



**Total:  
3 acres**

### PROPERTY SUMMARY

Capitalize on a prime retail opportunity at Bates Crossing, where high-visibility retail or quick service restaurant (QSR) lots at 595 Center Street offer an ideal setting for strong brand performance and long-term growth.

Strategically positioned with convenient access to key routes and surrounded by an expanding residential base, these sites provide the traffic counts, accessibility, and consumer demand that drive successful QSR operations.

### PROPERTY HIGHLIGHTS

- Highway Access to I-76 and I-71
- Zoned M-U Mixed Overlay District
- Brand New 208 unit Ryan Homes residential subdivision to be built off Park Ave
- Fiber Optics available through Medina County
- Fast-growing development area around Center Rd. and I-76 off-ramp
- Traffic Count along Interstate 76: 31,844 cars daily daily

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<b>Asking Price</b>	\$225,000 - \$250,000
<b>Site Size</b>	1 to 3 Acres
<b>Zoning</b>	M-U Mixed Overlay District



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# Location & Traffic Count Map

595 Center Street, Seville, OH 44273



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Google



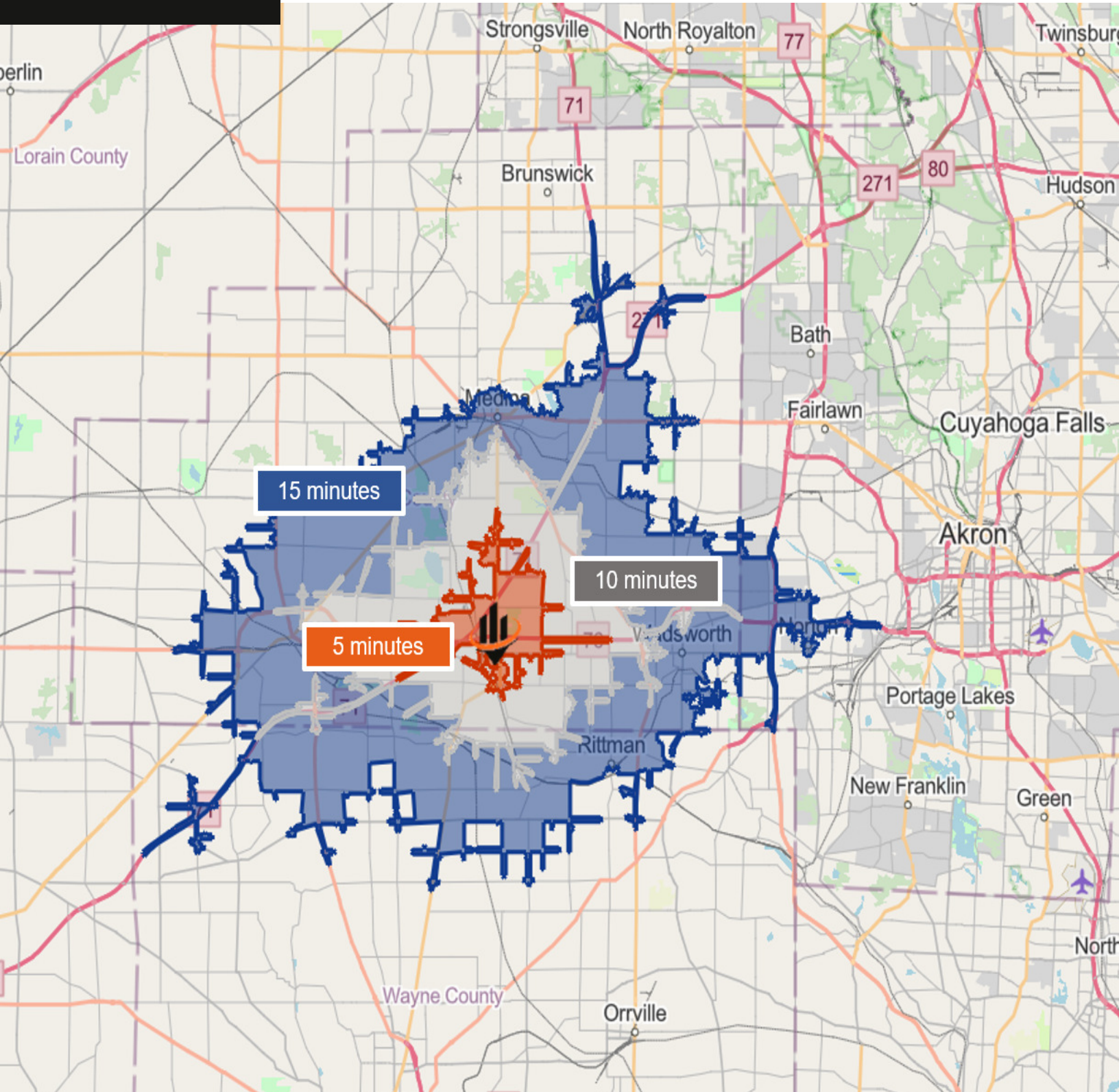
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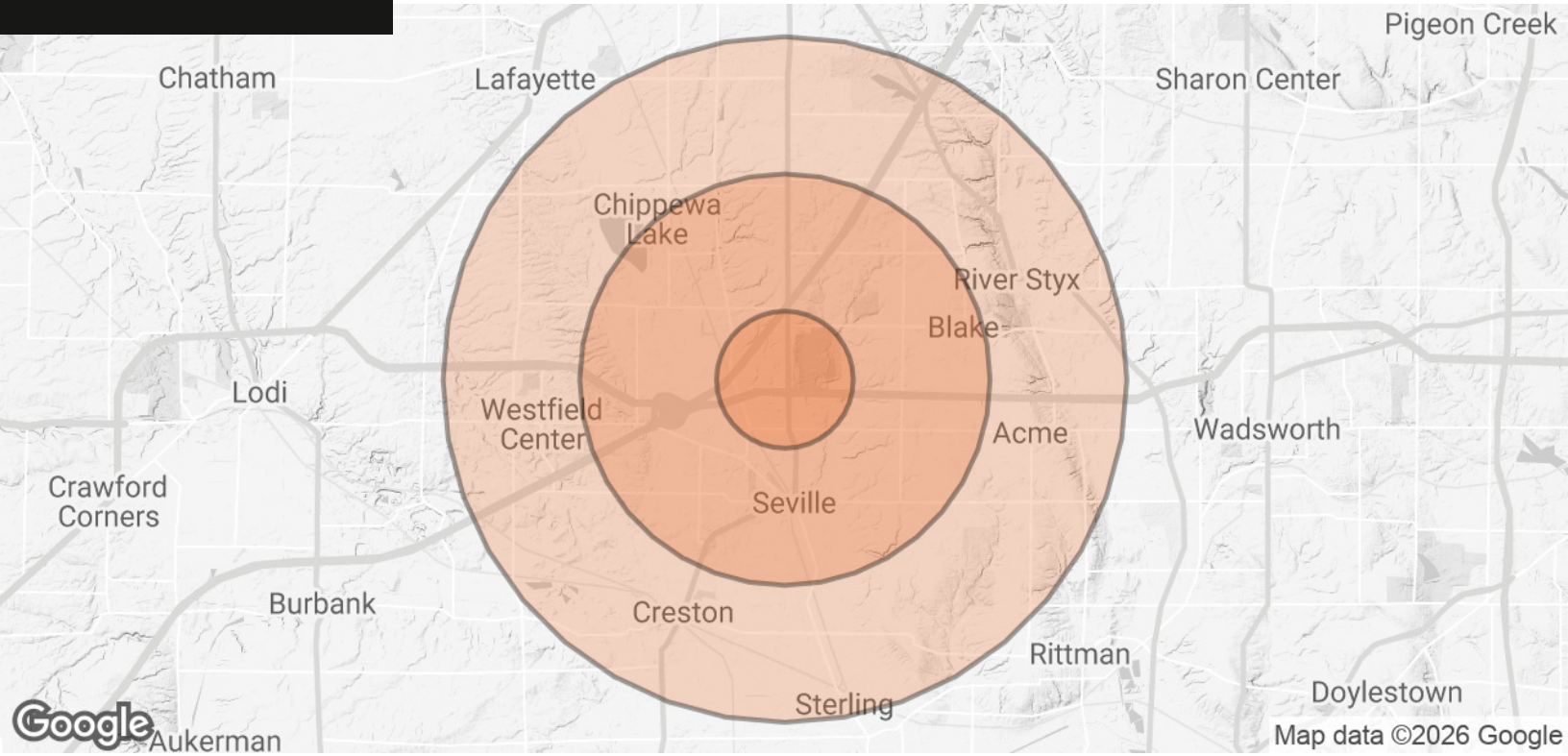
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,035	7,159	20,984
<b>AVERAGE AGE</b>	40.9	43.9	44.1
<b>AVERAGE AGE (MALE)</b>	39.0	42.0	42.3
<b>AVERAGE AGE (FEMALE)</b>	43.0	45.5	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	409	2,877	8,363
<b># OF PERSONS PER HH</b>	2.5	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$79,057	\$88,473	\$93,290
<b>AVERAGE HOUSE VALUE</b>	\$183,007	\$198,264	\$213,739

2020 American Community Survey (ACS)



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