

so Available)

6.6+/- ACRES

E. Steels Corners Rd.

FOR SALE

8

Development Opportunity - Convenient Access to SR-8

Wyoga Lake Rd. - South Parcel Cuyahoga Falls, OH 44224

Development Opportunity

- Situated Near the Wyoga Lake Rd. / E. Steels Corners Rd. Intersection
- Currently Zoned E-1 (Employment District)
- Water available, Sewer at E. Steels Corners Rd.
- Convenient Access to SR-8
- Parcel is approximately 200' x 1,287'

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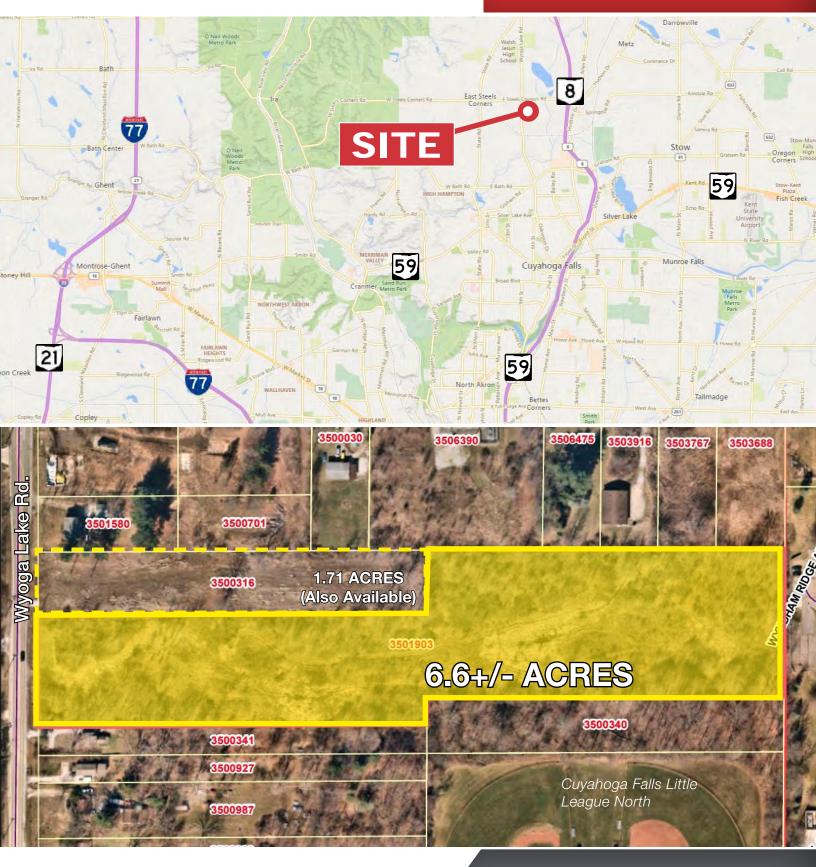
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Quick Look

TOTAL ACRES	6.6+/-
ZONED	E-1 Employment District
PRICE	\$825,000
TAXES	\$4,093.54/year (2023)
FRONTAGE	200' on Wyoga Lake Rd.
DEPTH	1,287'
PARCEL	3501903

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1	Mile		3 Miles			5 Miles		
3,352	34.0	44,004		43.4	120,775	5	42.1	
Population	Median Age	Population		Median Age	Population		Median Age	
2.0	\$70,600	2.2	\$	75,468	2.2		\$68,251	
Average Household Size	Median Household Income	Average Household Size		dian Household Income	Average Household Size		Aedian Household Income	
EDUCATION			EDUCATION			EDUCATION		
3%		3%			5%			
	18%		26%			26%		
Diploma 17%	Some College 62% Bachelor's//Grad/Pr of Degree	No High School Diploma 25 High Sc Gradu	chool	46% Bachelor's/Grad/Pr of Degree	No High School Diploma	Some Colle 26% High School Graduate	ge 43% Bachelor's/G of Degre	
BUSINESS			BUSINESS			BUSINESS		
				i				
206	3,270	1,696	:	24,290	4,297	•	58,000	
Total Businesses	Total Employees	Total Businesses	To	al Employees	Total Business	es .	lotal Employees	
EM	IPLOYMENT		EMPLOYMENT			EMPLOYMENT		
Če Če Če Če Če White Collar	72.7%	🚰 🏝 🏝 🏝	è 68.5%		🔥 🍖 📩 🏚	è è 65.5%		
i Blue Collar	15.1%	Blue Collar	17.6%	4.1%	Blue Collar	20.3%	3.7%	
ervices	Unemployment Rate	services	13.8%	Unemployment Rate	services	14.2%	Unemploymen Rate	
INCOME		INCOME			INCOME			
\$70,600 \$	4 7,754 \$48,437	\$75,468	\$45,512	\$172,643	\$68,251	\$42,994	\$149,44	
	Capita Income Median Net Worth	Median Household Income	Per Capita Income	Median Net Worth	Median Household Income	Per Capita Income	Median Net Wor	
23 Households by income (Esi largest group: \$50,000 - \$74,999	(19.6%)	2023 Households by income The largest group: \$50,000 - \$74	1,999 (19.3%)		2023 Households by in The largest group: \$50,00	0 - \$74,999 (19.0%)		
\$15,000 5,000 - \$24,999 25,000 - \$34,999 35,000 - \$49,999	Value Diff 11.9% +1.0% 2.8% -4.7% 9.1% +0.6% 9.2% -2.5%	The smallest group: \$15,000 - \$2 Indicator A <\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999	24,999 (5.1%) Value Diff 7.8% -3.1% 5.1% -2.4% 6.8% -1.1% 10.6% -1.1% 19.3% +1.7%		The smallest group: \$15,0 Indicator ▲ <\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999	00 - \$24,999 (5.9%) Value Diff 8.0% -2.9% 5.9% -1.6% 8.4% -0.1% 12.6% +0.9% 19.0% +1.4%		
5,000 - \$99,999 00,000 - \$149,999 50,000 - \$199,999	19.6% +2.0% 15.3% +2.8% 13.7% -2.0% 9.5% +2.3% 8.8% +0.6%	\$30,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+	19.3% +1.7% 15.3% +2.8% 18.5% +2.6% 8.4% +1.2% 8.2% 0		\$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+	19.0% +1.4% 13.5% +1.0% 17.3% +1.4% 7.3% +0.1% 8.1% -0.1%		
Bars sh	ow deviation from Summit County	Ва	rs show deviation from	Summit County		Bars show deviation from	Summit County	
Whyte	Karen Whyte							

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FOR SALE

Property Details	ACRES:	6.6+/-	
	ZONING:	E-1 Employment District (administrative, office, research, assembly and clean/ light industrial uses that function as employment center)	
	UTILITIES:	Water available, Sewer at E. Steels Corners Rd.	
Price Details	SALE PRICE:	\$825,000	
	TAXES:	\$4,093.54/year (2023)	
Location Details	INTERCHANGE:	SR-8	
	DISTANCE:	1 mile	

Demographics	1 Mile	3 Miles	5 Miles	
Population:	3,352	44,004	120,775	
Households:	1,633	19,271	53,075	
Median Age:	34	43.4	42.1	
Average HH Income:	\$116,309	\$117,858	\$112,800	
Traffic Count:	5,532 VPD on Wyoga Lake Rd 13,406 VPD on E Steels Corners Rd			

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