



2.47 Acre Development-Ready Pad | For Sale

Montrose West Ave

Copley, OH 44321



PROPERTY SUMMARY

This 2.467-acre parcel is the third and final building pad in a master-planned commercial development originally approved in 1988. The hotel and office building are built. This paved site, created through a 2024 lot split, has no vertical improvements and is available for the first time as a standalone parcel.

Shared access, utility, and stormwater easements are already in place. The lot split was approved by the Summit County Planning Commission with a recorded plat and a new Reciprocal Easement Agreement governing access, utilities, and maintenance between the parcels. The paved site offers a buyer an established infrastructure framework without starting entitlements or site work from scratch.

PROPERTY HIGHLIGHTS

- Prime Montrose/Copley corridor location near national retailers, hotels, and office users.
- Suitable for office, retail, restaurant, or service uses consistent with the approved PDD plan.
- Access to utilities through recorded easements; sanitary connection requires further verification.
- Surrounded by growing residential development driving demand
- Strong demographics: \$181,514 average household income within 1 mile
- Ideal highway access / 1 minute to I-77 interchange

Asking Price:

Subject to Offer

Lot Size:

2.467 acres

APN:

1508698

Zoning:

PDD (Planned Development District)

Uses:

Business Office & Highway Services



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