

8.34 Acres Zoned Industrial Within Minutes of I-77



1416 E. Turkeyfoot Lake Rd.
Akron, OH 44312

Development Opportunity

Great site located in the City of Green at the new Pickle Rd/ SR-619 roundabout. 8.3 acres of prime industrial property with water and sewer available. The Pickle Road Extension will soon be built. This property has I-77 frontage/visibility as well as 400 feet of frontage on SR-619/E. Turkeyfoot Lake Rd.

For more information:

David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte
330 351 1757
kwhyte@naipvc.com

Property Features

TOTAL ACRES	8.34
ZONED	Industrial
BEST USE	Development
PRICE	\$1,650,000
TAXES	\$7,911.64 (2023)
FRONTAGE	400 feet
WILL BUILD TO SUIT	



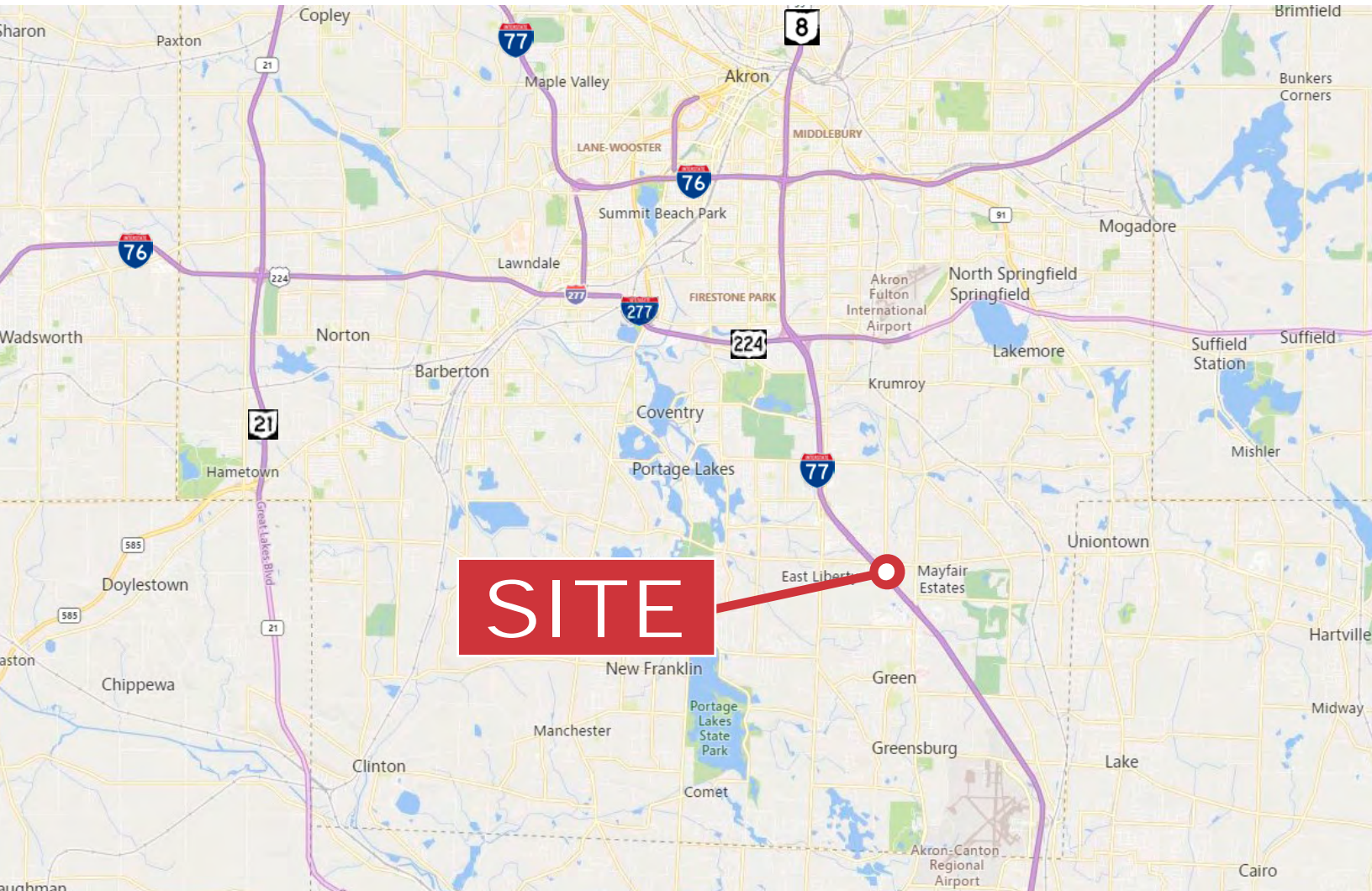
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Akron, Ohio, 44320
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naipvc.com

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FOR SALE



Demographics	1 Mile	3 Miles	5 Miles
Population:	2,958	28,858	82,629
Households:	1,116	11,547	33,703
Median Age:	42	45.2	43.5
Average HH Income:	\$105,525	\$93,939	\$81,394
Traffic Count:	14,221 E Turkeyfoot Lake Rd @ Massillon Rd 112,358 E Turkeyfoot Lake Rd @ I-77		



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TRAFFIC PLAN:
Pickle Road Extension

SEQUENCE OF CONSTRUCTION

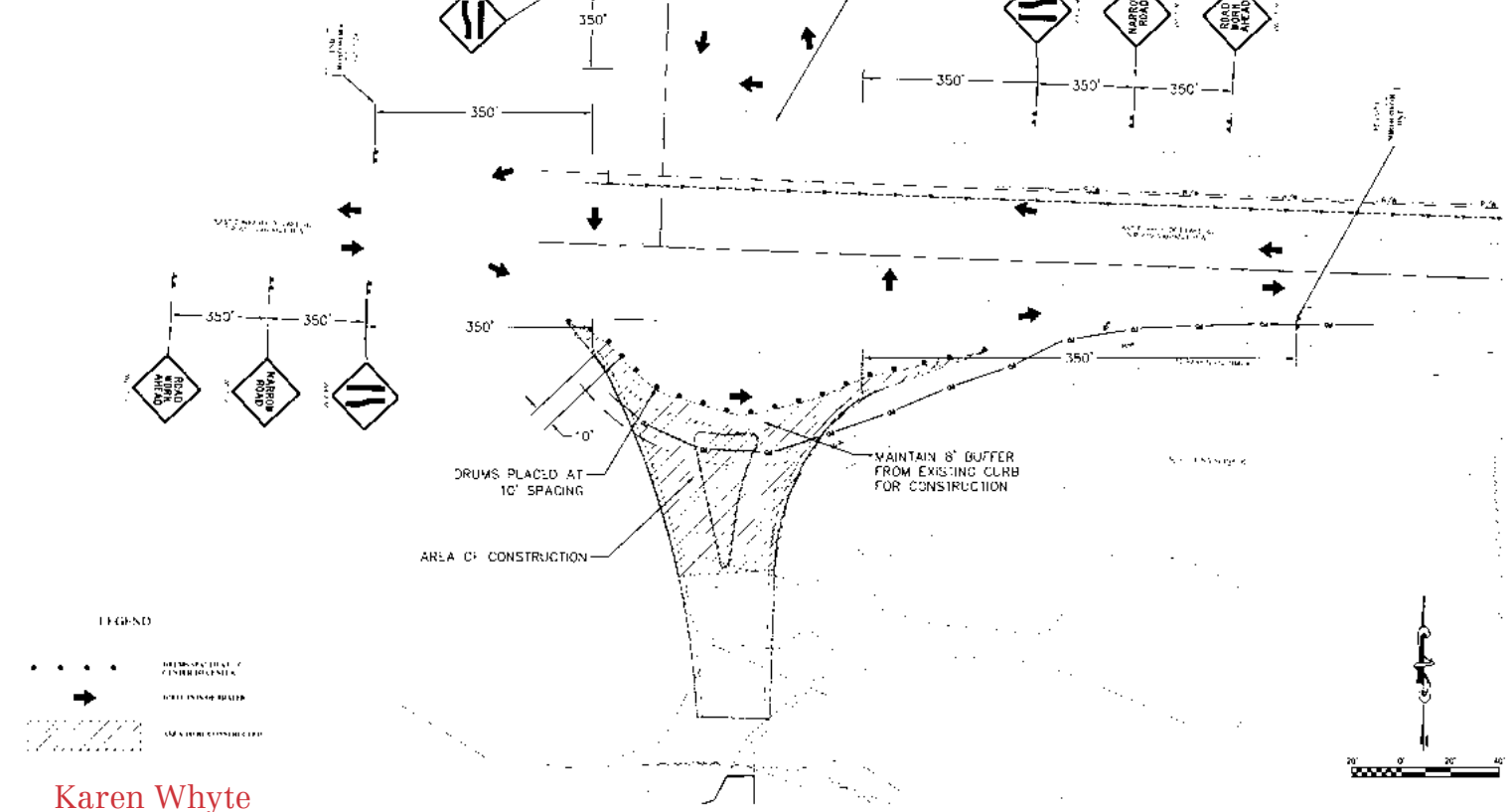
IT IS THE INTENT OF THE ENGINEER THAT THE CONSTRUCTION BE COMPLETED IN THE ORDER SHOWN ON THIS PLAN. THE ORDER OF CONSTRUCTION IS SUBJECT TO CHANGE AS NECESSARY TO MAINTAIN THE SAFETY OF THE PROJECT AND TO ACCOMMODATE ANY UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PHASE ONE

THE CONTRACTOR SHALL FIRST CONSTRUCT THE EXISTING MOUNTABLE CURB AND THE EXISTING DRIVE. THE CONTRACTOR SHALL THEN CONSTRUCT THE EXISTING DRIVE AND THE EXISTING DRIVE. THE CONTRACTOR SHALL THEN CONSTRUCT THE EXISTING DRIVE AND THE EXISTING DRIVE. THE CONTRACTOR SHALL THEN CONSTRUCT THE EXISTING DRIVE AND THE EXISTING DRIVE. THE CONTRACTOR SHALL THEN CONSTRUCT THE EXISTING DRIVE AND THE EXISTING DRIVE.

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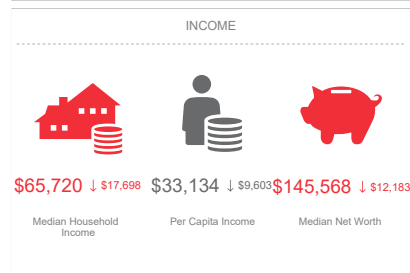
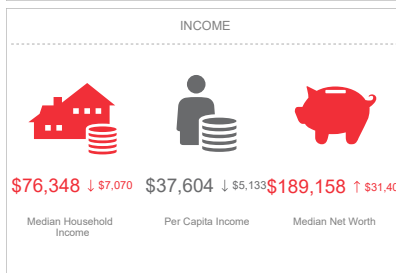
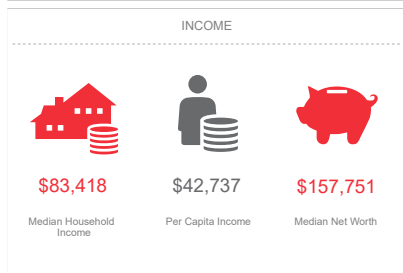
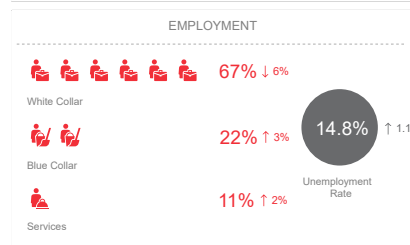
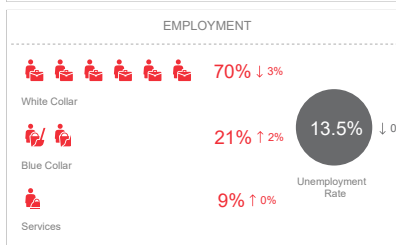
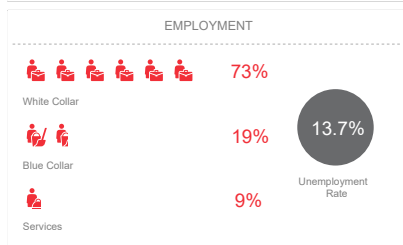
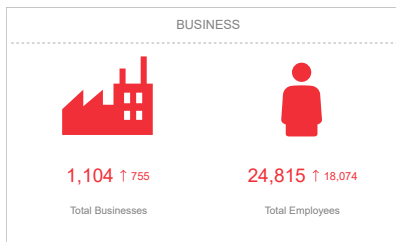
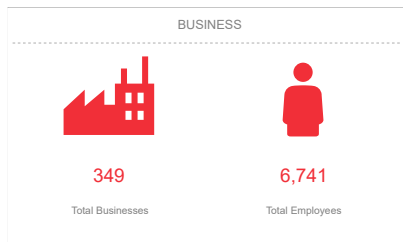
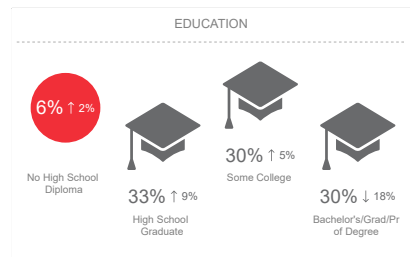
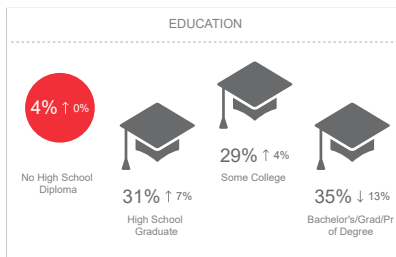
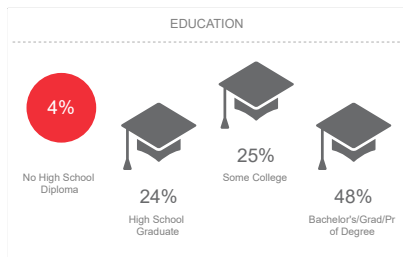
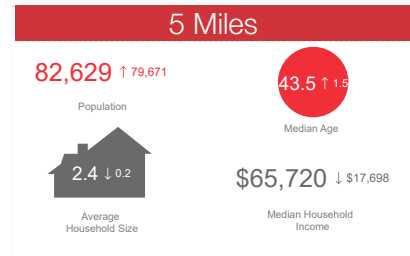
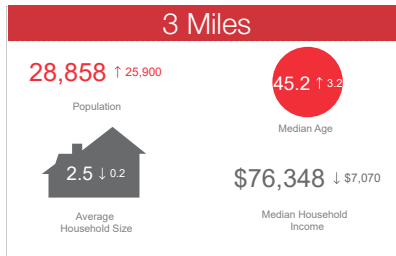
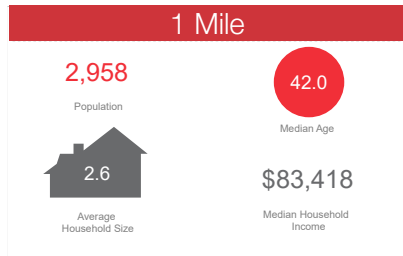
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FOR SALE



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FOR SALE



Households By Income

The largest group: \$100,000 - \$149,999 (19.9%)
The smallest group: <\$15,000 (6%)

Indicator ▲	Value	Diff
<\$15,000	6%	-4.1%
\$15,000 - \$24,999	6.1%	-3.5%
\$25,000 - \$34,999	6%	-2.8%
\$35,000 - \$49,999	12.8%	-0.2%
\$50,000 - \$74,999	11.8%	-6%
\$75,000 - \$99,999	17.5%	+3%
\$100,000 - \$149,999	19.9%	+4.5%
\$150,000 - \$199,999	10%	+4.5%
\$200,000+	9.8%	+4.4%

Bars show deviation from Summit County

Households By Income

The largest group: \$100,000 - \$149,999 (20.9%)
The smallest group: <\$15,000 (5.9%)

Indicator ▲	Value	Diff
<\$15,000	5.9%	-4.2%
\$15,000 - \$24,999	7.6%	-2%
\$25,000 - \$34,999	6.7%	-2.1%
\$35,000 - \$49,999	10.9%	-2.1%
\$50,000 - \$74,999	17.8%	0
\$75,000 - \$99,999	16.3%	+1.8%
\$100,000 - \$149,999	20.9%	+5.5%
\$150,000 - \$199,999	7.3%	+1.8%
\$200,000+	6.7%	+1.3%

Bars show deviation from Summit County

Households By Income

The largest group: \$100,000 - \$149,999 (18.9%)
The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff
<\$15,000	8.1%	-2%
\$15,000 - \$24,999	9.9%	-0.8%
\$25,000 - \$34,999	7.7%	-1.1%
\$35,000 - \$49,999	12.1%	-0.9%
\$50,000 - \$74,999	18.7%	+0.9%
\$75,000 - \$99,999	16%	+1.5%
\$100,000 - \$149,999	18.9%	+3.5%
\$150,000 - \$199,999	5.6%	+0.1%
\$200,000+	4.1%	-1.3%

Bars show deviation from Summit County

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Property Details

ACRES:	8.34
BEST USE:	Development
ZONING:	I-2
UTILITIES:	gas, water, sewer at site

Price Details

SALE PRICE:	\$1,650,000
PRICE / ACRE:	\$197,842 / acre
TAXES:	\$7,911.64 (2023)

Location Details

INTERCHANGE:	I-77
DISTANCE:	1 mile
FRONTAGE:	400' on SR-619 / E. Turkeyfoot Lake Rd. Visible from I-77
DAILY TRAFFIC COUNT:	14,221 E Turkeyfoot Lake Rd @ Massillon Rd 112,358 I-77 @ E Turkeyfoot Lake Rd

Notes

Great site located in the City of Green at the new Pickle Rd/SR-619 roundabout. 8.3 acres of prime industrial property with water and sewer available. The Pickle Road Extension will soon be built. This property has I-77 frontage/visibility as well as 400 feet of frontage on SR-619/E. Turkeyfoot Lake Rd.

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