

# RARE DEVELOPMENT OPPORTUNITY

AVAILABLE FOR SALE ± 16.99 ACRES OF LAND

1285 EAST TWINSBURG ROAD \* MACEDONIA, OHIO 44056



## FOR MORE INFORMATION

CALL (440) 526-4957

EMAIL: 1285ETWINSBURG@GMAIL.COM

**PRICED: \$1,900,000**



# PROPERTY INFO

- Available For Sale is a Rare Development Opportunity with +/- 16.99 acres of land
- Site is located at 1285 East Twinsburg Road in Macedonia, Ohio near Route 91, Route 9, I-80 (Ohio Turnpike), and I-480
- Located less than 3 miles from amenity rich Twinsburg, Ohio
- PPN – 3302294 -+ 16.99 acres – Summit County
- Zoning – G-I: General Industrial District



## QUICK STATS: 20 MINUTES DRIVE-TIME



DAYTIME  
POPULATION

229,099



2021  
POPULATION

198,078



2021  
HOUSEHOLDS

80,261



2021  
AVG.  
HOUSING VALUE

\$271,502



2021  
AVG. HOUSEHOLD  
INCOME

\$102,680



# PROPERTY INFO



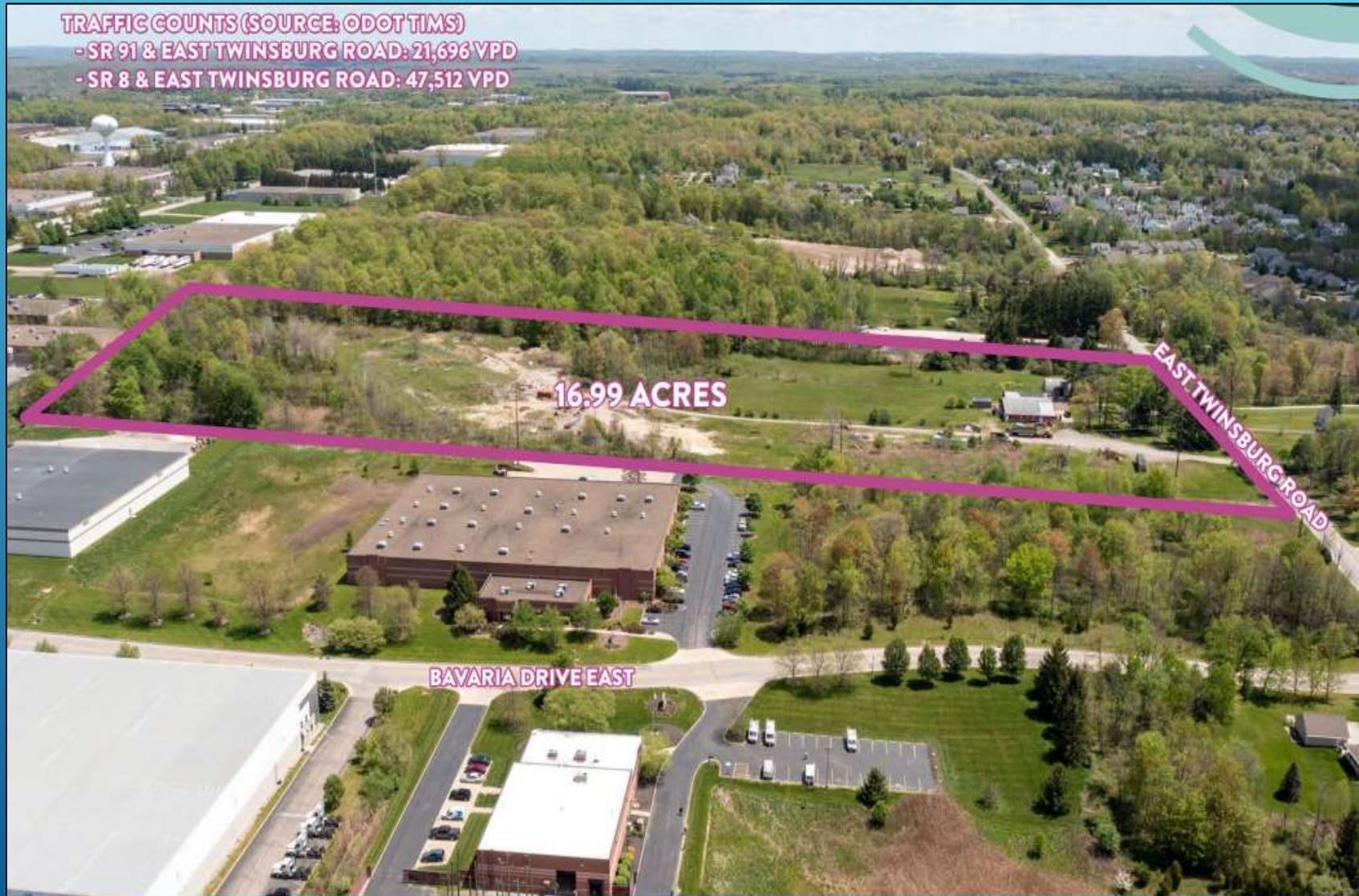
- Municipal water and services in ROW along south side of Twinsburg Road *(top pictures)*

- Views from Twinsburg Road, Looking North / East side of site *(right pictures)*





# AERIAL PROPERTY PHOTO

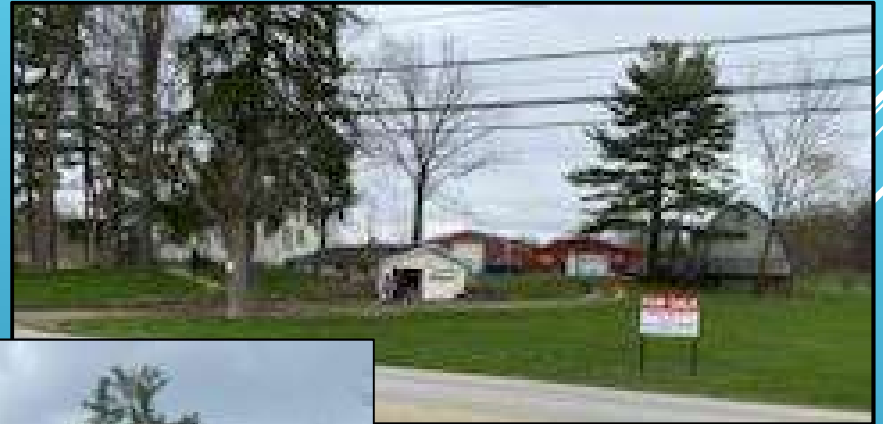




# AERIAL PROPERTY PHOTO



# PROPERTY PHOTOS

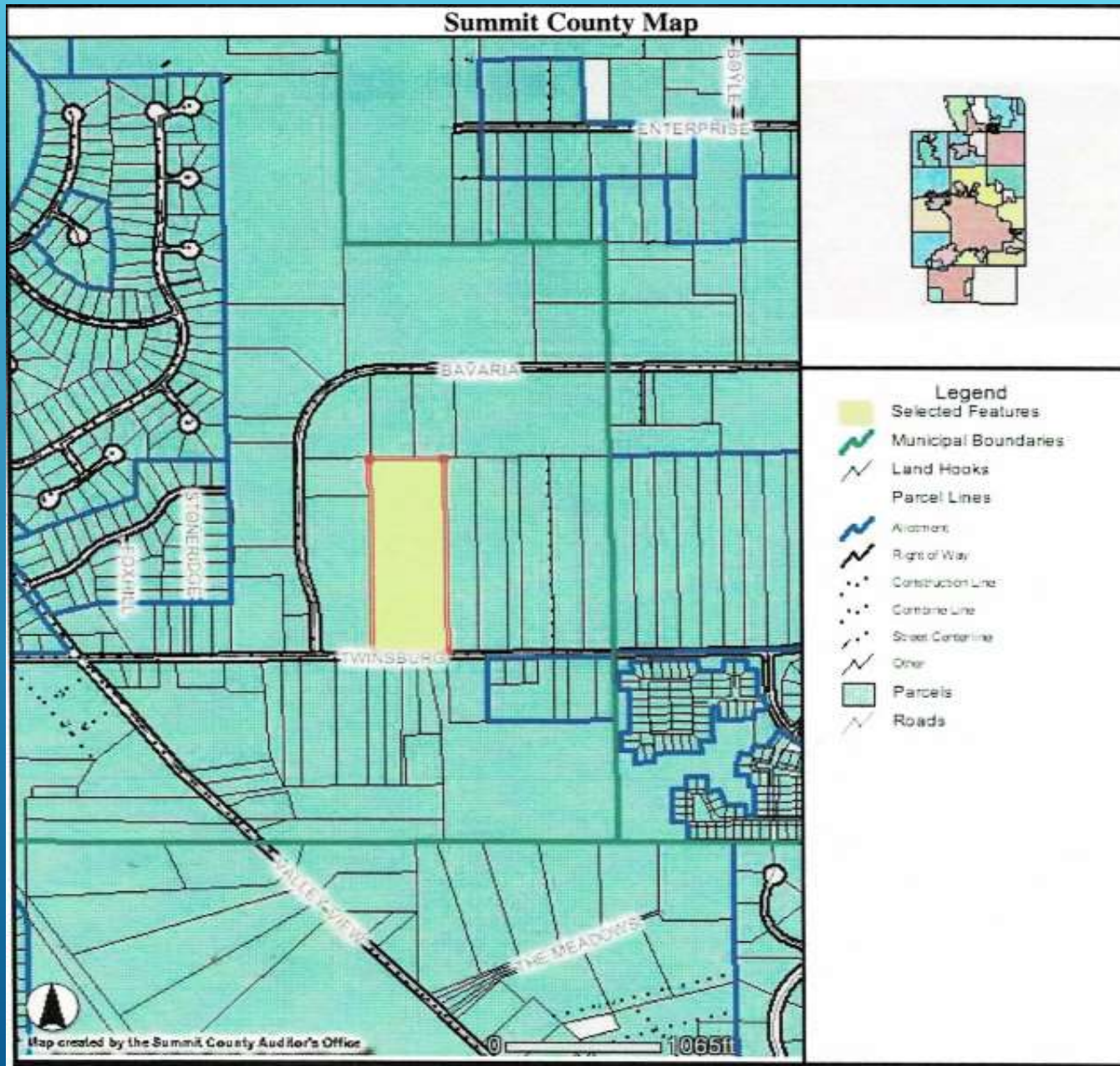




# PROPERTY PHOTOS



# PROPERTY MAP



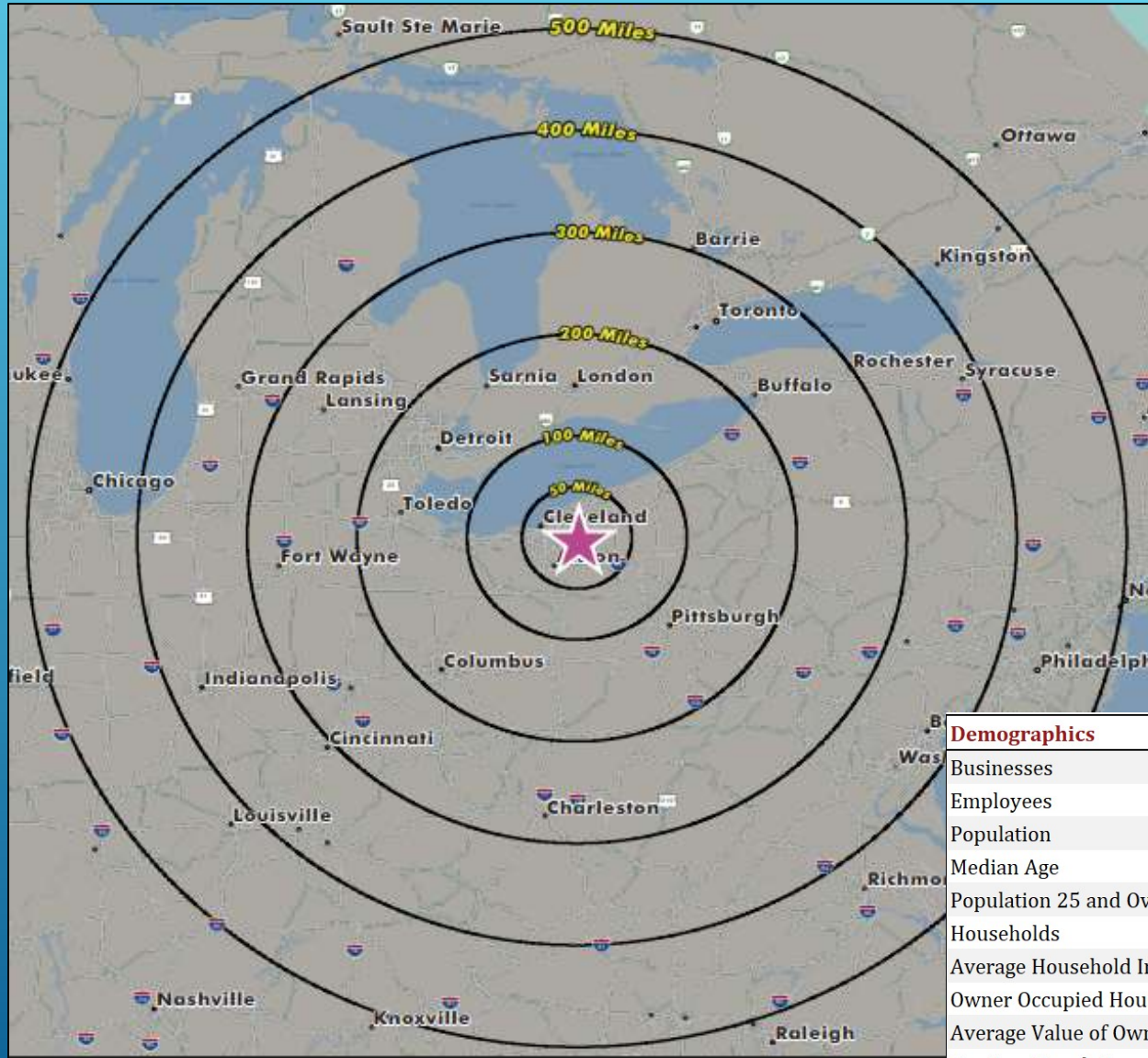
Parcels				
Rec	Alt ID	Perid	Address	Owner
1	TW0003104060000	3302294	1285 E TWINSBURG RD IV	Owner 1
				Owner 2

**Frank Williams, Auditor**  
**Gene Esser, Engineer**  
 James B. McCarthy, Executive





# RADIUS MAP FROM PROPERTY



## DEMOGRAPHIC MATRIX

Demographics	10 Minutes	15 Minutes	20 Minutes
Businesses	1,804	4,257	9,422
Employees	30,063	66,958	151,997
Population	26,570	96,230	198,078
Median Age	44.00	44.40	44.10
Population 25 and Over	18,827	69,444	143,531
Households	9,810	38,215	80,261
Average Household Income	\$141,726	\$115,582	\$102,680
Owner Occupied Housing Units	8,804	30,251	60,367
Average Value of Owner Occ. Housing Units	\$324,909	\$295,170	\$271,502
Daytime Population	36,847	105,540	229,099
Daytime Workers	24,803	60,400	134,441
Daytime Residents	12,044	45,140	94,658
Average Household Size	2.68	2.49	2.44