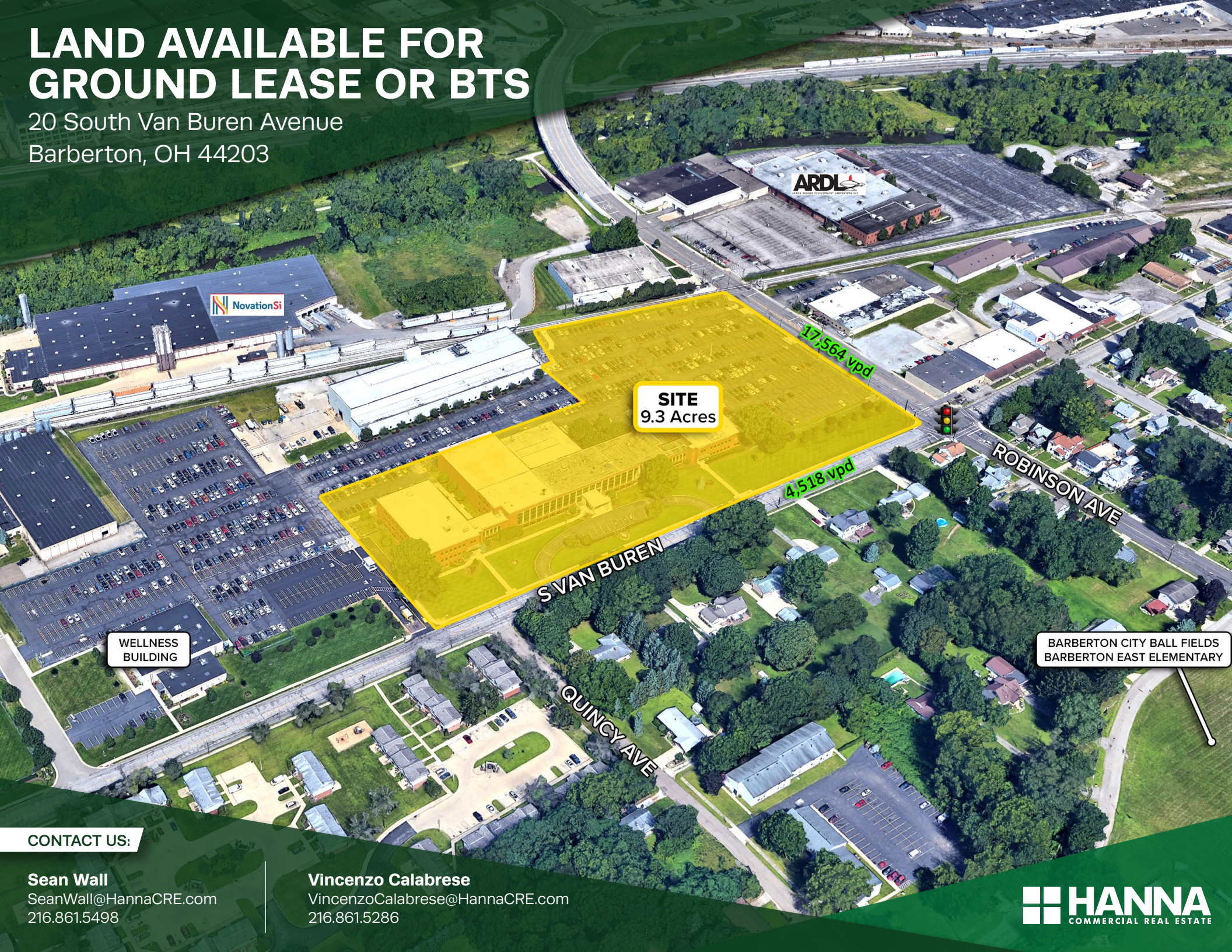


LAND AVAILABLE FOR GROUND LEASE OR BTS

20 South Van Buren Avenue
Barberton, OH 44203



SITE
9.3 Acres

17,564 vpd

4,518 vpd

ROBISON AVE

S VAN BUREN

QUINCY AVE

WELLNESS
BUILDING

BARBERTON CITY BALL FIELDS
BARBERTON EAST ELEMENTARY

ARDL
REAL ESTATE DEVELOPMENT GROUP, LLC

NovationSi

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HANNA
COMMERCIAL REAL ESTATE

LAND AVAILABLE FOR GROUND LEASE OR BTS

20 S. Van Buren Ave., Barberton, OH 44203

PROPERTY OVERVIEW

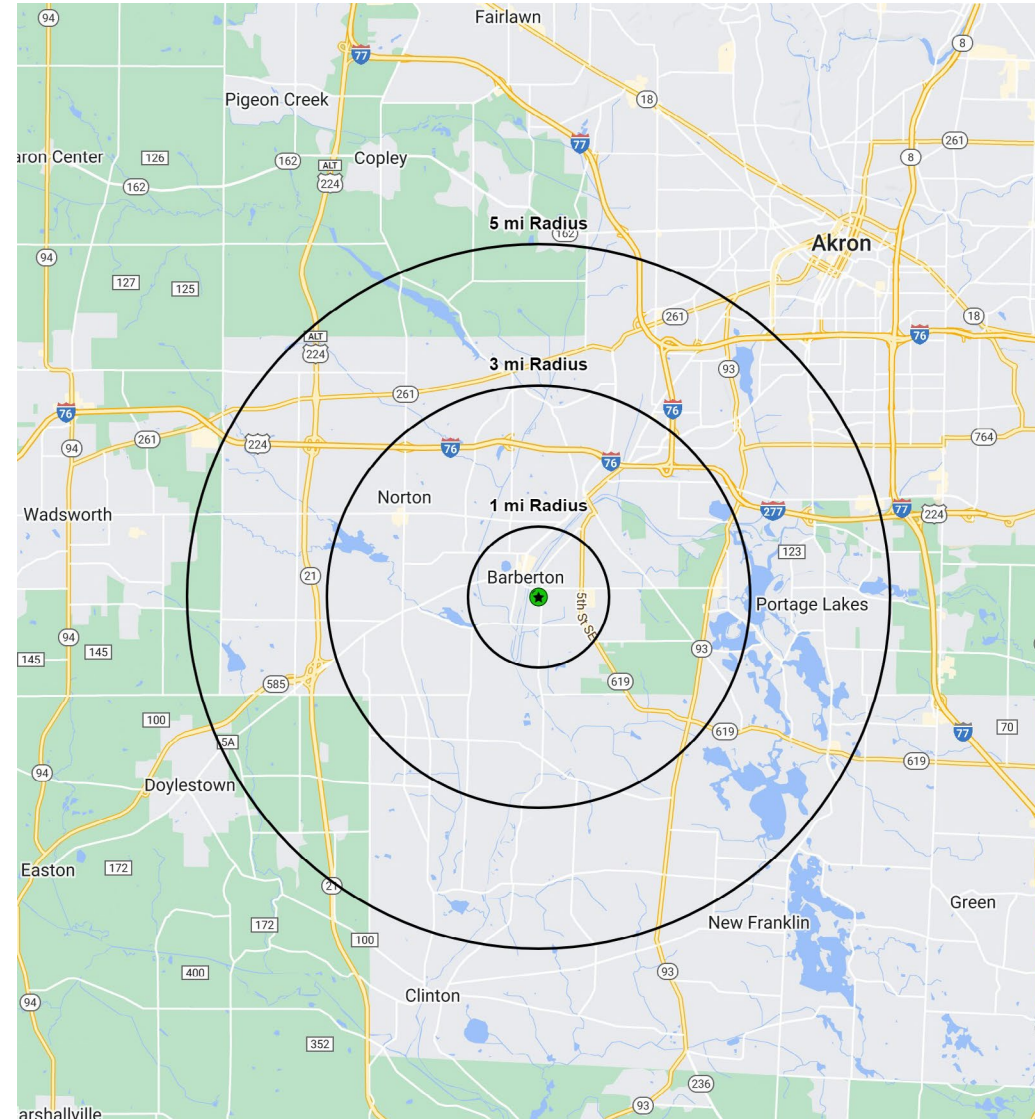
- 9.3 Acres pad site available for Ground Lease or BTS
- Over 22,000 VPD pass the site daily and a population of over 42,000 within a 3 mile radius
- Nearby retailers include Giant Eagle, Marc's, Big Lots, Planet Fitness, CVS, and many more!
- Located at a corner traffic light with great access and visibility
- Flexible zoning (currently I1 – Industrial)

2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	8,735	42,902	92,679
Households	3,881	18,833	40,540
Median HH Income	\$45,088	\$59,672	\$59,869
Average HH Income	\$59,110	\$81,889	\$79,431
Daytime Population	6,760	18,246	31,029

[View in Google Maps](#)

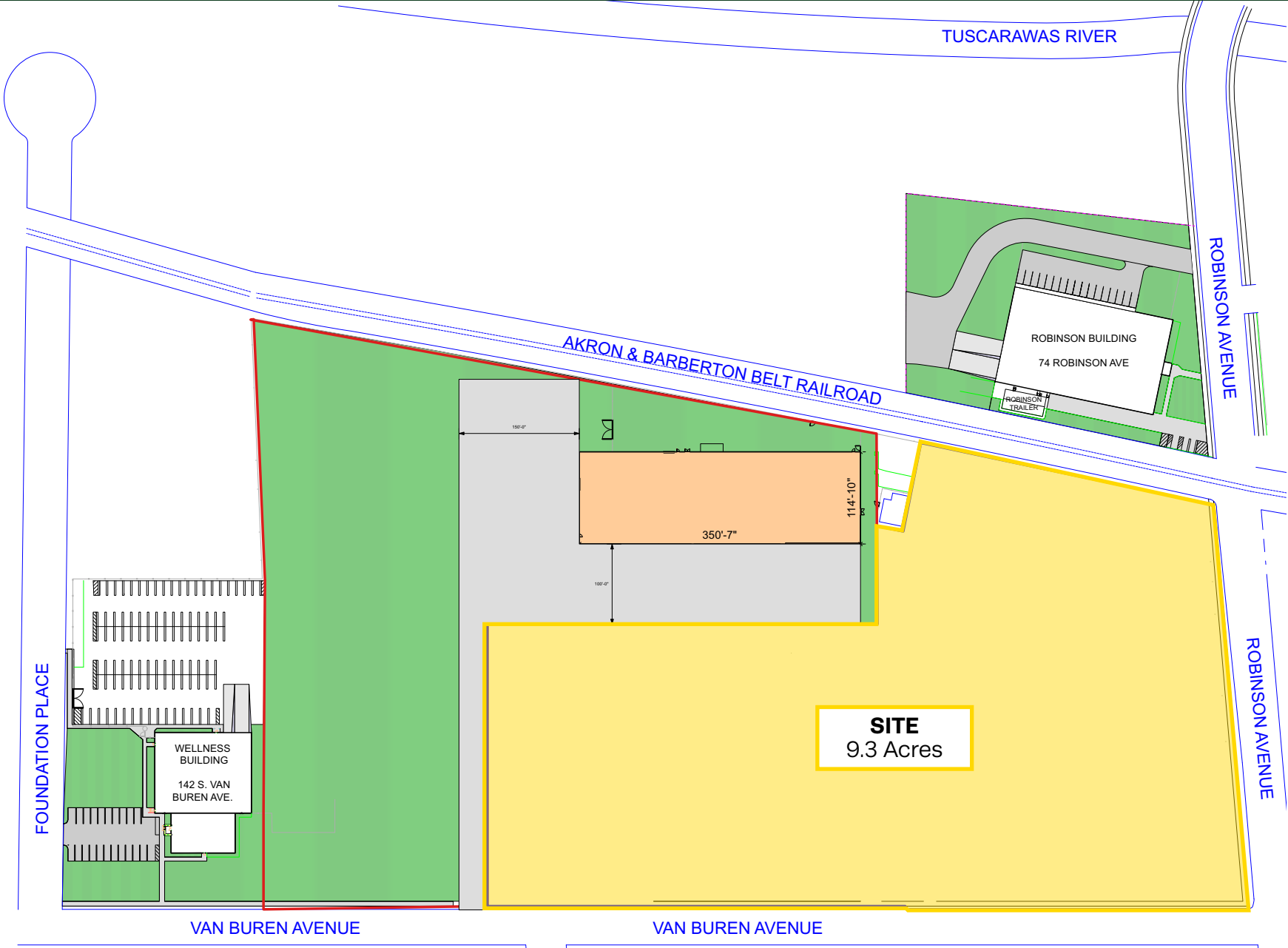
LOCATION OVERVIEW



LAND AVAILABLE FOR GROUND LEASE OR BTS

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SITE PLAN



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LAND AVAILABLE FOR GROUND LEASE OR BTS

MACRO AERIAL

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