

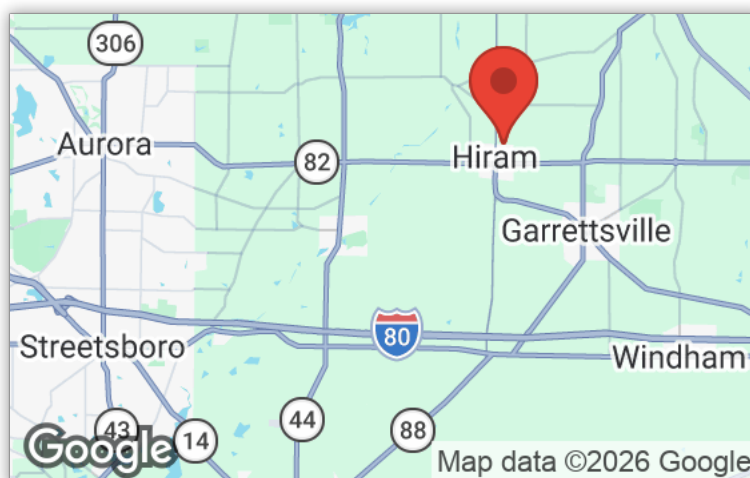


FOR SALE
CONSTANCE AVENUE
HIRAM, OH 44234
SALE PRICE: \$325,000



PROPERTY HIGHLIGHTS

- Available: ±30 Acres with lot divisibility potential
- Price per Acre: \$13,345/AC
- Adjacent to Mantaline Corporation (Polymer Manufacturer) and Hiram College
- One of only two industrial sites in the Village of Hiram
- Utilities: Available at the site
- Zoning: I-Light Industrial District, Village of Hiram
- Location: Equidistant to Cleveland, Akron, and Youngstown
- Annual Real Estate Taxes: \$1,424.12



LISTING AGENTS

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±30 AC OF INDUSTRIAL LAND AVAILABLE IN HIRAM, OH



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PROPERTY OVERVIEW

For industrial users seeking to establish a presence in Northeast Ohio, this site presents a rare opportunity for development as one of only two industrially zoned sites within the Village of Hiram. Zoned Light Industrial, the property permits a variety of uses, including manufacturing, wholesaling, and distribution. The site is located adjacent to Hiram College, creating a unique opportunity to collaborate with a reputable, accredited university. Utilities are available at the site, with public water and wastewater services provided by the Village of Hiram. The property is roughly equidistant from Cleveland, Akron, and Youngstown. Given its divisibility potential, the site presents an intriguing opportunity for an owner-user to maximize value and offset development costs. Located within the welcoming community of Hiram, Ohio, the property offers users the ability to grow their operations in a supportive environment and convenient access across Northeast Ohio.

LOCATION OVERVIEW

The property has immediate access to OH-Route 82 and is 10 minutes from the Ohio Turnpike (I-80), providing connectivity across Northeast Ohio markets including Cleveland, Akron, and Youngstown.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,135	4,488	13,638
Total Units	406	1,684	5,532
Median Income	\$93,439	\$97,091	\$82,462

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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Conceptual Topography

