





Green, Ohio

The Schipper Group

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Akron, OH 44308-1314
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3.0 ACRES
1623 BOETTLER RD.

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 retail, restaurant or hotel use.
Offered As	For Sale or Build-To-Suit
Dimensions	318' of frontage along Boettler Road by 413' deep (rectangular)
Access	Curb cut directly onto Boettler Road (3-lanes).
Zoning	I-2 (retail, restaurant, office, medical, warehouse or light industrial)
Max. Coverage	67% (33% open space required)
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**
- **Retail** (stand-alone or multi-tenant)
- **Hotel**
- **Restaurant**
- **Flex-space** (light manufacturing / warehouse)

Highlights:

- Easy access to I-77 at the Massillon Road (SR-241) interchange.
- Great visibility and high traffic counts.
- 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.
- Restaurant, retail and hotel accommodations nearby.
- Adjacent to medical office (Summa, Cleveland Clinic, DaVita), the Green YMCA, Green High School, and KidsPlay Academy childcare facility.

for further information, please contact:

TOM WEISE

(330) 434-8355 ext. 203

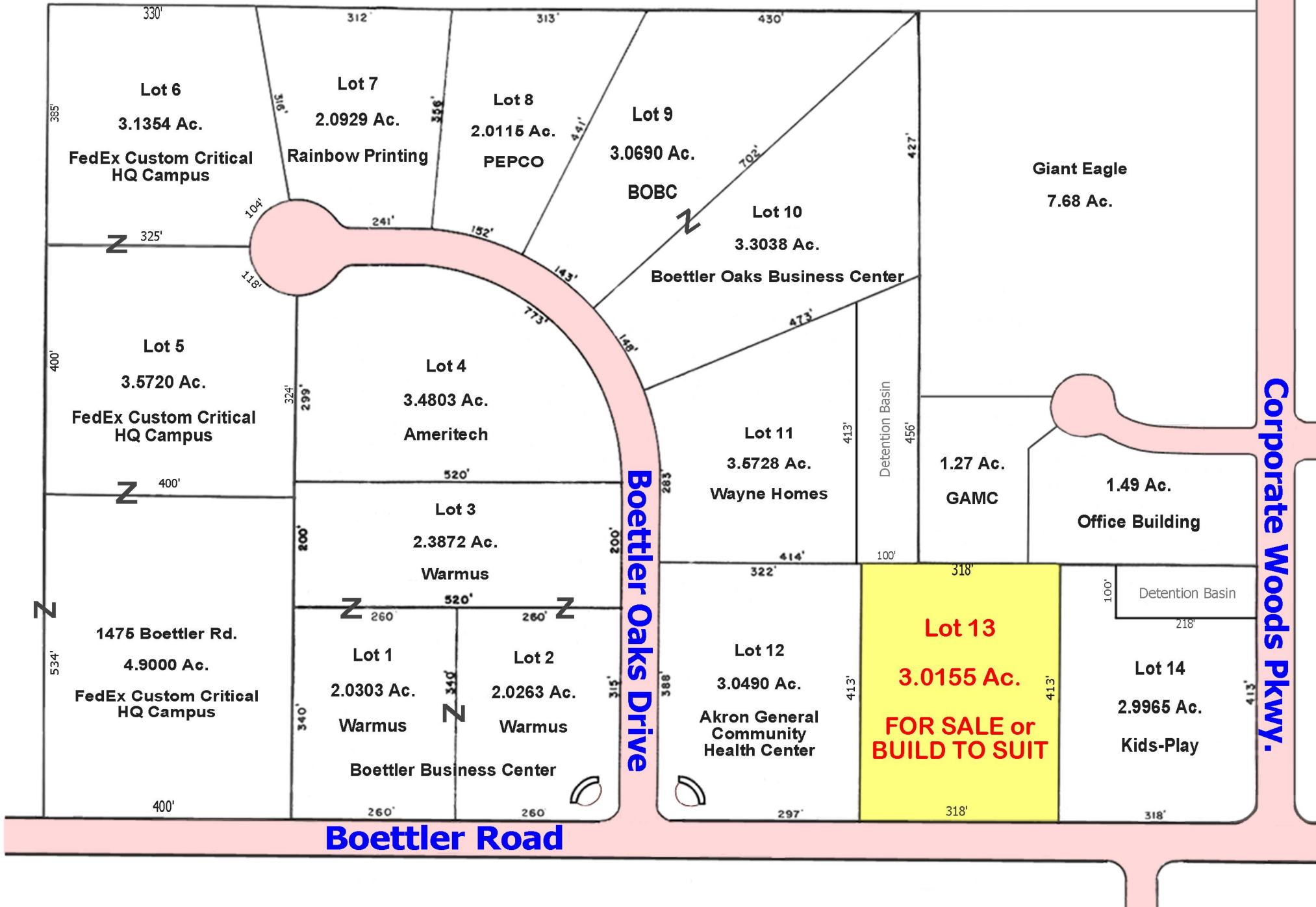
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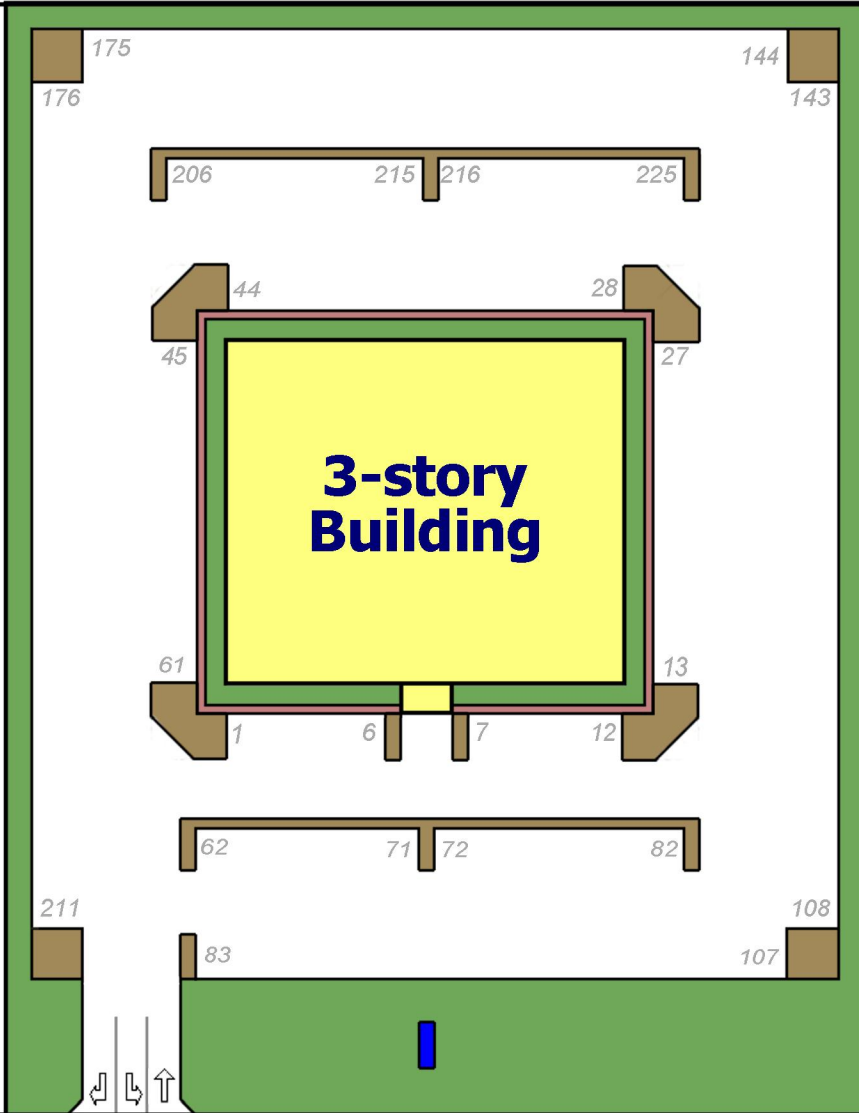
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Boettler Business Park





*existing Kids-Play
child-care center*

Option-1 (as drawn):
148' x 128' = 18,944 sf
x 3 stories = 56,832 sf
with 211 parking spaces

Option-2:
148' x 110' = 16,280 sf
x 3 stories = 48,840 sf
with 231 parking spaces

Option-3:
148' x 92' = 13,616 sf
x 3 stories = 40,848 sf
with 251 parking spaces

Corporate Woods Pkwy.

1623 Boettler Rd.
3.01 acres

Boettler Rd.

Example of a 3-story building containing 42,000 sq. ft.
(130 Springside Drive, Akron, Ohio)



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