

Darrow Road (SR-91) 25,000 VPD

Norton Road

8,700 VPD

Fishcreek Road



Sowul Blvd

SALE OR LEASE

2.5 Acre Commercial Site (Hard Corner)

FISHCREEK RD & SOWUL BLVD

Stow, OH 44224

PRESENTED BY:

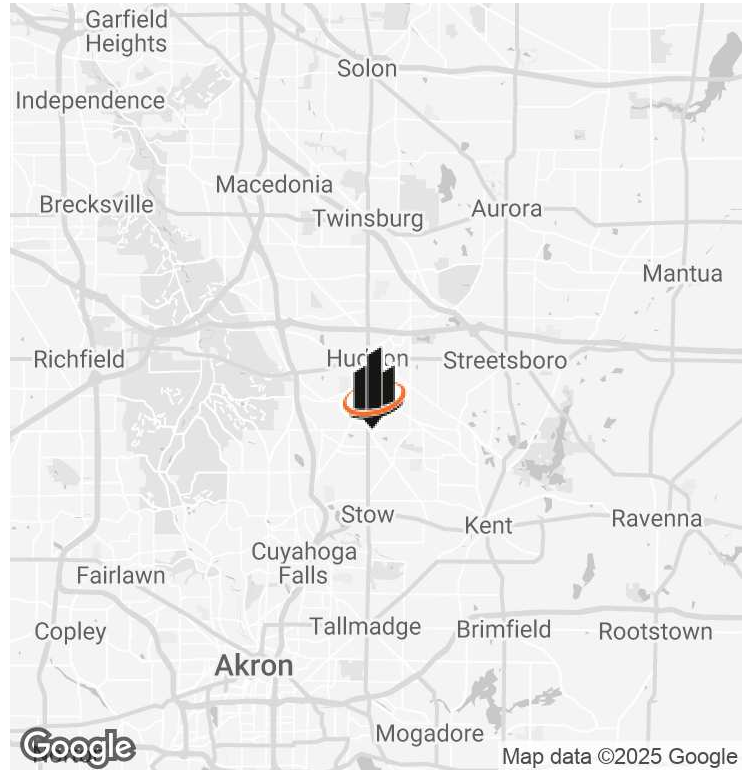
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2.5 ACRES - HARD CORNER - FISHCREEK & SOWUL



OFFERING SUMMARY

SALE PRICE:	\$520,000
LOT SIZE:	2.5 Acres
ZONING:	C-3 Community Retail
APN:	5617786
LEASE:	Ground or Build to Suit

OVERVIEW

2.5 acre hard corner available for sale or lease (ground or build to suit) located at Fishcreek Rd & Sowul Blvd near SR-91 (Darrow Road) in Stow at the Hudson border.

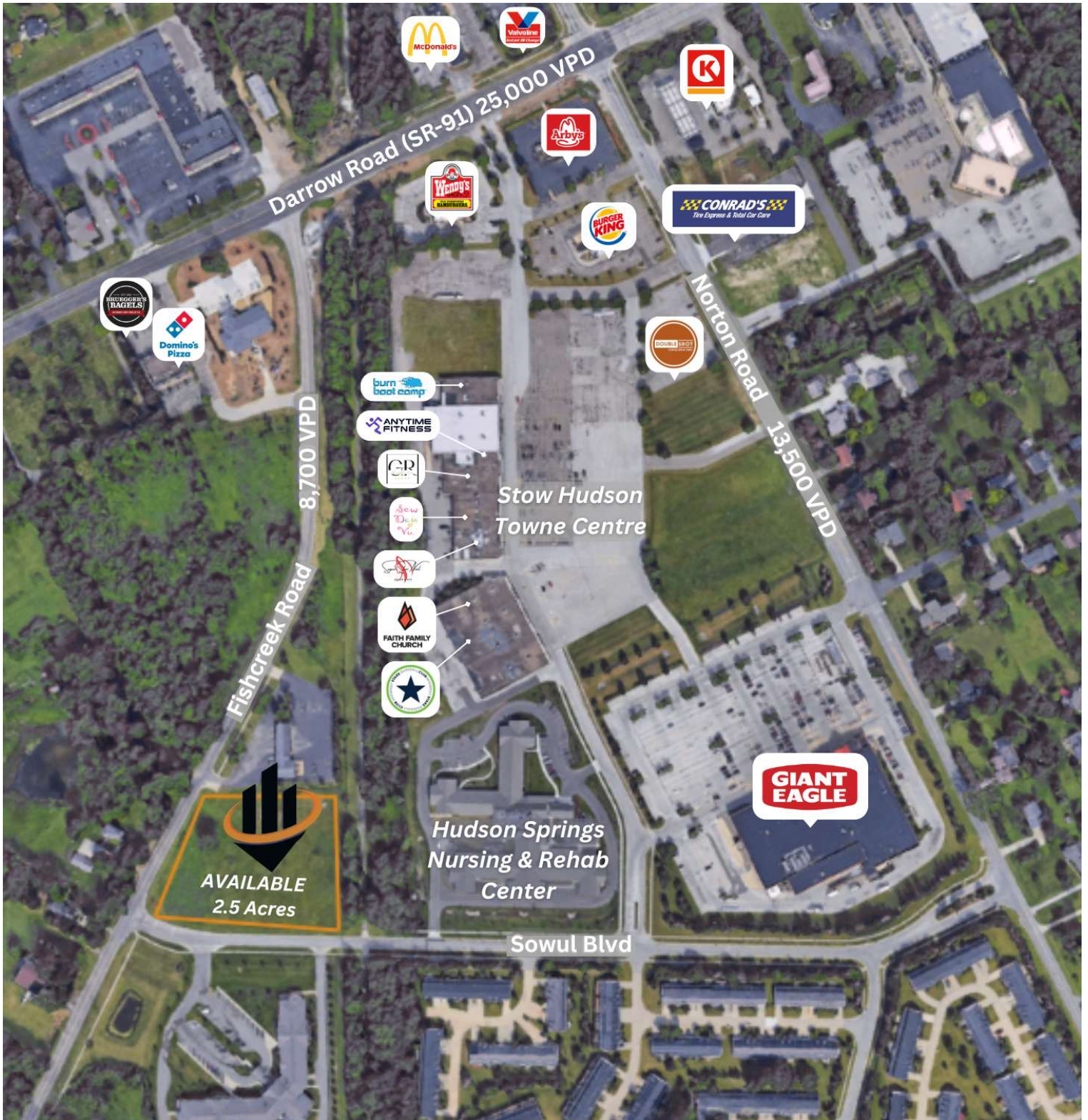
PROPERTY HIGHLIGHTS

- Hard corner @ Fishcreek Rd & Sowul Blvd
- 8,700 VPD (Fishcreek Rd)
- 41,295 rooftops (5 mi); Population 106,000 (5 mi)
- \$86k average HH income (5 mi); \$77k average HH income (10 min drive)
- Versatile zoning allows many uses (retail, office, mixed-use, etc.)
- Steps from Giant Eagle and Stow Hudson Towne Centre retail center
- Across from The Landing of Stow assisted living, Altercare Western Reserve, and Rockport Colony Condos
- Next to Summit Metroparks Bike & Hike Trail

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ADDITIONAL PHOTOS



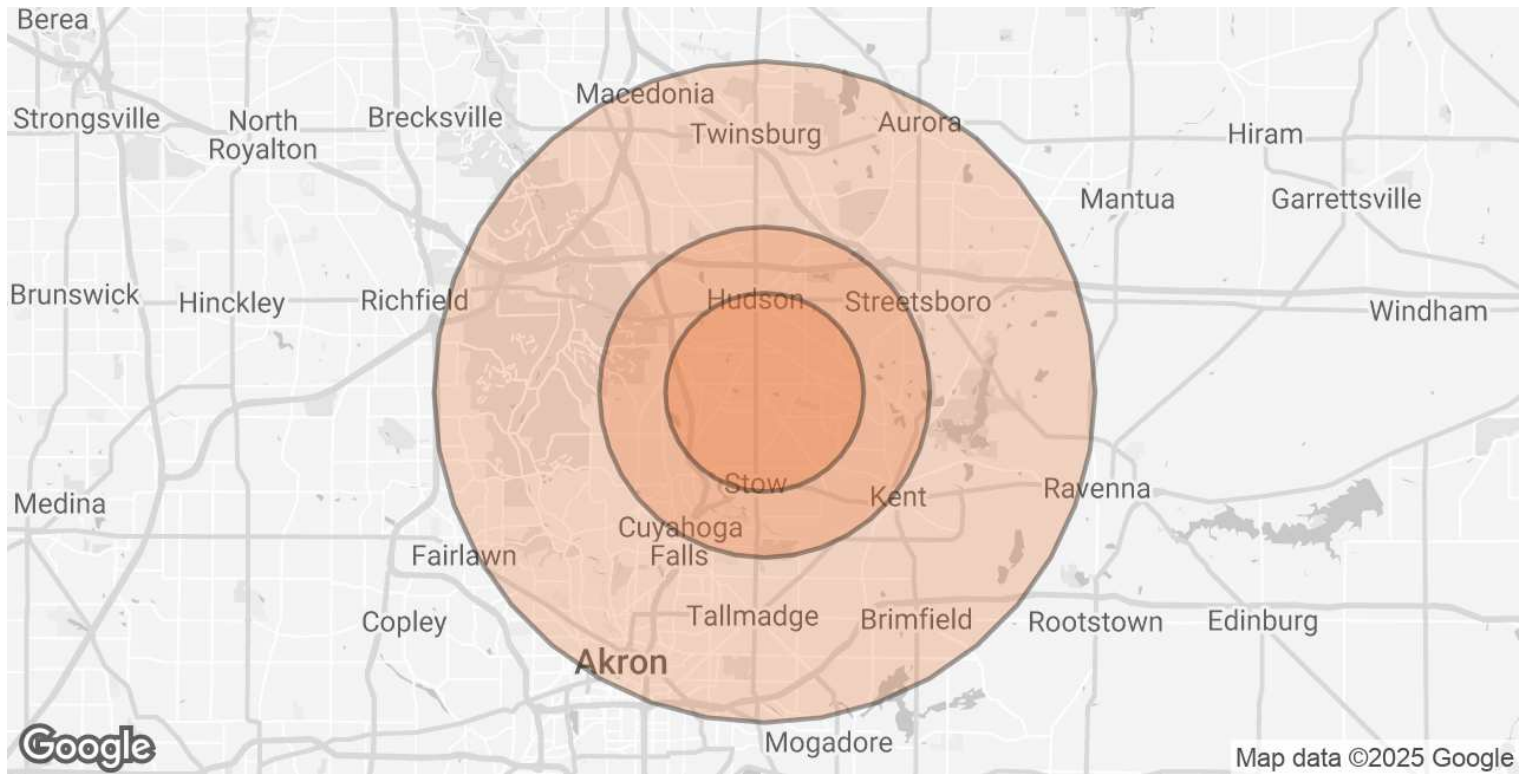
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	39,336	108,111	321,591
AVERAGE AGE	42	43	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	43	44	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	15,913	45,802	136,934
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$133,280	\$122,311	\$100,096
AVERAGE HOUSE VALUE	\$306,946	\$300,454	\$249,183

** Demographic data derived from 2020 ACS - US Census*

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