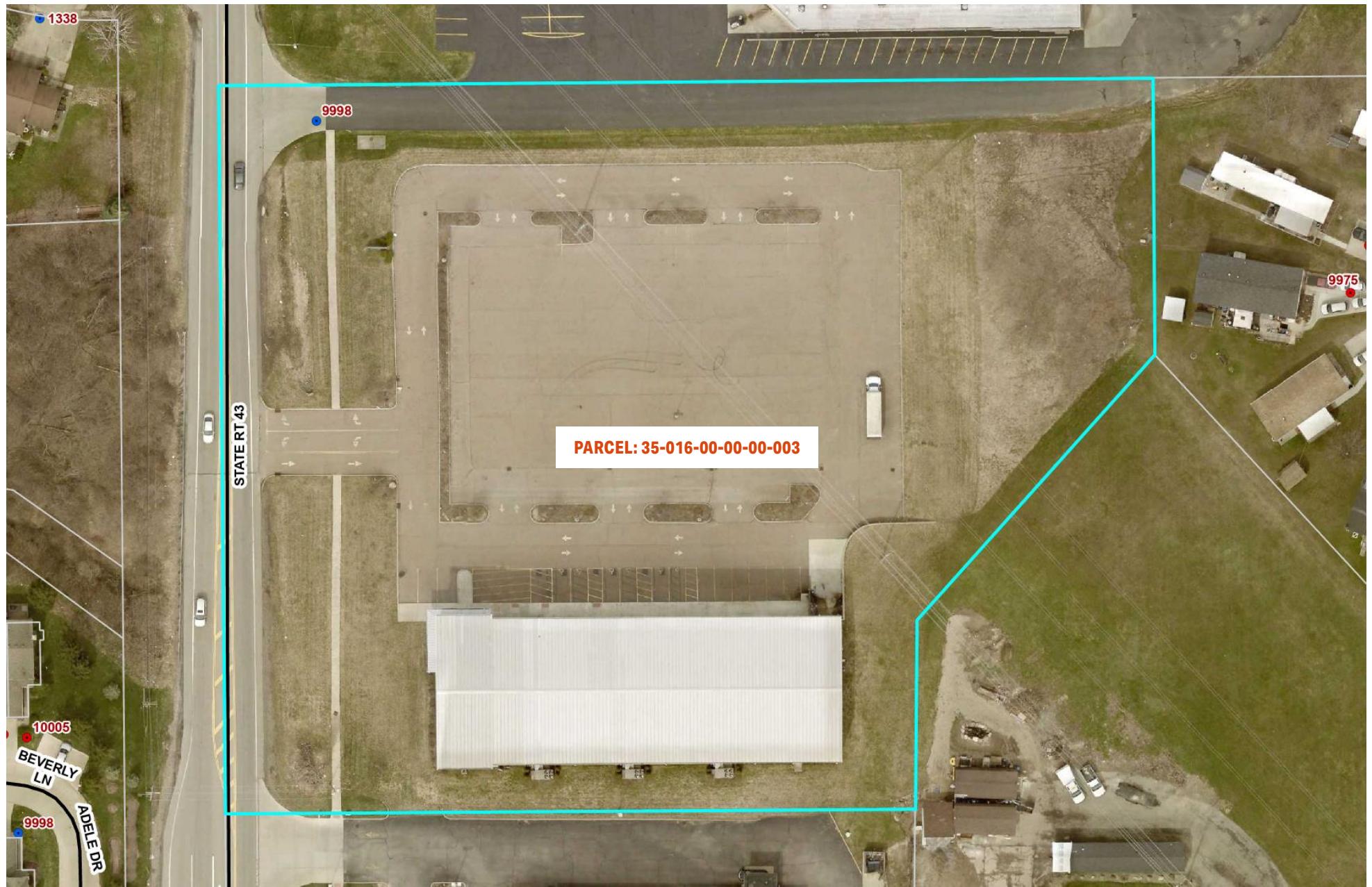
Electrical

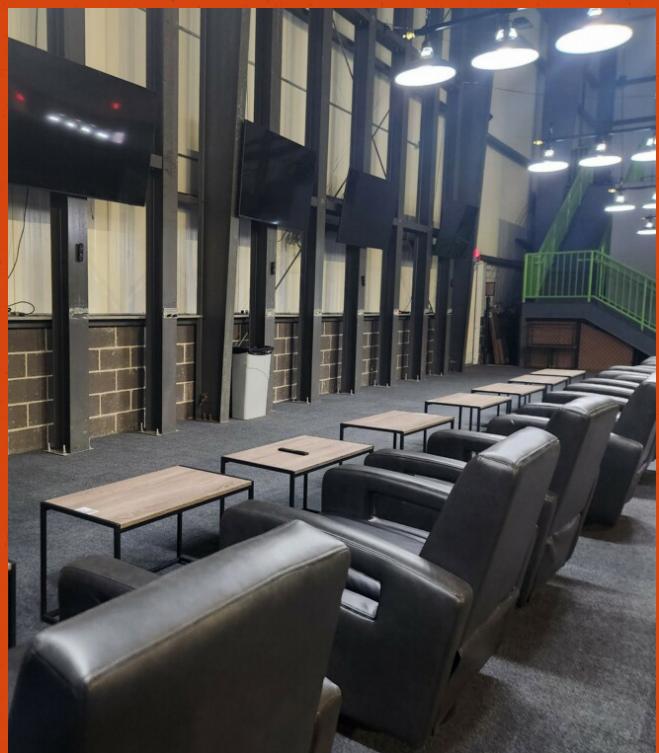
600-amp main distribution panel.

FLOOR PLAN



PARCEL AERIAL





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SITE



11,003 VPD

±511'

±401'

±377'



Frost Rd

12,809 VPD

CBRE



OHIO
TURNPIKE
40,229
VPD



SITE



41,653
VPD

Walmart

Frost Rd - 12,809 VPD

71,003 VPD

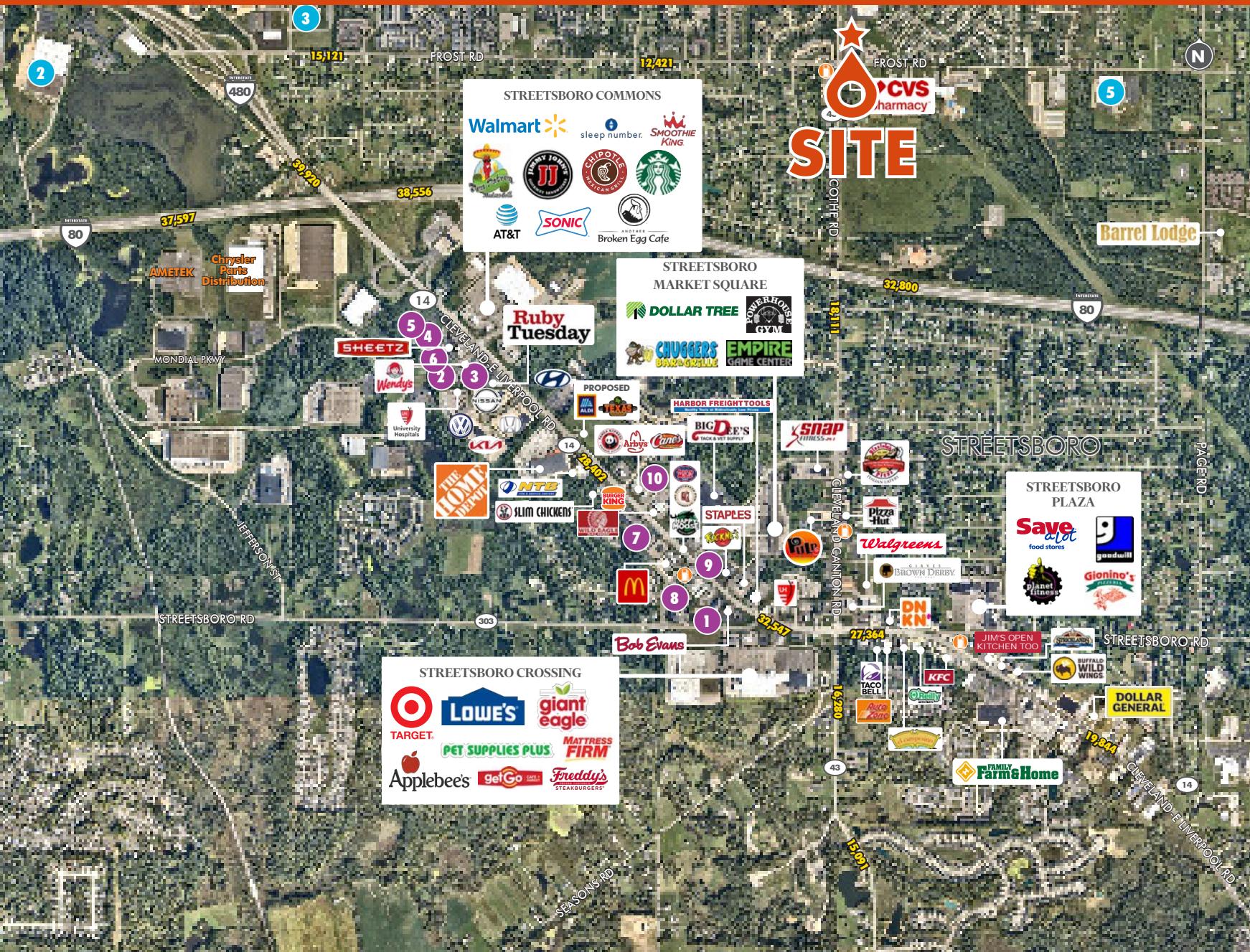
±377'

±511'

±401'

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RETAIL TRADE MAP



STREETSBORO RETAIL TRADE AREA

TRADE AREA INFO

SR-43 & SR-14
(3 Miles)

- Population: 18,900
- Daytime Population: 19,816
- Total Households: 8,121
- Average HH Income: \$104,453
- Total Businesses: 665
- Total Employees: 11,462

HOTELS

10 Hotels/759 Rooms

- Motel 6 - 92
- Hampton Inn - 90
- Fairfield Inn & Suites - 81
- Econolodge - 78
- TownePlace - 72
- Holiday Inn Express - 68
- Comfort Inn - 60
- Quality Inn - 54
- Holiday Inn Express - 80

MAJOR EMPLOYERS

- L'Oréal - 600 (Off Map)
- Step 2 - 500
- Deluxe Corp. - 250
- Automated Packaging Systems - 200 (Off Map)
- Delta Systems - 185

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Last Updated: December 9, 2025

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DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	27,847	201,307	658,083
2030 Population - Five Year Projection	27,983	199,647	651,724
2025 Daytime Population	33,520	208,761	725,389
2025 Households - Current Year Estimate	11,553	83,119	278,720
2025 Average Household Income	\$123,883	\$132,701	\$118,900
2030 Average Household Income Projection	\$136,917	\$149,601	\$134,680
2025 Median Household Income	\$91,766	\$92,206	\$79,146
2025 Per Capita Income	\$51,532	\$54,803	\$50,389
2025 Population 25 and Over	20,321	141,517	469,753

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