

# 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

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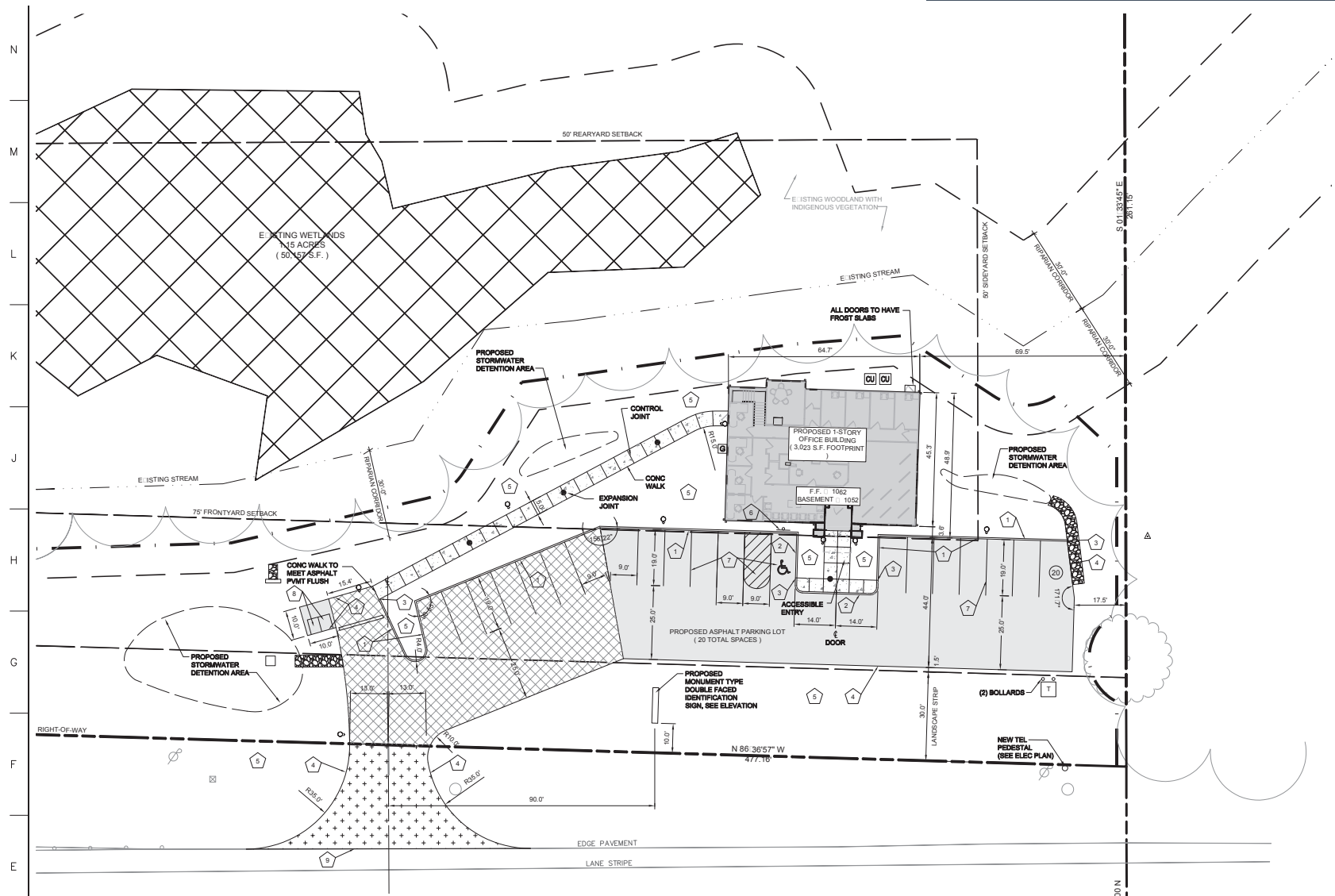
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# Representative Site Plan









# 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

# Fairlawn-Montrose

## RETAIL TRADE AREA

### MAJOR OFFICE BUILDINGS

±6,100,000 Total SF  
(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. Econolodge - 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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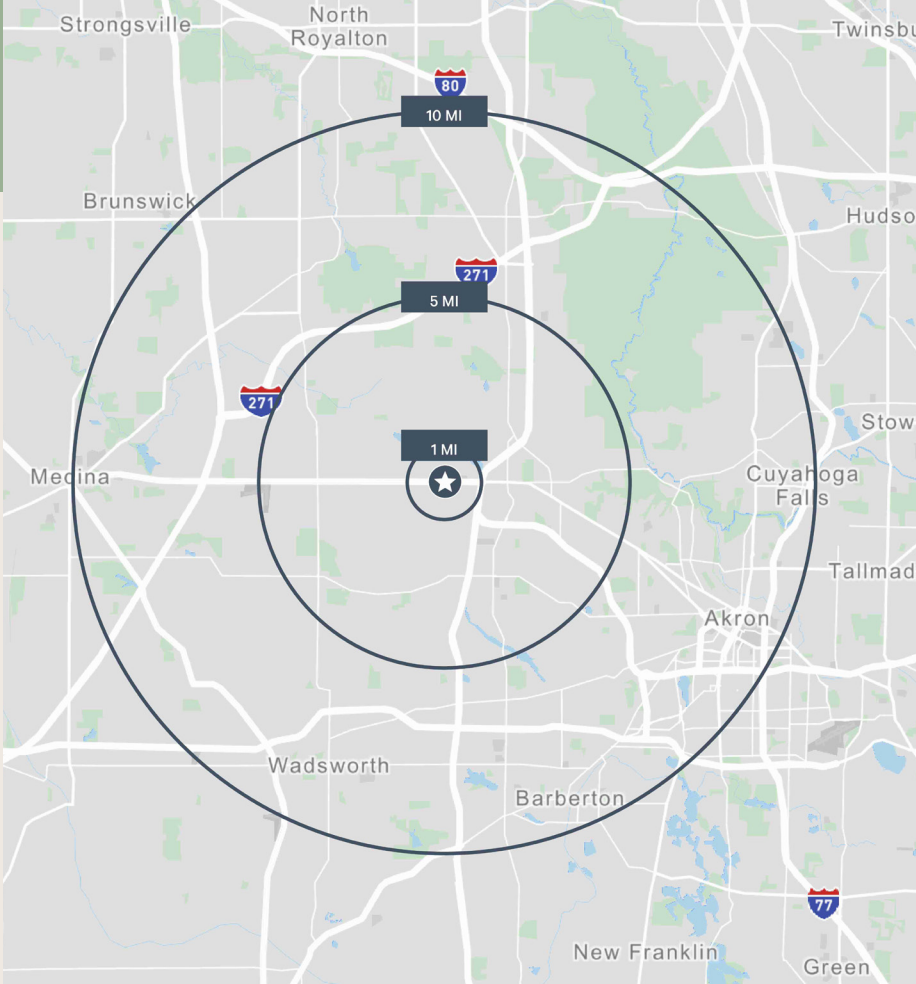


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## Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing Value</b>			
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



## CONTACTS

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