

NEW ZONING - HIGHWAY SERVICES | SALE

DEVELOPMENT OPPORTUNITY 1.0 & 1.4 Acres

COURTHOUSE COMMONS OUTLOTS
E. STEELS CORNERS DRIVE

Stow, OH 44224

PRESENTED BY:

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SALE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT 1:	1.02 Acre
LOT 1 APN:	5618089
LOT 2:	1.4 Acres
LOT 2 APN:	5619339
ZONING:	C-5 Highway Services

NEW ZONING (C-5 HIGHWAY SERVICES) COURTHOUSE COMMONS OUTLOTS

1.0 - 1.4 acre sites on E. Steels Corners Rd at signalized hard corners, directly off of SR-8. **Newly zoned to C-5, allowing more expansive list of allowable uses, including drive-thru uses, gas stations, recreation and entertainment, etc.**

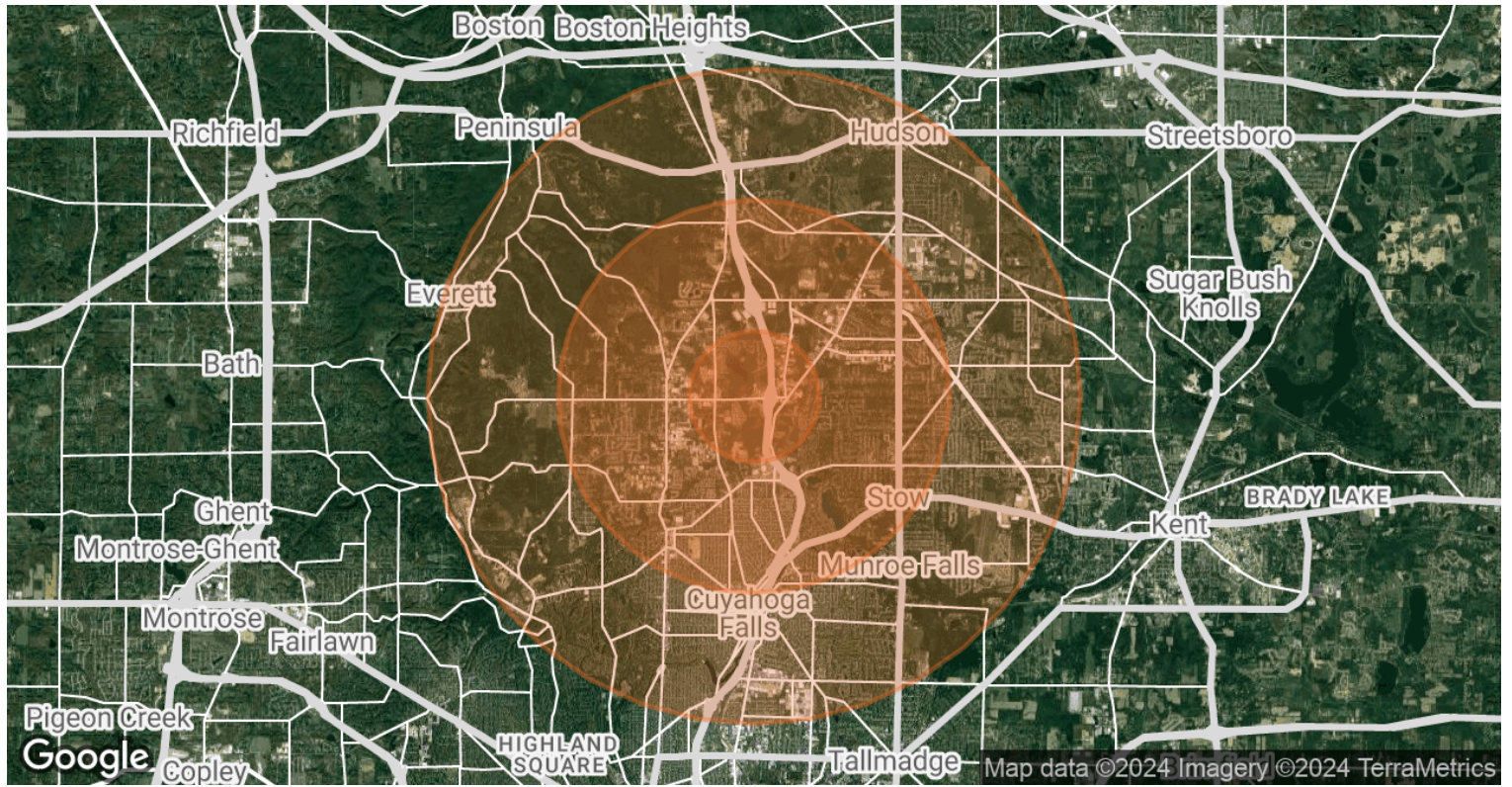
PROPERTY HIGHLIGHTS

- Accessibility: Direct access via SR-8 (0.25 mi. / 1 min.)
- Visibility: +/- 130' and 215' frontage on E. Steels Corners Rd
- Signalized Hard Corners (E. Steels Corners Rd & Steels Pointe)
- Traffic Counts: SR-8 (59,600 VPD) & E. Steels Corners Rd (20,000 VPD)
- 1.4 mi. (3 min.) from Stow's major industrial corridor and 1.6 mi. (4 min.) from Cuyahoga Falls major industrial corridor and close proximity to major area businesses and employers (e.g., Cleveland Clinic Health & Wellness Center, GoJo, Allside, Matco, Americhem, etc.)
- Surrounded by 5 flag hotels
- Located in front of Stow Municipal Courthouse & Stow Professional Center
- 3 mi. (6 min.) from Blossom Music Center (400,000+ visitors per year)
- 55,000+ households & \$65k average HH income (5 mi)

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,542	45,705	130,476
AVERAGE AGE	33.7	39.6	39.3
AVERAGE AGE (MALE)	34.2	38.7	38.0
AVERAGE AGE (FEMALE)	31.9	40.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,547	19,251	55,581
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$68,564	\$70,074	\$65,134
AVERAGE HOUSE VALUE	\$184,415	\$178,145	\$188,144

* Demographic data derived from 2020 ACS - US Census

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