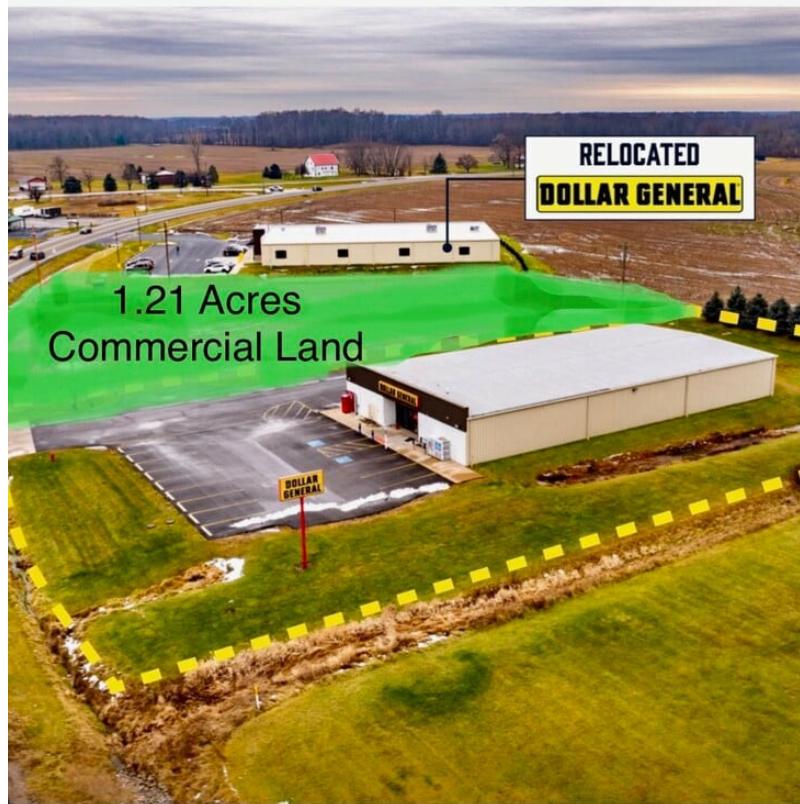


Commercial Land. WST

US State Route 20 (Hyde Street), Wakeman, OH 44889

Wes Taylor
WST
N Ridge Rd, Sheffield Twp, OH 44053
wesley_taylor@icloud.com
(440) 412-6031

VIEW



1.21 Acres
Commercial Land

Price: Upon Request

Property Type: Land

Property Subtype: Commercial

Proposed Use: Commercial

Sale Type: Investment

Total Lot Size: 1.21 AC

Sale Conditions: Sale Leaseback

No. Lots: 1

Zoning Description: C-2

APN / Parcel ID: 50-055C-08-006-0000

Commercial Land. WST

Upon Request

Commercial land currently being used for agriculture approximately 1.21 acres(Additional 20+ acres available). The lot is slightly graded to the front- good drainage. Shared access entrance with Hardware Store. The previous Dollar General store(now a hardware...

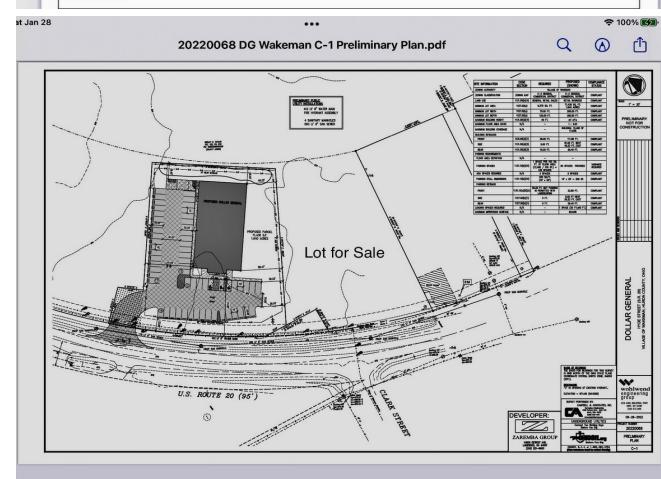
Summit Raceway Park is just 6 miles to the west and attracts 200,000+ visitors annually between the months of May through October.

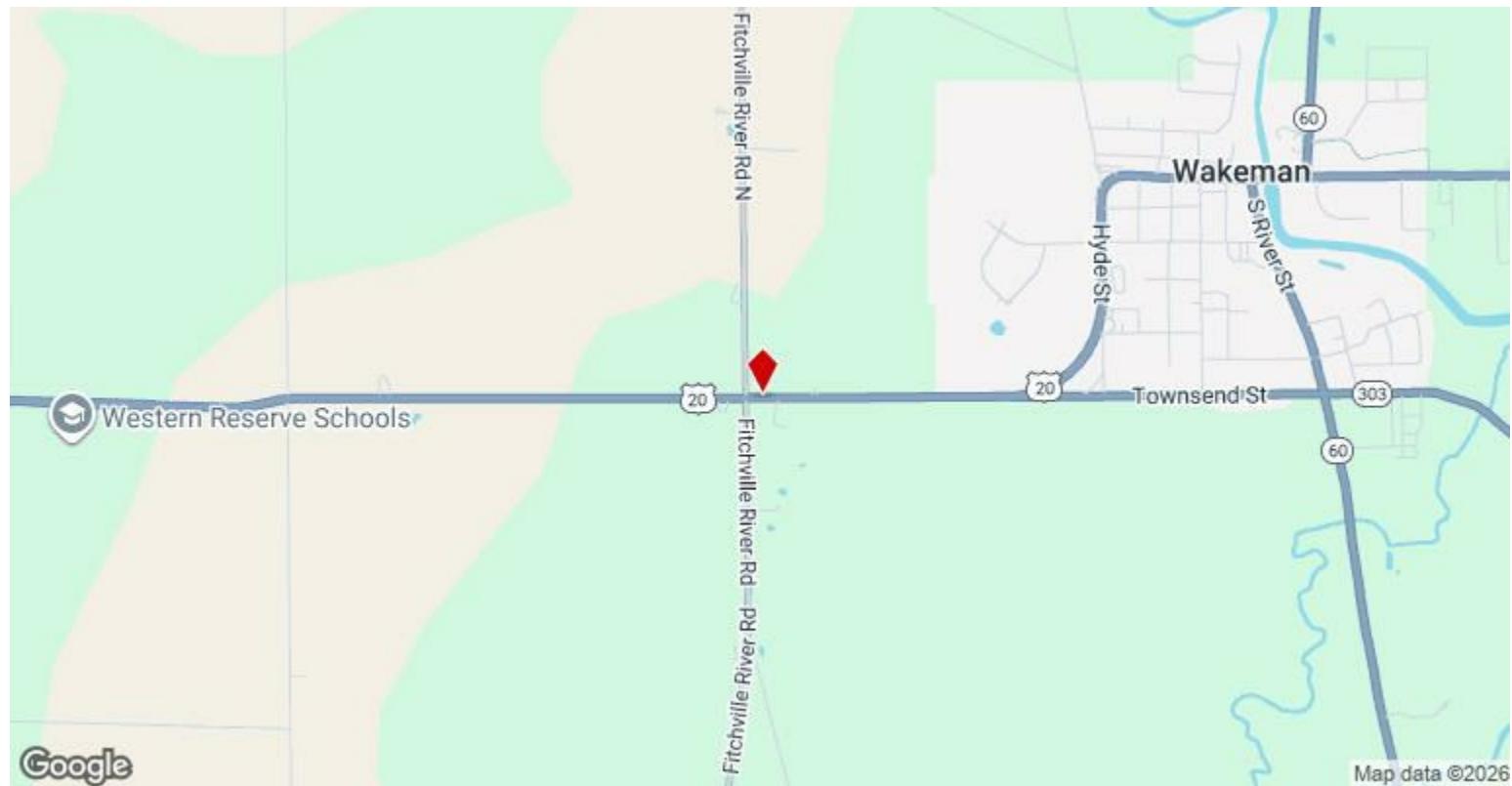
Commercial Land approximately 1.21 acres, Wakeman Village
Commercial...

- Will Consider Ground Lease/Leasehold Daily Traffic Count 4796
- Existing Shared Entry Access
- Commercial Land C-2 zoning: approximately 40 minute drive from Cleveland
- Seller is Principal Owner: Brokers add your fee to selling price.
- Auto Parts Store, Professional Office Building, Hotel, Restaurant, Bank location?
- WST Commercial Real Estate Investment & Sales: Contact email Wesley_Taylor@icloud.com



Wakeman Village, Ohio Commercial Land





US State Route 20 (Hyde Street), Wakeman, OH 44889

Commercial land currently being used for agriculture approximately 1.21 acres(Additional 20+ acres available). The lot is slightly graded to the front- good drainage. Shared access entrance with Hardware Store. The previous Dollar General store(now a hardware store) adjacent to this lot sold for \$668,094.00 in February 2018. Three phase electrical power at site(electrical substation less than 1 mile from property). Text for more information 440-412-6031 mobile. Email Wesley_Taylor@icloud.com

DEMOGRAPHICS

	10 MINUTES	20 MINUTES	30 MINUTES
2023 Population - Current Year Estimate	6,201	75,845	274,007
2028 Population - Five Year Projection	6,165	75,623	275,337
2023 Daytime Population	4,252	64,969	249,475
2023 Households - Current Year Estimate	2,456	30,399	112,613
2023 Average Household Income	\$88,600	\$88,828	\$83,866
2028 Average Household Income Projection	\$98,965	\$100,261	\$95,892
2023 Median Household Income	\$69,642	\$66,910	\$61,095
2023 Population Over 25	4,560	53,635	196,790



Wakeman Village Sign View

Property Photos



Route 20 View Looking North



Route 20 Northbound