



Conceptual Rendering

**BUILD TO SUIT  
FOR LEASE OR FOR SALE**

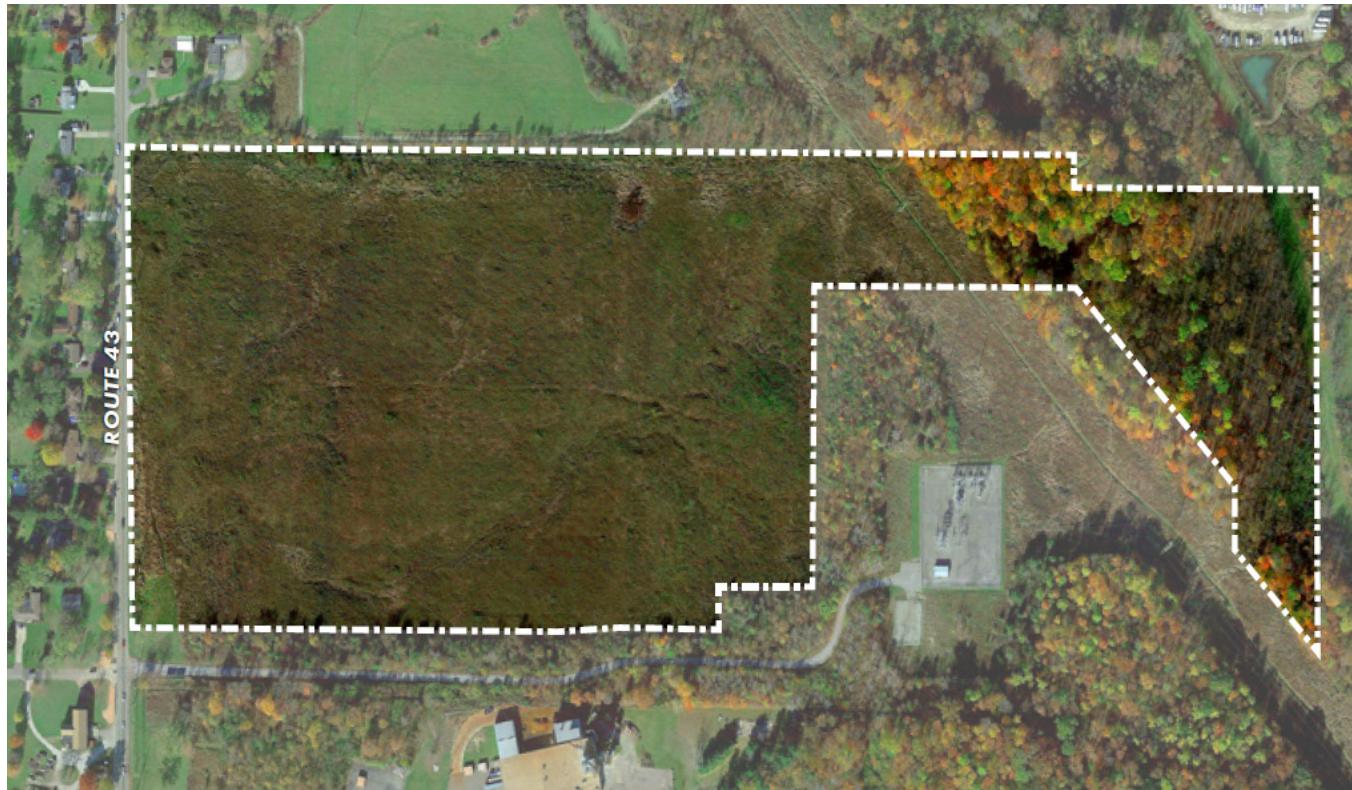
**GATEWAY COMMERCE CENTER**

Route 43 & Gaynelle Ave | Streetsboro, OH 44241

**David Stecker**  
Managing Director  
+1 216 937 1965  
david.stecker@jll.com

# PROPERTY HIGHLIGHTS

- $\pm$  61.1 Acres (divisible)
- Zoning: I-1
- Utilities available to the site
- Close proximity to I-80 and I-48 Easy highway access
- City incentive opportunities
- \$13.00 PSF NNN, reach out to broker for Sale pricing



## DEMOGRAPHICS

### TOTAL POPULATION

1 MILE	5 MILES	10 MILES
<b>6,347</b>	<b>46,521</b>	<b>246,560</b>

### DAYTIME POPULATION

1 MILE	5 MILES	10 MILES
<b>5,806</b>	<b>44,134</b>	<b>248,378</b>

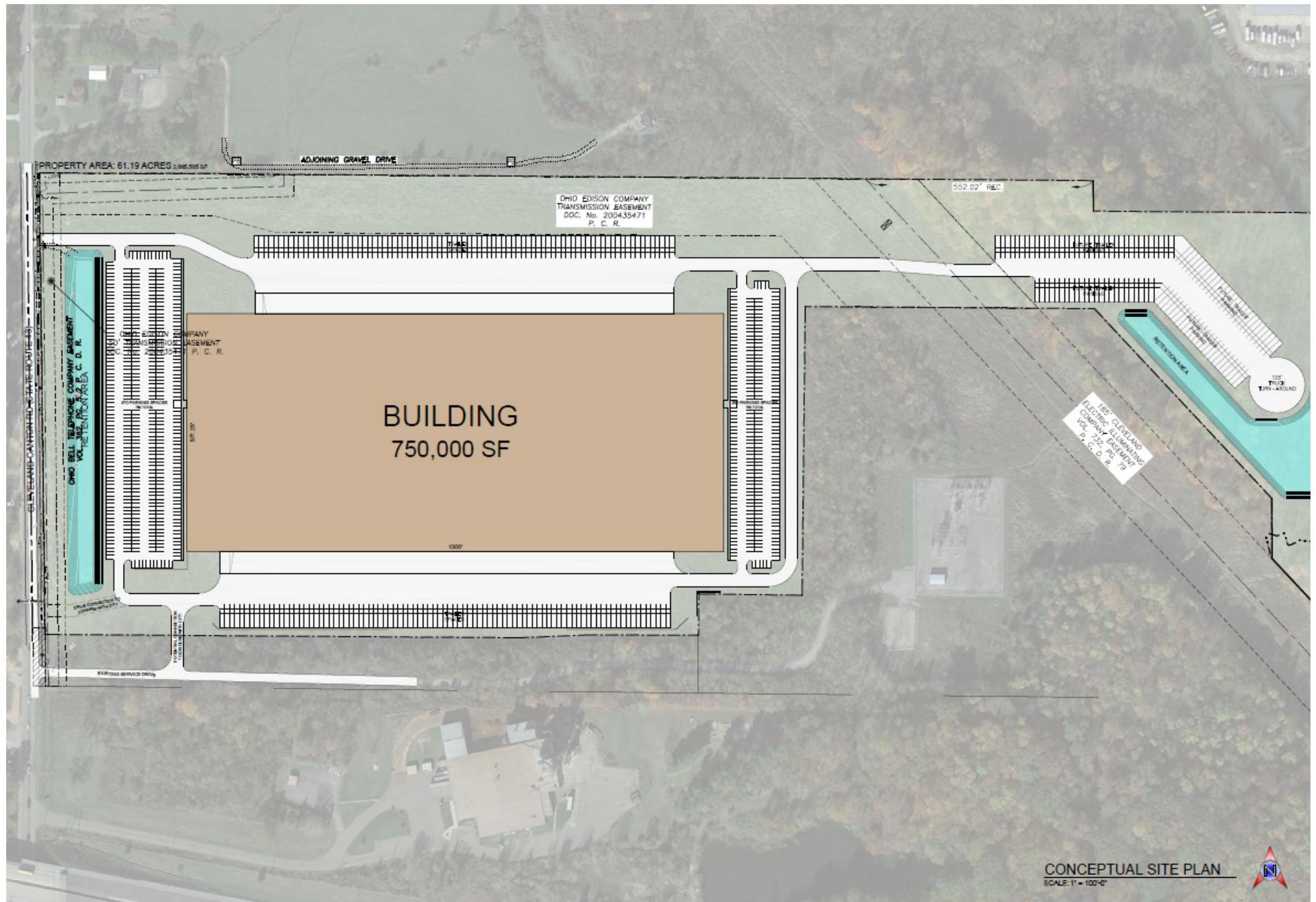
### DAYTIME WORKERS

1 MILE	5 MILES	10 MILES
<b>2,801</b>	<b>22,231</b>	<b>132,099</b>

### AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
<b>\$97,464</b>	<b>\$144,602</b>	<b>\$122,938</b>

# SITE PLAN





For further information, please contact:

**David Stecker**

Managing Director

+1 216 937 1965

[david.stecker@jll.com](mailto:david.stecker@jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.