

**80 ACRES FOR SALE**

# Rittman Industrial Site

**100 SOUTH INDUSTRIAL AVENUE**

Rittman, OH 44270

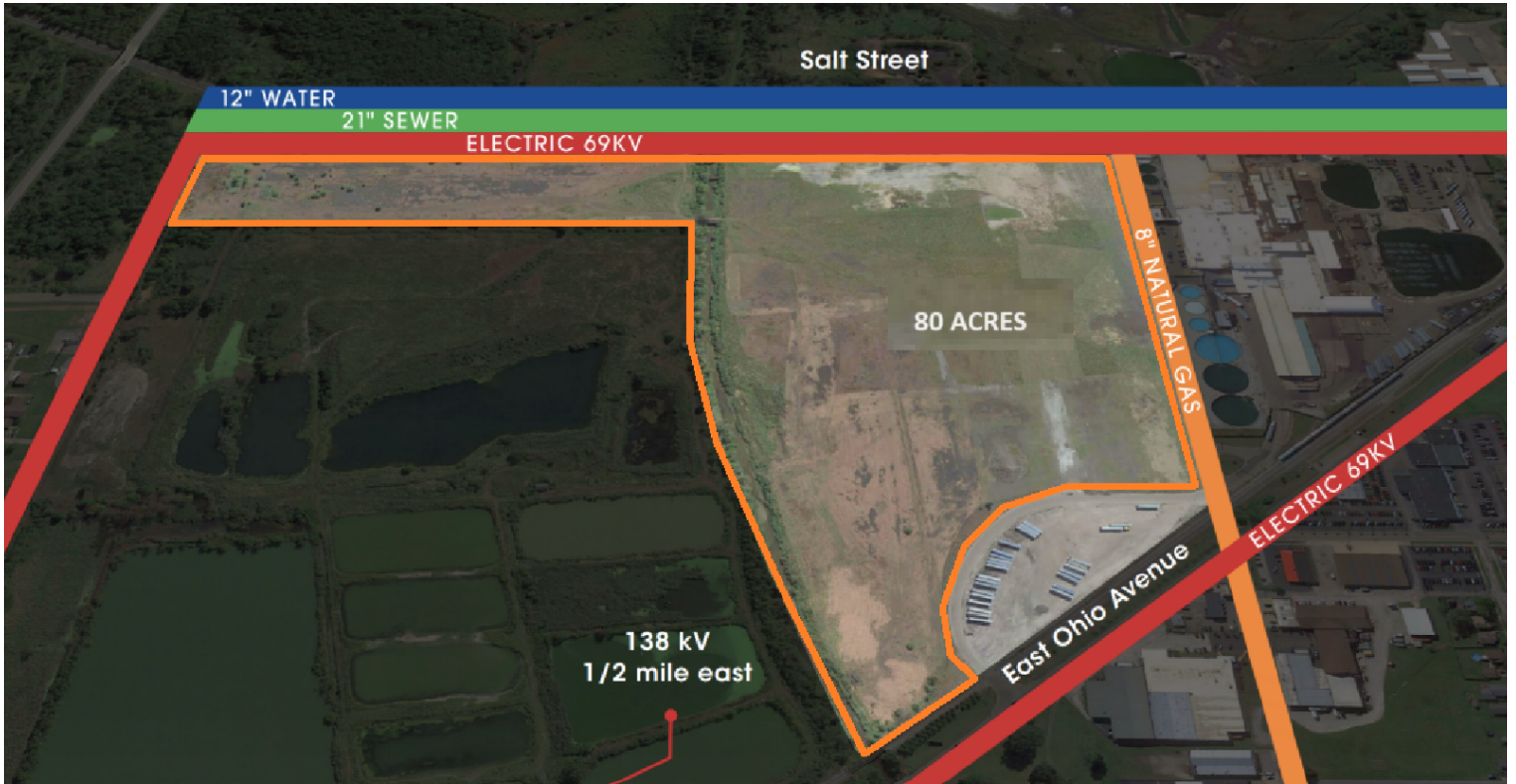
**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,375,000
<b>LOT SIZE:</b>	80 Acres
<b>PRICE / ACRE:</b>	\$30,000
<b>ZONING:</b>	M-2, Heavy Industrial
<b>ELECTRIC:</b>	FirstEnergy
<b>NATURAL GAS:</b>	Columbia Gas
<b>WATER &amp; SEWER:</b>	City of Rittman
<b>RAIL:</b>	CSX, Wheeling & Lake Erie

## PROPERTY DESCRIPTION

The Subject Property, former home to Carastar Rittman paperboard consists of approximately 80 acres remediated land zoned M-2 , Heavy Industrial at 100 Industrial Ave in Rittman, Ohio. Approximately 5 miles from Interstate-76 for superior access to Interstate 71, and State Route 224.

## PROPERTY HIGHLIGHTS

- Federal Opportunity Zone
- Proximity to Cleveland, Akron, and Canton
- Site remediation completed and the property has received a Covenant Not To Sue from Ohio EPA
- Ohio DNR permits for two existing industrial groundwater supply wells
- Wetlands Delineation completed
- Endangered Species Analysis conducted
- Adjacent to Morton Salt

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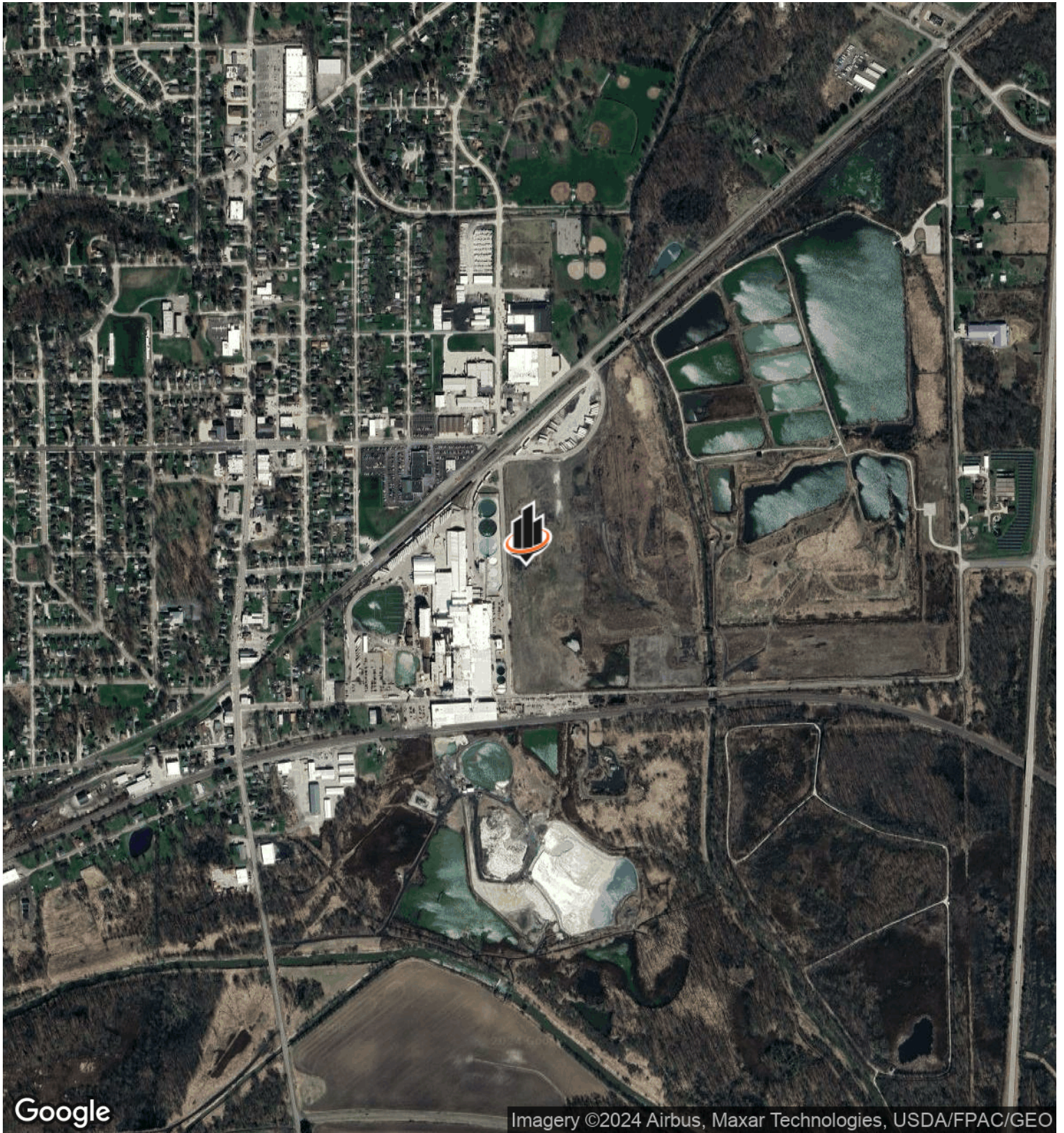
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# LOCATION MAP



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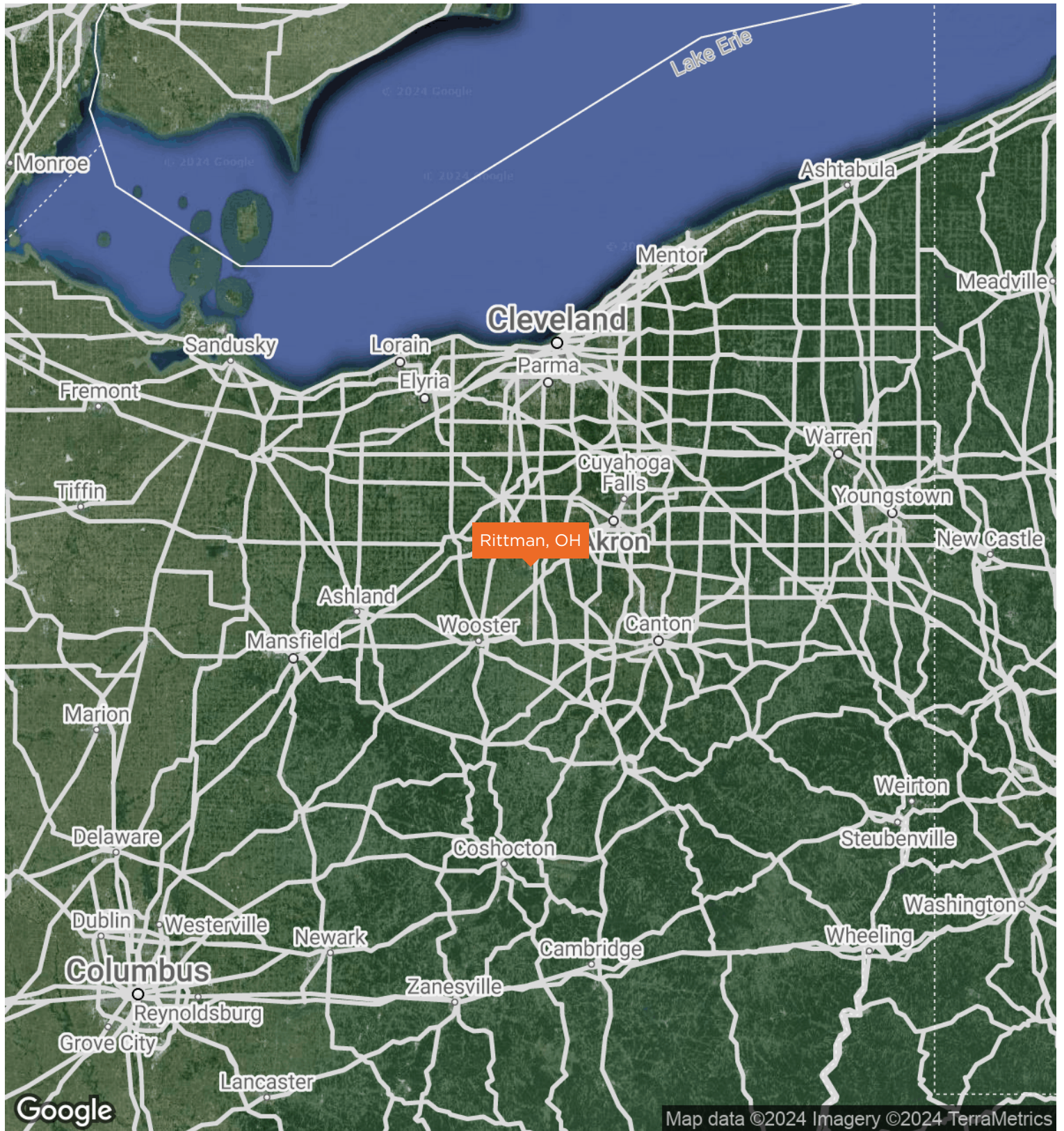
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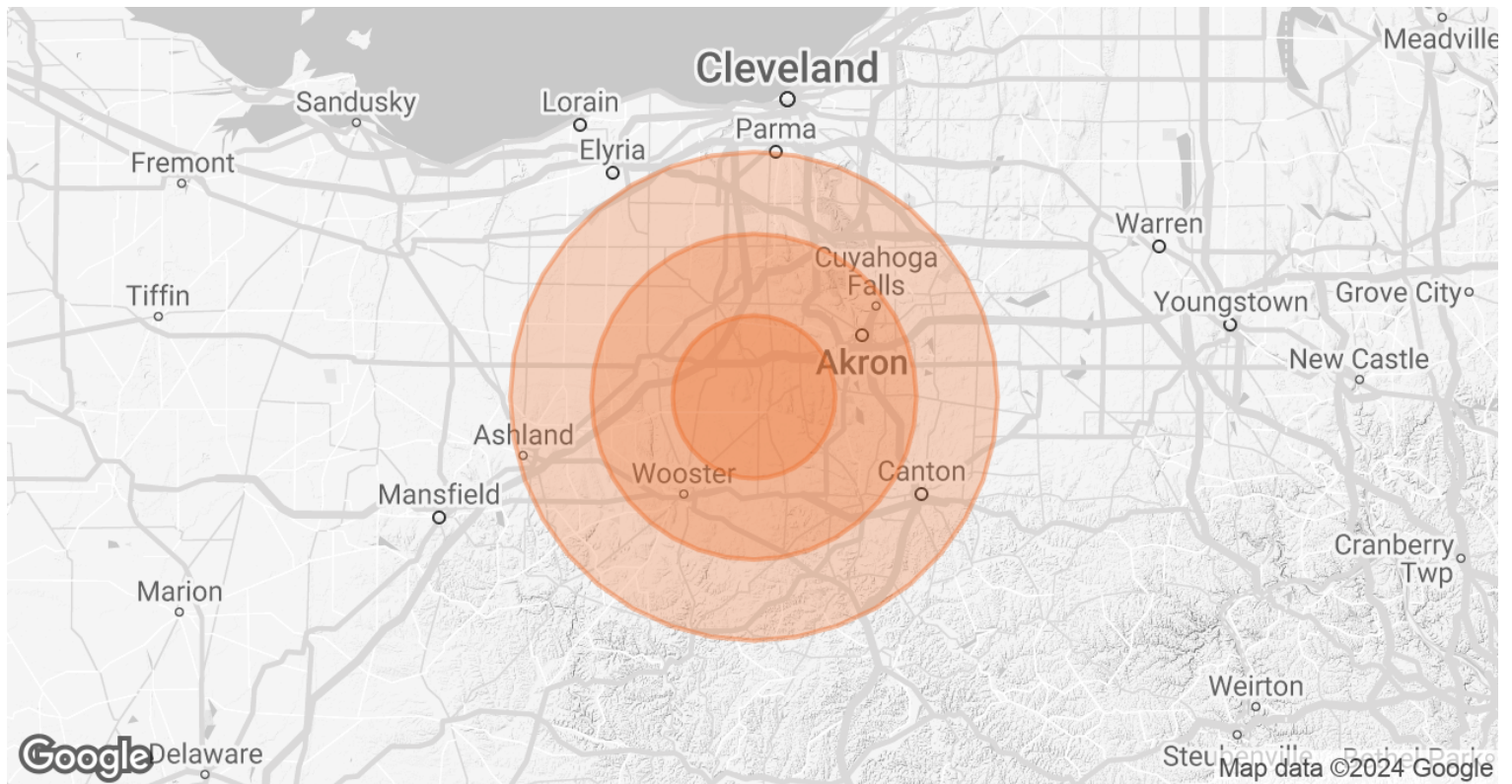
# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
<b>TOTAL POPULATION</b>	121,363	851,559	1,700,054
<b>AVERAGE AGE</b>	42	42	42
<b>AVERAGE AGE (MALE)</b>	41	41	41
<b>AVERAGE AGE (FEMALE)</b>	43	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	49,055	353,988	701,729
<b># OF PERSONS PER HH</b>	2.5	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$100,744	\$96,211	\$99,134
<b>AVERAGE HOUSE VALUE</b>	\$257,682	\$247,788	\$253,384

Demographics data derived from AlphaMap

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