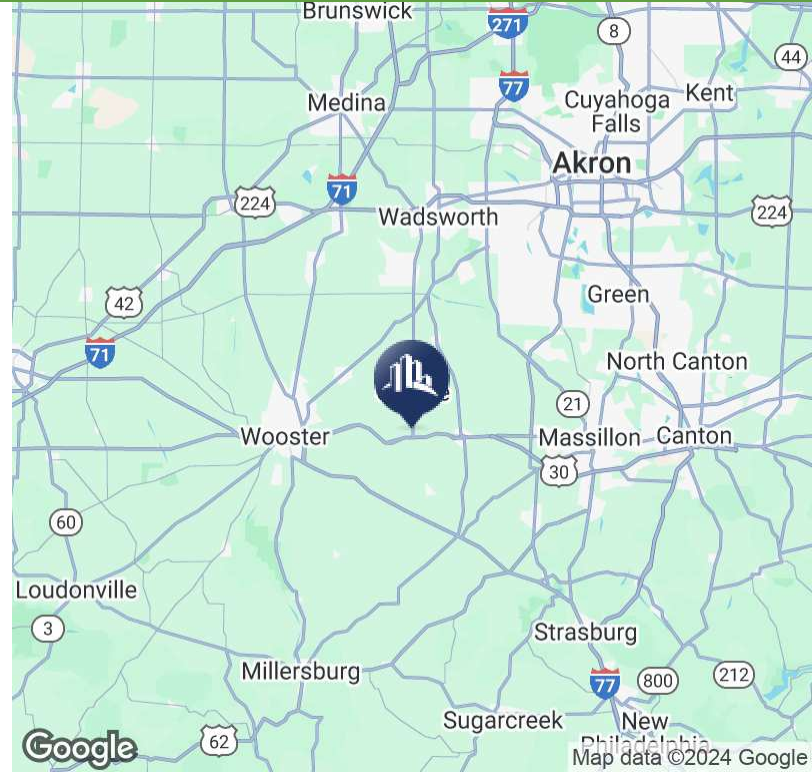


106 Wadsworth Rd.

106 WADSWORTH RD, ORRVILLE, OH 44667

FOR SALE

UNZONED Land



PROPERTY DESCRIPTION

Prime Location: Situated near the high-traffic intersection of Route 30 and Route 57, offering excellent visibility and accessibility.

Proximity to Major Landmarks: Adjacent to new Speedway gas station and .2 mile north of the historic Riceland Golf Course, the oldest privately owned public course east of the Mississippi.

NO ZONING: Would allow retail, industrial, multi-family housing and more!

Strategically Positioned: Close to Smucker's Orrville Headquarters, providing potential business synergy and opportunities.

High Accessibility: Located just off Route 30, the third longest highway in the country, connecting coast to coast, ensuring strong transportation links.

In the Heart of Amish Country: Surrounded by the picturesque and culturally rich landscape of Amish country, adding unique local charm.

Ideal for Development: Vacant land with significant potential for commercial or mixed-use development.

LOCATION DESCRIPTION

Located on Route 57 near the intersection of Route 30 and Route 57, adjacent to a new Speedway Gas Station. It's also accessible from and located on Bixler Rd. off of Route 57 as well as accessible from and located on Vine Dr. off of Route 30.

OFFERING SUMMARY

Sale Price: \$525,000

Lot Size: 7.999 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	60	187
Total Population	67	167	526
Average HH Income	\$59,360	\$65,524	\$74,297



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Each office independently owned and operated.

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FOR SALE

UNZONED Land



Building Name	106 Wadsworth Rd., Orrville, OH 44667
Property Type	Land
Property Subtype	Retail
Building Size	0 SF
Lot Size	7.999 Acres

- No zoning restrictions for flexible development, including but not limited to MULTI-FAMILY HOUSING
- Prime location
- Excellent investment opportunity for retail use, with a proposed truck wash and overnight truck parking
- Potential for high foot traffic and visibility
- Versatile use for a variety of businesses
- Strong potential for long-term growth and success



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Proposed Conceptual - Not Limited to this idea as the land is not zoned, allowing for any need



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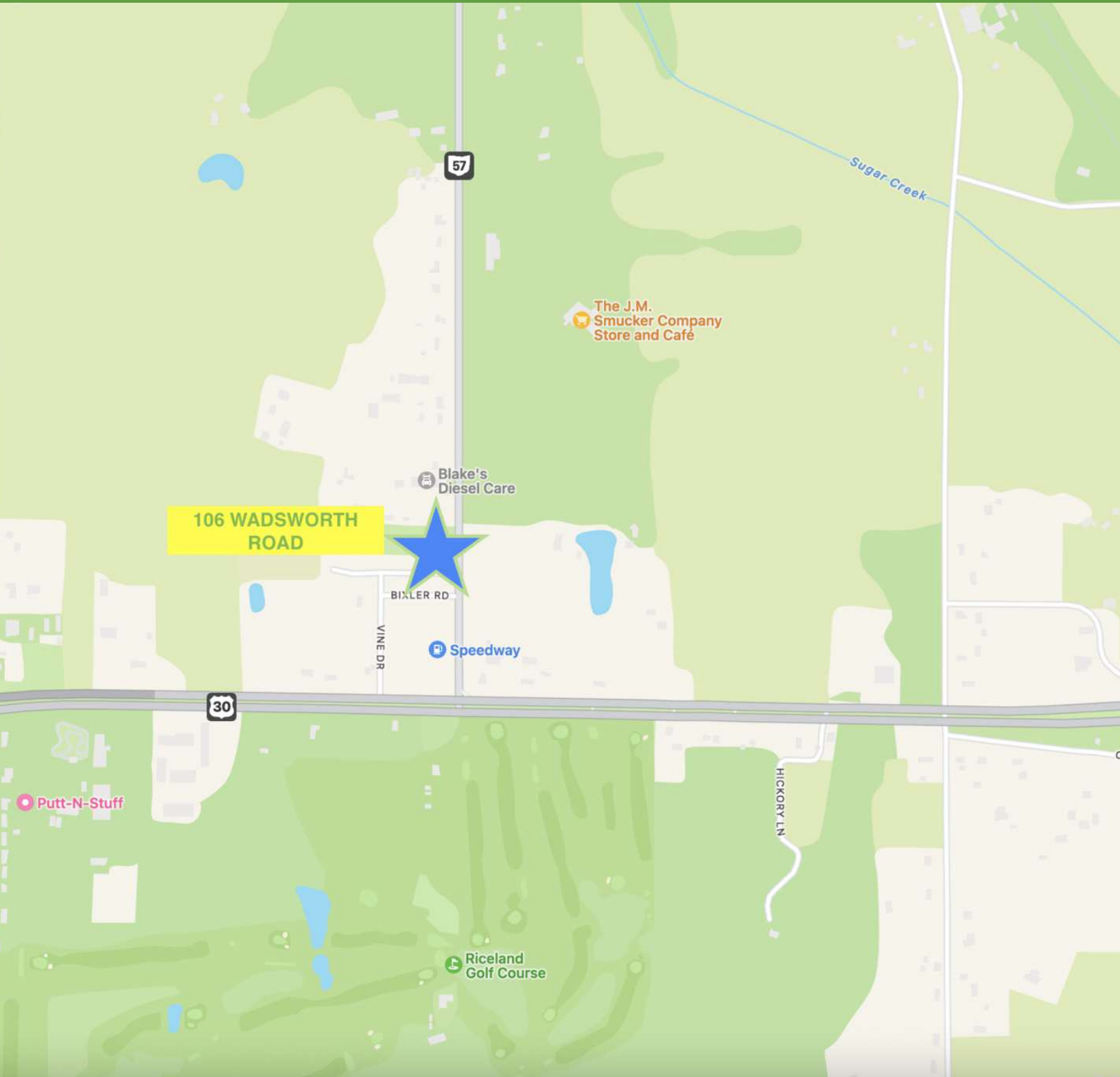
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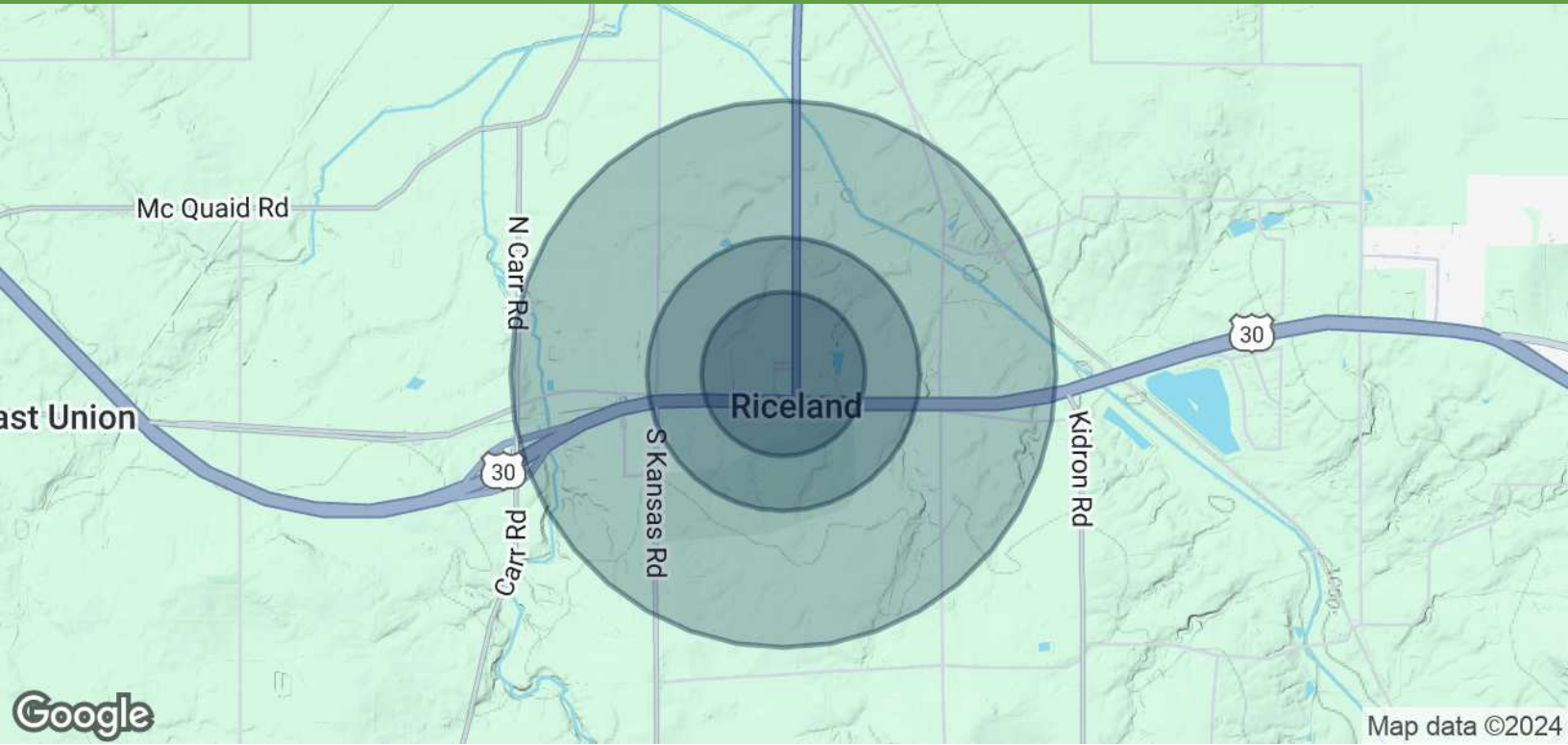
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	67	167	526
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	24	60	187
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$59,360	\$65,524	\$74,297
Average House Value	\$163,079	\$190,759	\$228,787

Demographics data derived from AlphaMap



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