

Land for Sale

4050 Cascades Blvd

BRIMFIELD TWP, OHIO



MAPLE CREST RETAIL CENTER

meijer MENARDS® Home Savings Great Clips BURGER KING FIVE GUYS BURGERS and FRIES PANDA EXPRESS TACO BELL STARBUCKS COFFEE

TALLMADGE ROAD (SR18)

TALLMADGE ROAD (SR18)

20,848 CURRENT VPD

five BELOW PETCO Where the pets go SHOE sensation Marshalls SALLY BEAUTY

AMERICA'S BEST CONTACTS & EYEGLASSES BMV Dollar Tree LA TERRAZA mexican bar & grill

3.47 Acres Available

Military Veterans of America Cancer Treatment Center



LAND FOR SALE

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Fact Sheet

BRIMFIELD TWP, OHIO

THE PROPERTY

- Located Inside the Cascades of Brimfield Plaza, a 650,000 GLA Regional Power Center
- 3.47 Acre Lot-Adjacent to VA Cancer Center Treatment Center Available for Sale, Land Lease or Build to Suit.
- Great Location for Medical & Office Use!
- Fast Growing Regional Development; Nearby Tenants Include Wal-Mart, Lowe's, Marshalls, Petco and Kohl's with Traffic Counts of 57,000 VPD on I-76
- Ground breaking for VA Center this Summer '24.

**VETERANS OF AMERICA CANCER TREATMENT CENTER COMING SOON!
ONLY VA CANCER TREATMENT CENTER IN THE AKRON MARKET.**

DEMOGRAPHICS

ESTIMATED POPULATION

1 Mile: 2,255
3 Miles: 23,916
5 Miles: 122,422

DAYTIME EMPLOYESS

1 Mile: 1,680
3 Miles: 7,323
5 Miles: 37,086

AVERAGE HH INCOME

1 Mile: \$108,669
3 Miles: \$96,750
5 Miles: \$82,946

Full Aerial

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BRIMFIELD TWP, OHIO

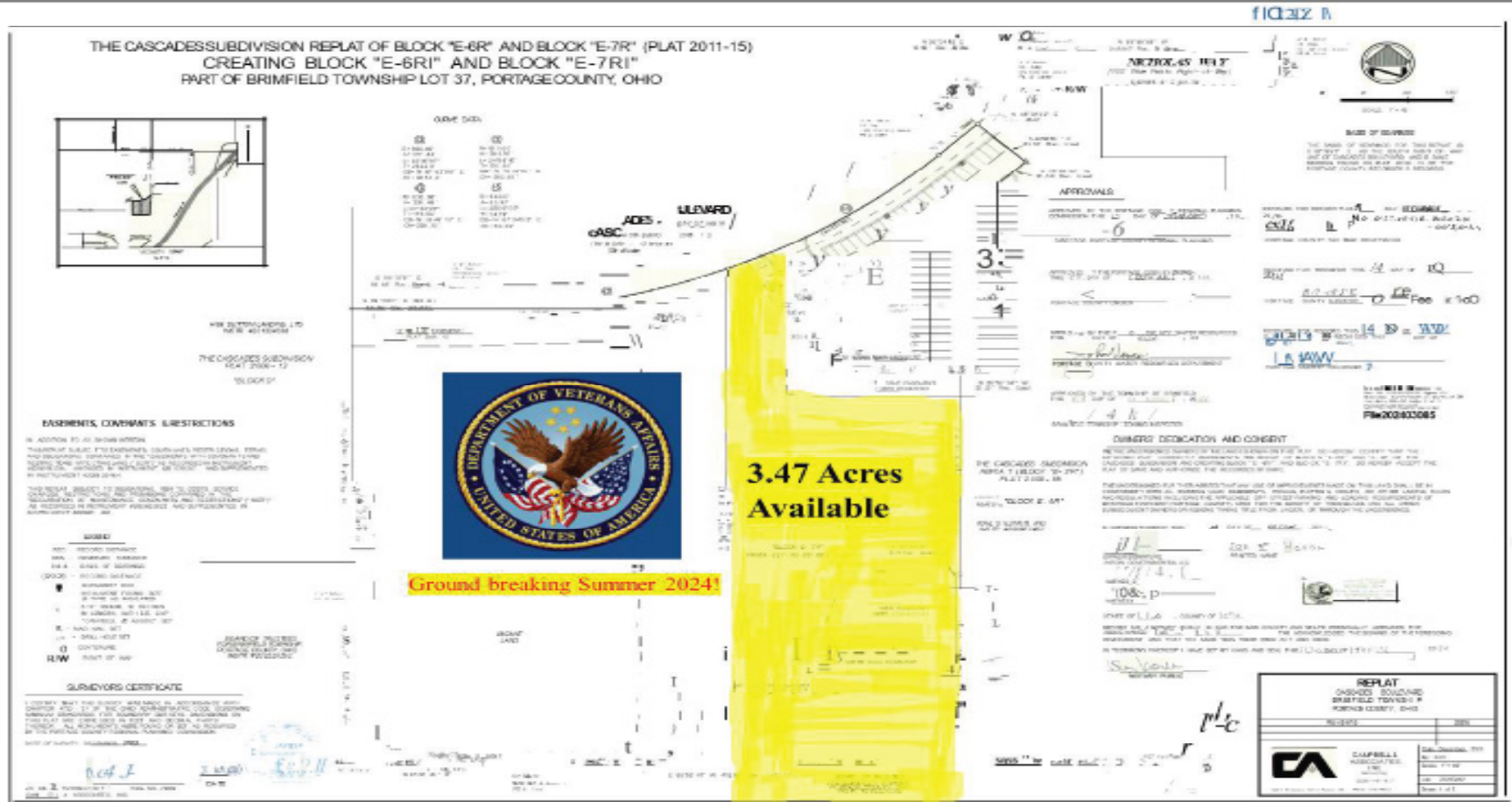


AERIAL

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Plat Plan

BRIMFIELD TWP, OHIO



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.0998/-81.3859

4050 Cascades Blvd Brimfield Twp, OH 44240	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,255	23,916	122,422
2029 Projected Population	2,262	23,877	122,566
2020 Census Population	2,297	24,569	122,534
2010 Census Population	2,037	23,274	121,316
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.8%	0.2%	-
2024 Median Age	40.2	42.4	38.2
Households			
2024 Estimated Households	932	10,363	52,792
2029 Projected Households	943	10,423	53,258
2020 Census Households	926	10,329	51,782
2010 Census Households	794	9,380	49,404
Projected Annual Growth 2024 to 2029	0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2024	1.2%	0.7%	0.5%
Race and Ethnicity			
2024 Estimated White	88.9%	88.7%	82.0%
2024 Estimated Black or African American	4.1%	4.8%	9.1%
2024 Estimated Asian or Pacific Islander	3.5%	2.7%	4.5%
2024 Estimated American Indian or Native Alaskan	-	-	0.1%
2024 Estimated Other Races	3.4%	3.7%	4.4%
2024 Estimated Hispanic	2.0%	1.9%	2.4%
Income			
2024 Estimated Average Household Income	\$108,669	\$96,750	\$82,946
2024 Estimated Median Household Income	\$97,209	\$79,858	\$67,848
2024 Estimated Per Capita Income	\$44,947	\$42,011	\$36,066
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.5%	2.6%
2024 Estimated Some High School (Grade Level 9 to 11)	5.0%	4.5%	5.2%
2024 Estimated High School Graduate	24.4%	32.0%	32.2%
2024 Estimated Some College	21.2%	21.2%	20.9%
2024 Estimated Associates Degree Only	5.8%	7.7%	7.6%
2024 Estimated Bachelors Degree Only	27.0%	20.4%	18.8%
2024 Estimated Graduate Degree	15.5%	12.7%	12.7%
Business			
2024 Estimated Total Businesses	154	740	3,314
2024 Estimated Total Employees	1,680	7,323	37,086
2024 Estimated Employee Population per Business	10.9	9.9	11.2
2024 Estimated Residential Population per Business	14.7	32.3	36.9

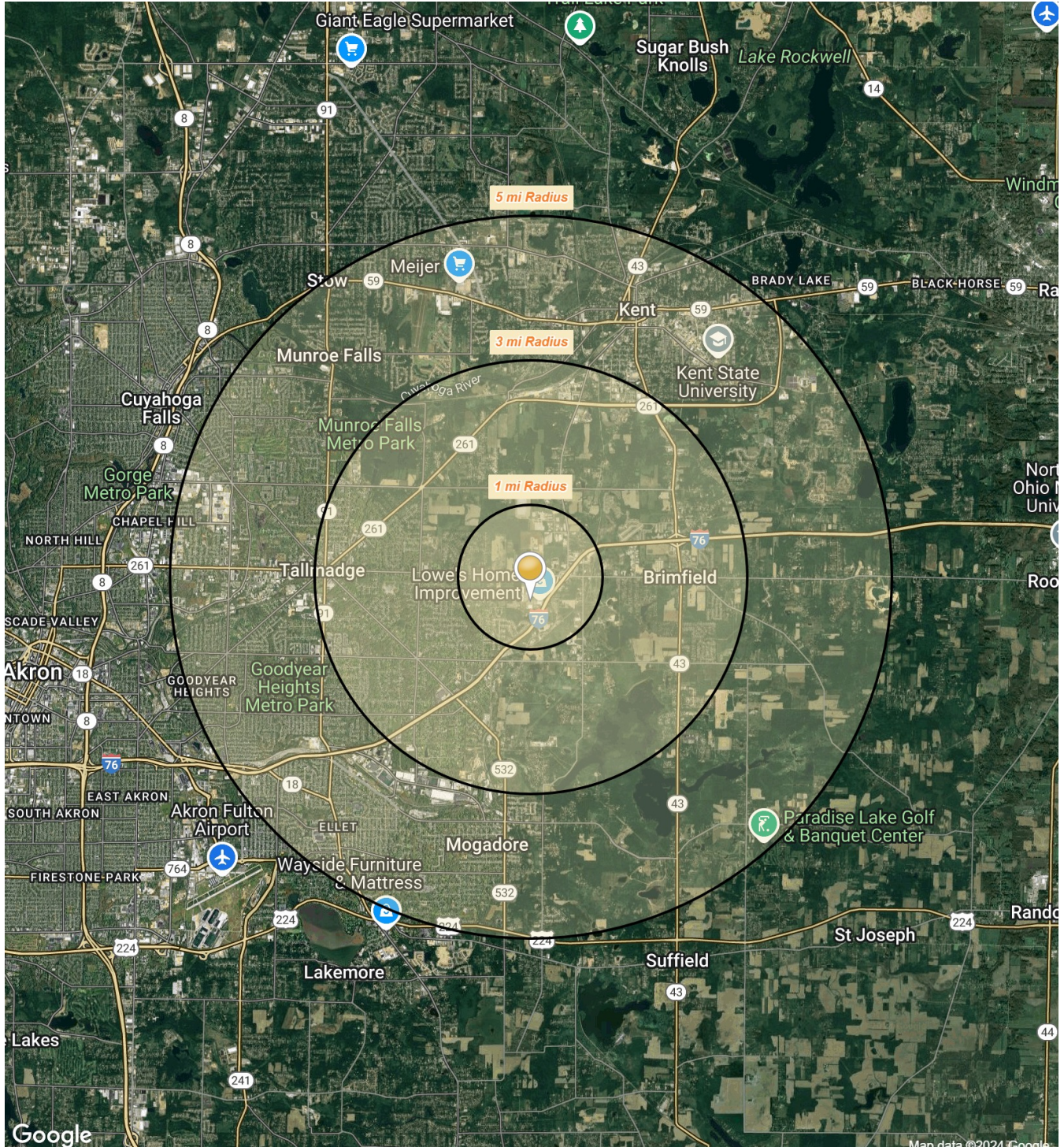
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Area Map

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BRIMFIELD TWP, OHIO



Contact Information

BRIMFIELD TWP, OHIO

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