



SIGNALIZED COMMERCIAL OUTLOTS IMMEDIATE SR-8 ACCESS | FLEXIBLE C-5 ZONING

1.0 & 1.4 Acre Development Sites | For Sale

1.0 - 1.4 Outlots | SR-8 - E. Steels Corners Rd, Stow, OH 44224



OFFERING SUMMARY

SALE PRICE: Subject to Offer

LOT 1: 1.02 Acre

LOT APN: 5618089

LOT 2: 1.4 Acres

LOT 2 APN: 5619339

ZONING: C-5 Highway Services

PROPERTY HIGHLIGHTS

- Signalized commercial outlots located along E. Steels Corners Rd, immediately off the SR-8 interchange.
- Flexible C-5 zoning permits a broad range of commercial uses, including drive-thru, fuel/convenience, recreation/entertainment, retail, service and other commercial uses.
- High-visibility locations at E. Steels Corners Rd & Steels Pointe, with approximately 130' of frontage on Lot 1 and 215' on Lot 2.
- Strong traffic exposure with approximately 59,600 VPD on SR-8 and 20,000 VPD on E. Steels Corners Rd.
- Strategically located approximately 1.4 miles from Stow's major industrial corridor and 1.6 miles from Cuyahoga Falls' major industrial corridor.
- Close proximity to major area employers and businesses including Cleveland Clinic Health & Wellness Center, GOJO, Alside, Matco Tools and Americhem.
- Five national-brand hotels located in the immediate area.
- Positioned directly in front of the Stow Municipal Courthouse and Stow Professional Center, supporting additional daytime traffic and activity.
- Approximately 3 miles / 6 minutes from Blossom Music Center, which attracts 400,000+ visitors annually.
- Strong surrounding demographics with 55,000+ households and \$65,000 average household income within five miles.



Aaron Davis
Senior Advisor
C: 330.221.7297
aaron.davis@svn.com



Nichole Booker, PhD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com





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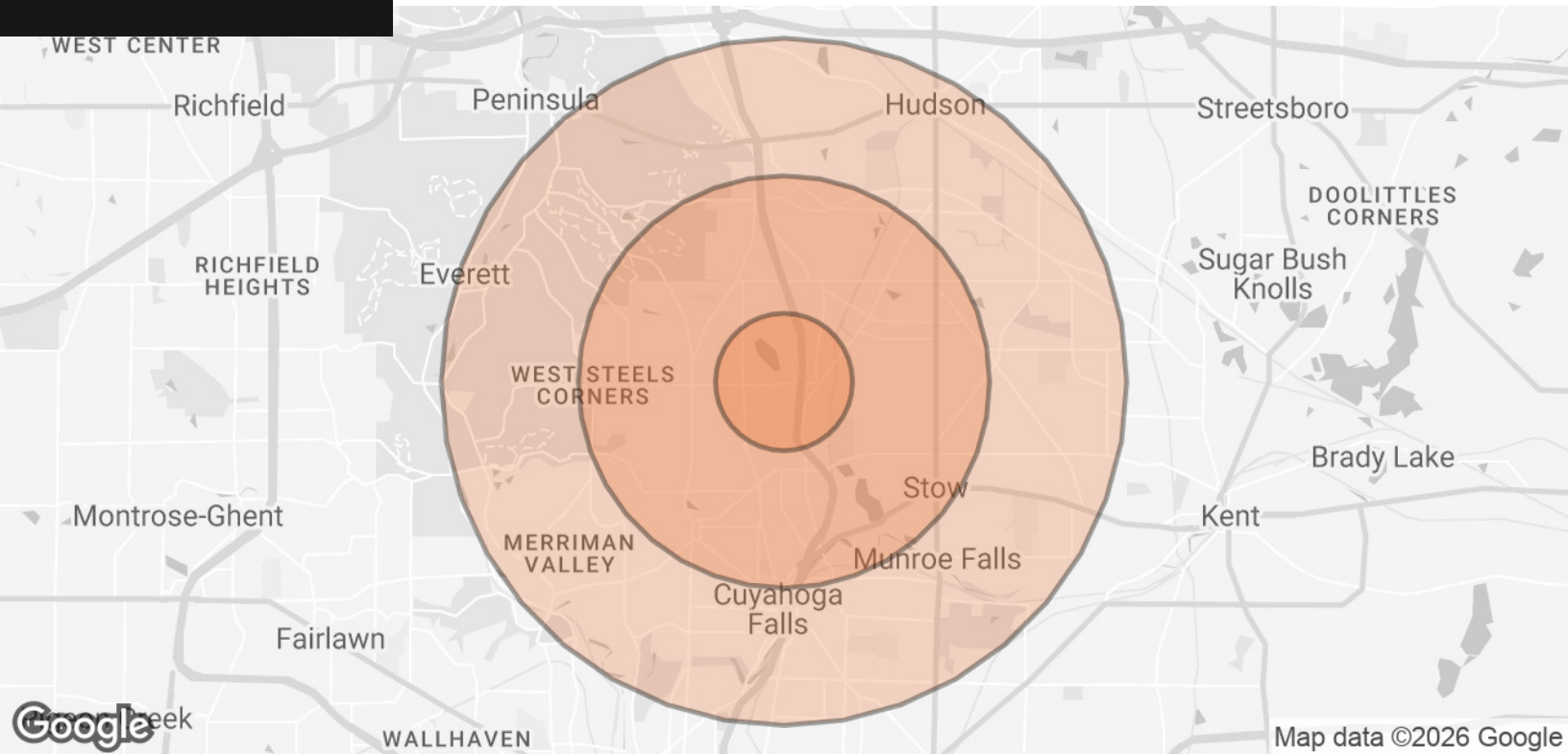




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,542	45,705	130,476
AVERAGE AGE	33.7	39.6	39.3
AVERAGE AGE (MALE)	34.2	38.7	38
AVERAGE AGE (FEMALE)	31.9	40.7	40.9

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

2020 American Community Survey (ACS)



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