





Green, Ohio

3.01 ACRES
1623 BOETTLER RD.

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|----------------------------|--|
| Address | Sublot #13 of the Boettler Business Park 1623 Boettler Road, Green, Ohio 44685 (Summit County). |
| Nearest Interchange | I-77 and State Rte. 241 (Massillon Road): ½ -mile to the northeast. |
| Size / Uses | 3.01 acres which can accommodate up to 56,832 SF of office or medical space (i.e. 3 stories at 18,944 sf each). Also ideal for restaurant, flex or R&D use. |
| Offered As | For Sale or Build-To-Suit . Property could be split if desired. |
| Dimensions | 318' of frontage along Boettler Road by 413' deep (rectangular) |
| Access | Curb cut directly onto Boettler Road (3-lanes). |
| Zoning | I-1 district allows for the following uses: Retail, restaurant, office, medical, dental, R&D, flex space, warehouse/distribution, light industrial, self-storage, motor vehicle repair or rental, greenhouse/nursery and indoor entertainment. |
| Parcel | # 28-10605 (GR-003-00-03-002-000) |
| Shovel-Ready | The site is shovel-ready. It contains no wetlands, and all utilities are present at the street. The providers for gas, electric, water and sewer are specified below. |
| Natural Gas | Dominion (East Ohio Gas) |
| Electricity | First Energy (Ohio Edison) |
| Water | Aqua Ohio, Inc. (870 Third Street, NW, Massillon, OH 44647) (888) 366-3300 |
| Sewer | Summit County |
| Storm Water | Boettler Business Park master-planned stormwater system (already installed). There is no need for on-site detention ponds since the site's stormwater can be piped directly to an existing retention pond next door. |

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Topography Flat, generally draining to the northeast.

Nearest Municipalities City of Green (downtown): 0.0 miles
City of Akron (downtown): 10.6 miles to the north
City of Tallmadge (downtown): 14.4 miles to the south

Nearest Airports Akron Canton Regional Airport 4.8 miles to the south
Cleveland Hopkins International Airport 48.0 miles to the north

| Demographics | <u>Population</u> | <u>Household Income</u> | <u>Average Age</u> |
|---------------------|-------------------|-------------------------|--------------------|
| 3-mile radius: | 26,470 | \$ 85,281 | 41.2 |
| 5-mile radius: | 74,208 | \$ 80,951 | 41.4 |

Population City of Green: 25,783

Traffic Count ODOT 2018 average daily traffic counts:

- I-77 at SR-241 112,022 cars per day
- SR-241 south of I-77 29,116 cars per day
- Boettler Road 10,107 cars per day

Highest & Best Use

- **Professional office building** (single or multi-tenant up to 56,832 sf)
- **Medical office building**
- **Restaurant**
- **R&D**
- **Flex office**
- **Warehouse / Distribution**

Highlights:

- Easy access to I-77 at the Massillon Road (SR-241) interchange.
- Great visibility and high traffic counts.
- Property could be split into two parcels (via a subdivision replat).
- Located in the heart of Green's growing commercial district.
- Akron Canton Airport (CAK) only 5 miles south on I-77.
- Downtown Akron and Canton each within a 15-minute drive.
- Many restaurants, retailers and hotel accommodations nearby.
- Adjacent to Cleveland Clinic / DaVita Dialysis, Giant Eagle grocery store, Green YMCA, Green High School, and Primrose Schools childcare facility.

for further information, please contact:

TOM WEISE

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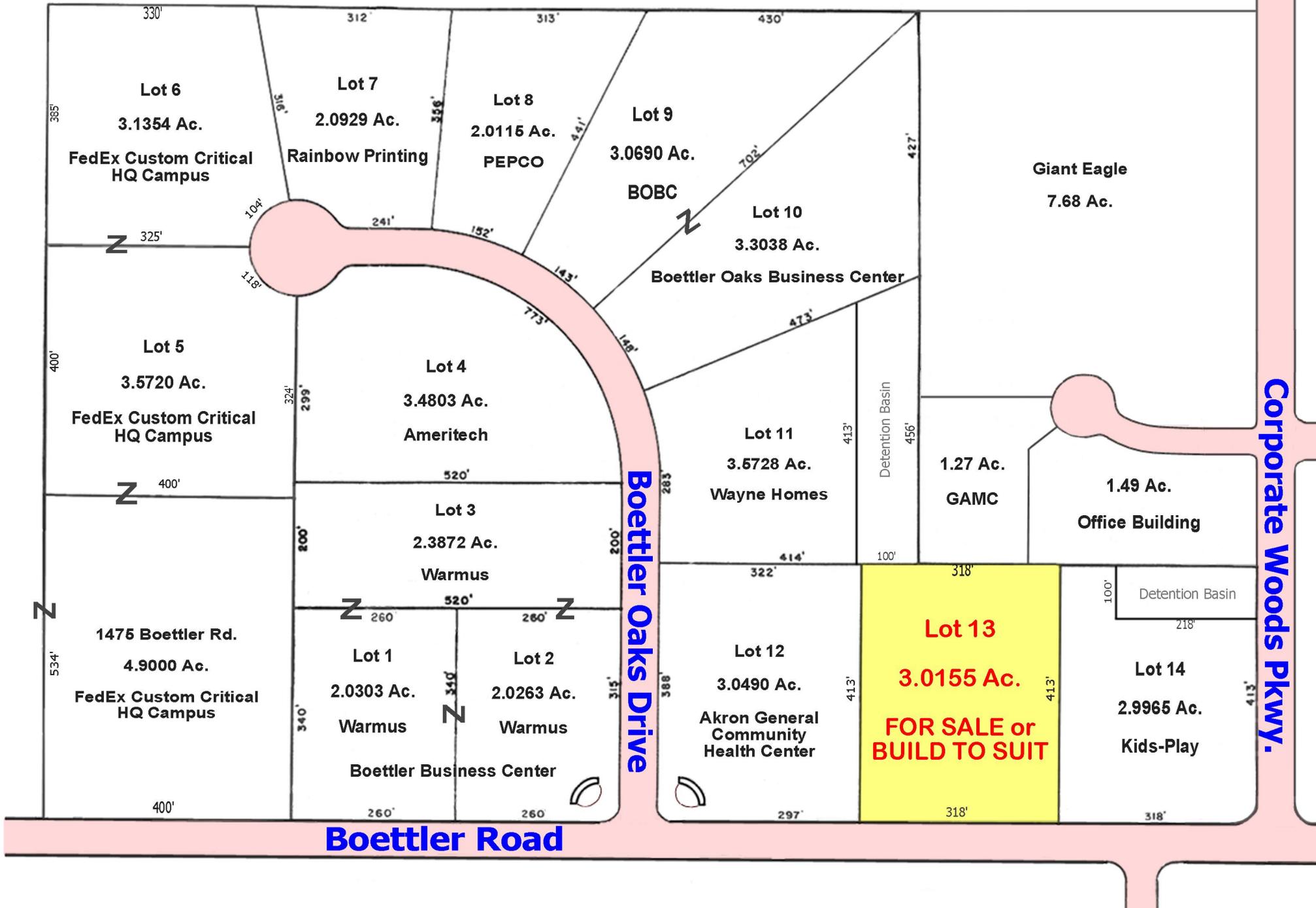
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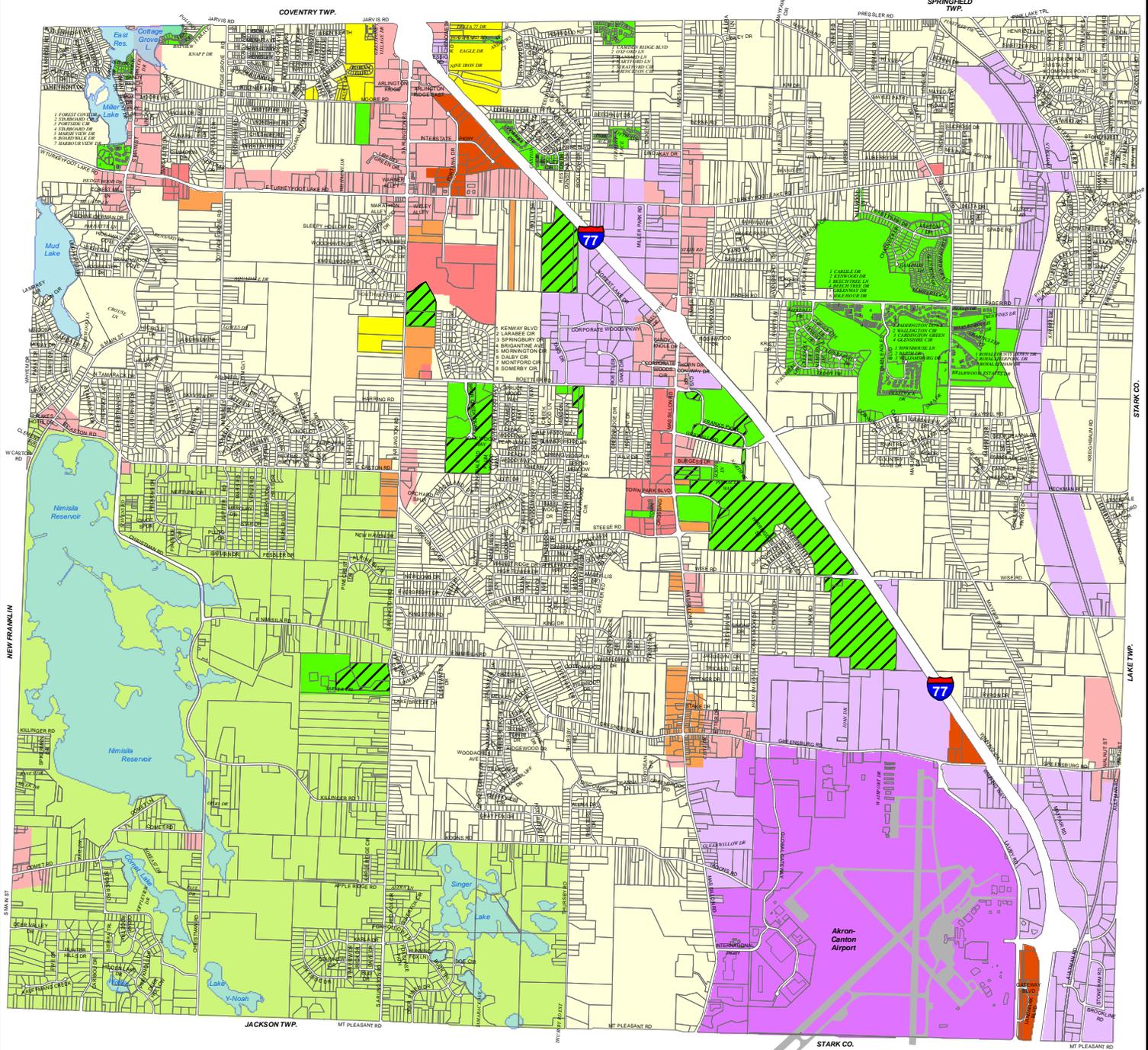


The Schipper Group

Boettler Business Park



City of Green Official Zoning Map



Zoning Districts



General Concept Plan Only



B-1: General Business



B-2: Professional Office



B-3: Neighborhood Business



B-4: Highway Business



B-5: Airport Commerce



I: General Industrial



PD: Planned Development



R-1: Single Family Residential



R-2: Multi-Family Residential



R-R: Rural Residential



| Table 157.085-1: Allowed Uses | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|--|----------------------------|
| Uses P = Permitted C = Conditional | R-R | R-1 | R-2 | B-1 | B-2 | B-3 | B-4 | B-5 | I-1 | PD | Additional Regulations See Section: | |
| Table 157.085-1: Allowed Uses | | | | | | | | | | | | |
| Uses P = Permitted C = Conditional | R-R | R-1 | R-2 | B-1 | B-2 | B-3 | B-4 | B-5 | I-1 | PD | Additional Regulations See Section: | |
| Agricultural Uses | | | | | | | | | | | | |
| Agriculture - animal husbandry and keeping of livestock | P | P | | | | | | | C | P | | 157.086(2) |
| Agriculture - raising of crops | P | P | P | P | P | P | P | P | P | P | P | |
| Nurseries and greenhouses | | | | P | | C | C | C | P | | | |
| Commercial Uses | | | | | | | | | | | | |
| Airport and airport-related facilities | | | | | | | | | P | C | | |
| Banquet halls | | | | P | | | P | P | C | P | | |
| Bars and taverns | | | | P | | C | P | P | C | P | | |
| Bed and breakfast establishments | C | C | C | | | | | | | P | | |
| Day care centers | | | | P | P | P | | | C | C | P | 157.086(5) |
| Day care home, Type A (7 to 12 children, or 4 to 12 children when 4 or more are under two years old) | | | | C | C | C | | | | C | | 157.086(5) |
| Day care home, Type B (1 to 6 children, no 3 children are under two years old) | P | P | P | | | | | | | P | | |
| Drive-through facilities | | | | C | | C | P | P | C | P | | |
| Financial institutions | | | | P | P | P | P | P | P | P | | |
| Funeral homes | | | | P | C | C | P | P | P | | | |
| Hotels and motels | | | | P | | | P | P | C | P | | |
| Kennels | | | | P | | | | | C | P | | 157.086(8) |
| Medical and dental offices | | | | P | P | C | P | P | C | P | | |
| Motor vehicle body repair | | | | C | | | C | | | | | |
| Motor vehicle car washes | | | | P | | | P | P | | | | |
| Motor vehicle fuel sales | | | | P | | C | P | P | | P | | 157.086(3) |
| Motor vehicle rental | | | | P | | | P | P | P | | | |

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|---|---|---|---|---|---|---|---|---|---|---|-----------------------------|
| Motor vehicle repair and service and body repair | | | | P | | | P | P | P | | 157.086(3) |
| Motor vehicle sales | | | | P | | C | P | P | | | |
| Offices | | | | P | P | C | P | P | P | P | |
| Parking lot | | | P | P | P | P | P | P | P | P | |
| Parking lot long term/deck | | | | | | | | P | P | | |
| Personal service establishments | | | | P | C | C | P | P | C | P | |
| Recreation and indoor entertainment facilities | | | | P | | | P | P | P | P | |
| Research facilities and laboratories | | | | P | C | C | P | P | P | P | |
| Restaurants | | | | P | C | C | P | P | P | P | |
| Retail and service commercial uses | | | | P | C | C | P | P | P | P | |
| Self-storage facilities | | | | C | | | | C | P | | 157.086(11) |
| Sexually oriented businesses | | | | | | | P | | | | 157.086(12) |
| Social clubs and fraternal organizations | | | | P | | C | P | P | C | P | |
| Theaters | | | | C | | C | P | P | | P | |
| Veterinarian clinics | | | | P | C | C | P | P | P | | |
| Wireless telecommunications towers | C | C | C | C | C | C | C | C | C | C | 157.086(13) |
| Industrial Uses | | | | | | | | | | | |
| Distribution facilities, truck terminals and warehouses | | | | | | | C | P | P | | |
| Heavy industrial uses | | | | | | | | C | C | | |
| Light industrial uses | | | | | | | | P | P | | |
| Mineral extraction | C | C | C | C | C | C | C | C | C | | 157.086(9) |
| Public and Institutional Uses | | | | | | | | | | | |
| Active parks, playgrounds and recreational facilities | C | C | C | P | P | P | P | P | P | P | 157.086(1) |
| Cemeteries | C | C | C | C | C | C | C | C | C | P | 157.086(4) |
| Community centers and clubhouses | C | C | C | P | C | C | P | P | P | P | |
| Educational facilities (public or private) | C | C | C | P | C | C | P | P | P | P | 157.086(6) |
| Governmental offices and facilities | C | C | C | P | P | P | P | P | P | P | 157.086(7) |
| Hospitals and clinics | | | | P | | | P | P | P | P | |

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| Libraries, museums, galleries and cultural centers | C | C | C | P | P | P | P | P | P | P | |
| Passive parks and conservation areas | P | P | P | P | P | P | P | P | P | P | |
| Public and private utility services | P | P | P | P | P | P | P | P | P | P | |
| Public safety/service facilities | C | C | C | P | C | C | P | P | P | P | 157.086(7) |
| Religious places of worship | C | C | C | C | C | C | C | C | C | P | |
| Residential Uses | | | | | | | | | | | |
| Adult family homes (3 to 8 adults) | P | P | P | C | | C | C | | C | P | |
| Adult family homes, transitional (3 to 6 adults) | C | C | C | C | | C | C | C | C | P | |
| Adult group homes (9 to 16 adults) | | | C | C | | C | C | | C | P | |
| Children group homes (maximum of 10 children) | C | C | C | C | | C | C | | C | P | |
| Multi-family dwellings | | | P | | | | | | | P | |
| Nursing homes and assisted living facilities | | | C | C | | | | | | P | 157.086(10) |
| Open space subdivisions | P | PC | C | | | | | | | P | |
| Single-family dwellings | P | P | P | | | | | | | P | |
| Two-family dwellings | | C | P | | | | | | | P | |