

PRIME DEVELOPMENT LAND FOR SALE

4585 MEDINA ROAD | BATH TWP, OH

CBRE



Site Overview

\$399,000 TOTAL | \$239,000 FOR SPLIT PARCEL

SIZE: 2.77 AC (DIVISIBLE)

ZONING: B4 - COMMERCIAL

IDEAL SITE FOR DEVELOPMENT

- Extensive due diligence documents available for review. Contact broker for more information.

EXCELLENT LOCATION

- High visibility on Medina Road [Route 18] with 475' of frontage and 41,824 VPD
- Located immediately adjacent to Cleveland Clinic Akron General Health and Wellness Center & Rehab Hospital
- Close proximity to major retail corridor featuring multiple restaurants, stores, medical & lodging

Contact Us

OLIVIA REICHENBACH

Associate
+1 440 781 2811
olivia.reichenbach@cbre.com

DANIEL MAYER

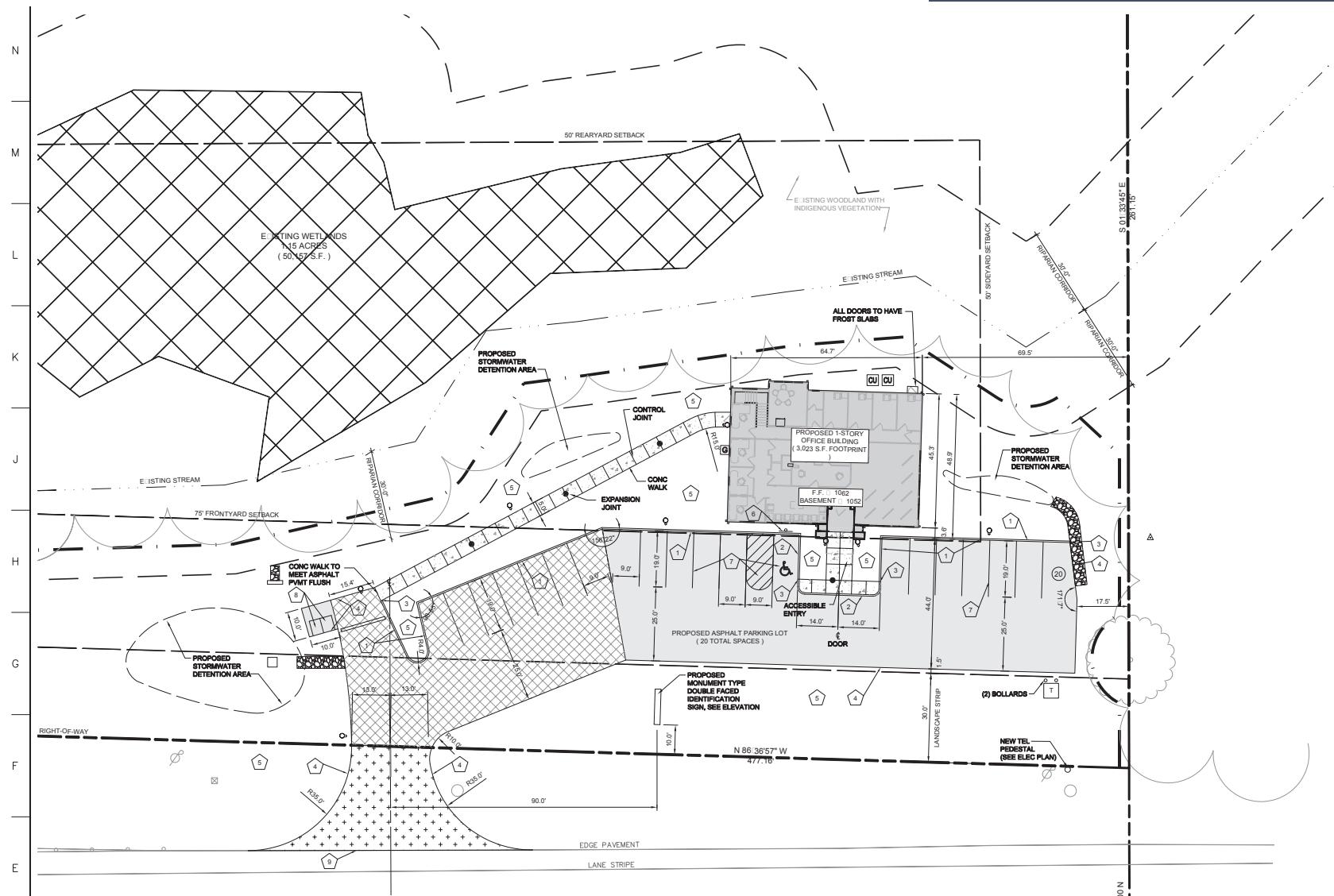
Vice President
+1 216 363 6437
daniel.mayer@cbre.com

Site Outline

\$399,000 TOTAL | \$239,000 FOR SPLIT PARCEL



Representative Site Plan





Fairlawn-Montrose RETAIL TRADE AREA

MAJOR OFFICE BUILDINGS

±6100000 Total SF

— \$100,000
(Source: CoStar)

1. Sterling Office Park - 271,675 SF
2. Cleveland Clinic Akron Gen. - 214,600 SF
3. Embassy Corporate Park - 116,553 SF
4. 3200 W Market St - 113,646 SF

Not on Map
341 White Pond Drive - 212,858 SF

HOTELS

14 Hotels/1,374 Rooms

(Source: CoStar)

1. Residence Inn - 107
2. Baymont - 62
3. Super 8 - 64
4. Comfort Inn - 51
5. Extended Stay America - 167
6. Radisson - 128
7. Homewood Suites - 105
8. Fairfield Inn - 98
9. Courtyard - 78
10. Hampton Inn - 63
11. Copley Inn & Suites - 102
12. Econo Lodge - 54
13. Hilton - 203
14. Holiday Inn Express - 92

MAJOR EMPLOYERS

1. Signet Jewelers - 1,400
2. Cleveland Clinic-Akron General - 600
3. Dial America - 300

Not on Map:
Copley-Fairlawn Schools - 400
YRC Freight - 600

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Updated: April 2, 2025

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TRADE AREA INFO

W Market Street & Ghent Road
(3 Miles)

- Population: 38,097
- Daytime Population: 51,185
- Total Households: 17,119
- Median HH Income: \$88,496
- Total Businesses: 2,436
- Total Employees: 34,936

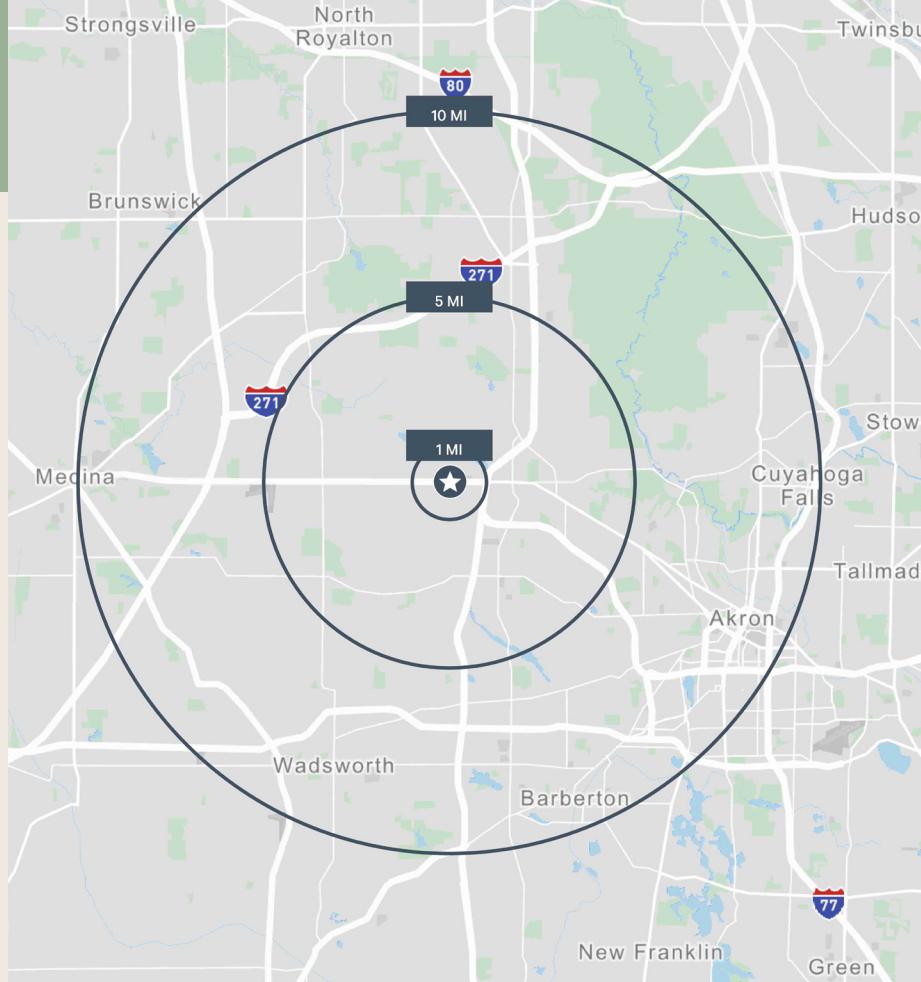


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Area Demographics

	3 Miles	5 Miles	10 Miles
Population			
2024 Population	23,572	49,679	314,168
2029 Population - Projection	23,618	49,701	312,192
2024 Population 25 & Over	16,991	36,147	221,899
2024 Daytime Population	36,938	60,558	338,829
Households			
2024 Households	9,258	20,239	133,244
2024 Avg. HH Income	\$172,369	\$149,058	\$99,563
2024 Median HH Income	\$123,729	\$106,766	\$67,749
Housing Value			
2024 Housing Units	7,112	15,990	86,220
2024 Avg. Housing Value	\$438,537	\$402,947	\$297,440
2024 Median Housing Value	\$405,338	\$368,886	\$243,195



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Associate

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olivia.reichenbach@cbre.com

DANIEL MAYER

Vice President

+1 216 363 6437

daniel.mayer@cbre.com

CBRE, INC.

950 Main Avenue

Suite 200

Cleveland, Ohio 44113

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