

# 45.91 AC R-1 ZONED LAND FOR SALE

400 CENTER ROAD, AUSTINBURG, OHIO 44010

FOR SALE



**RARE LAND SALE  
OPPORTUNITY**

**Kevin Moss**  
First Vice President  
216 363 6453  
kevin.moss@cbre.com

**CBRE, Inc.**  
950 Main Avenue  
Suite 200  
Cleveland, OH 44113

**CBRE**

# THE OPPORTUNITY



- 45.91 AC for sale in the high barrier to entry Austinburg market
- For Sale: \$325,000
- Zoned R-1
- Over 860' frontage along OH-45 and over 1,750' depth
- All utilities to the site
- The site is positioned minutes from I-90 with easy access to Cleveland and Pennsylvania

## QUICK STATS - 30 MINUTE DRIVE RADIUS



DAYTIME  
POPULATION

**131,246**



2023  
POPULATION

**150,819**



2023  
HOUSEHOLDS

**60,832**



2023  
POPULATION  
25 & OVER

**107,582**



2023  
AVG. HOUSEHOLD  
INCOME

**\$82,787**

## CONTACT US

**Kevin Moss**  
First Vice President  
216 363 6453  
kevin.moss@cbre.com

**CBRE, Inc.**  
950 Main Avenue  
Suite 200  
Cleveland, OH 44113

# THE OPPORTUNITY



**SITE**  
45.91 ACRES

1,185'

1,767'

1,587'

252'

229'

862'

Center Rd - 3,495 VPD



# DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2023 Population	7,297	60,920	150,819
2028 Projected Population	7,288	60,307	149,899
2023 Daytime Population	8,427	59,710	131,246
2023 Households	2,935	25,364	60,832
2023 Average Household Income	\$77,370	\$69,811	\$82,787
2028 Projected Average Household Income	\$86,636	\$77,925	\$93,266
2023 Median Household Income	\$57,217	\$49,951	\$58,949
Population 25 and Over	5,300	43,709	107,582

## CONTACT US

**Kevin Moss**  
First Vice President  
216 363 6453  
kevin.moss@cbre.com

**CBRE, Inc.**  
950 Main Avenue  
Suite 200  
Cleveland, OH 44113

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

**CBRE**