

SALE

South Avenue, State Route 91

1.99 ACRES OF COMMERCIAL RETAIL LAND

Tallmadge, OH 44278

PRESENTED BY:

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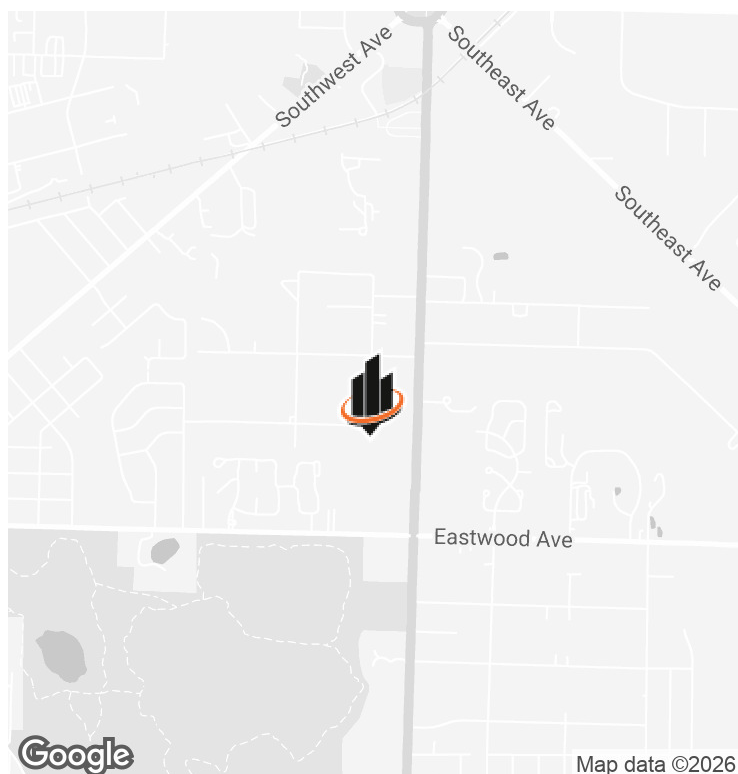
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South Ave

SVN
SUMMIT COMMERCIAL
REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$250,000
LOT SIZE:	1.99 Acres
PRICE / ACRE:	\$125,000
ZONING:	Commercial Retail
APNS:	6009111, 6009112

PROPERTY OVERVIEW

Prime Retail land adjacent to (North of) popular Eastwood Square on South Avenue in Tallmadge, Ohio

Shared access with Acme Supermarket, Subway, Burger King, and CVS. Traffic Count: 21,680 Daily

PROPERTY HIGHLIGHTS

- Front: 400'
- Retail development site adjacent to shopping center
- All utilities available

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RETAILER MAP



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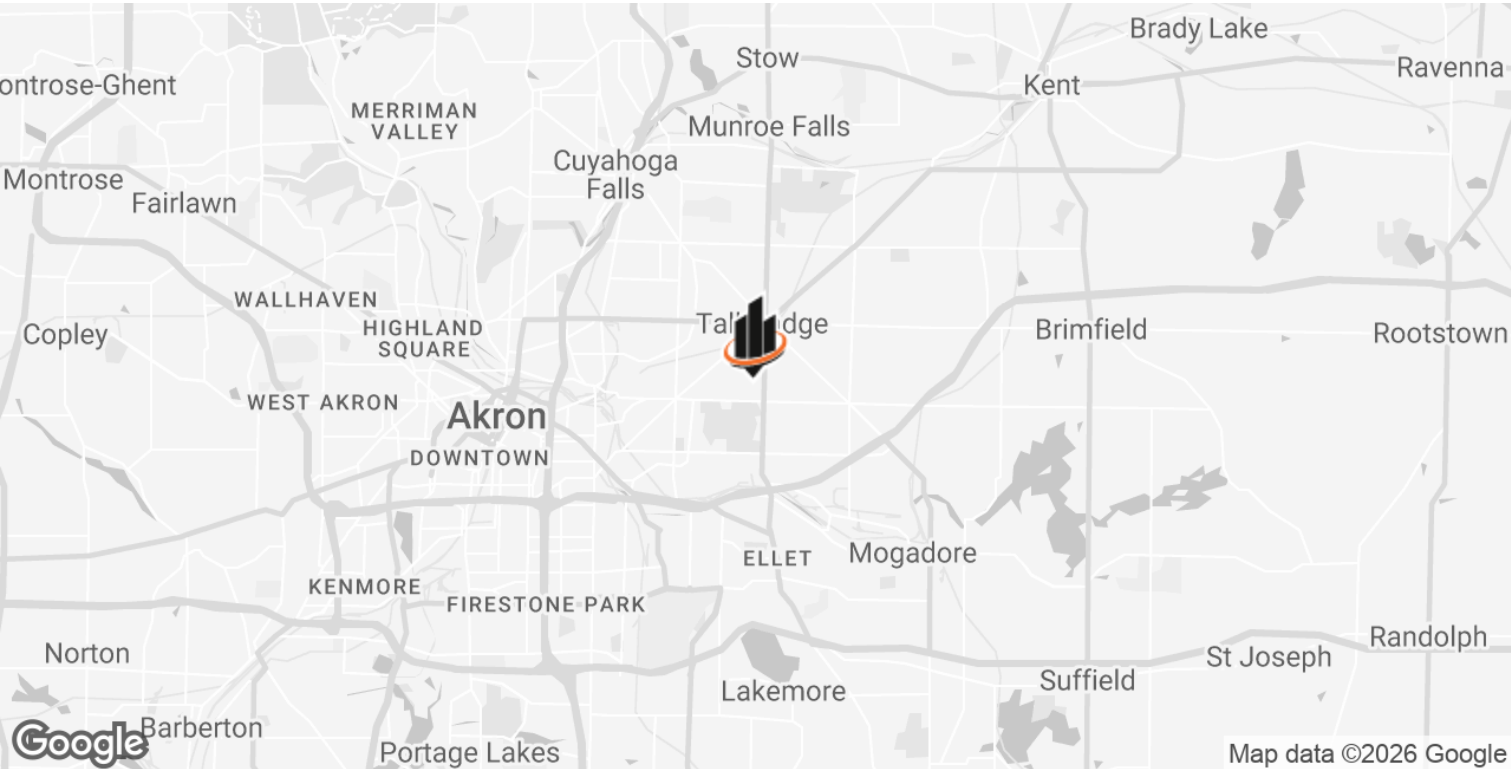
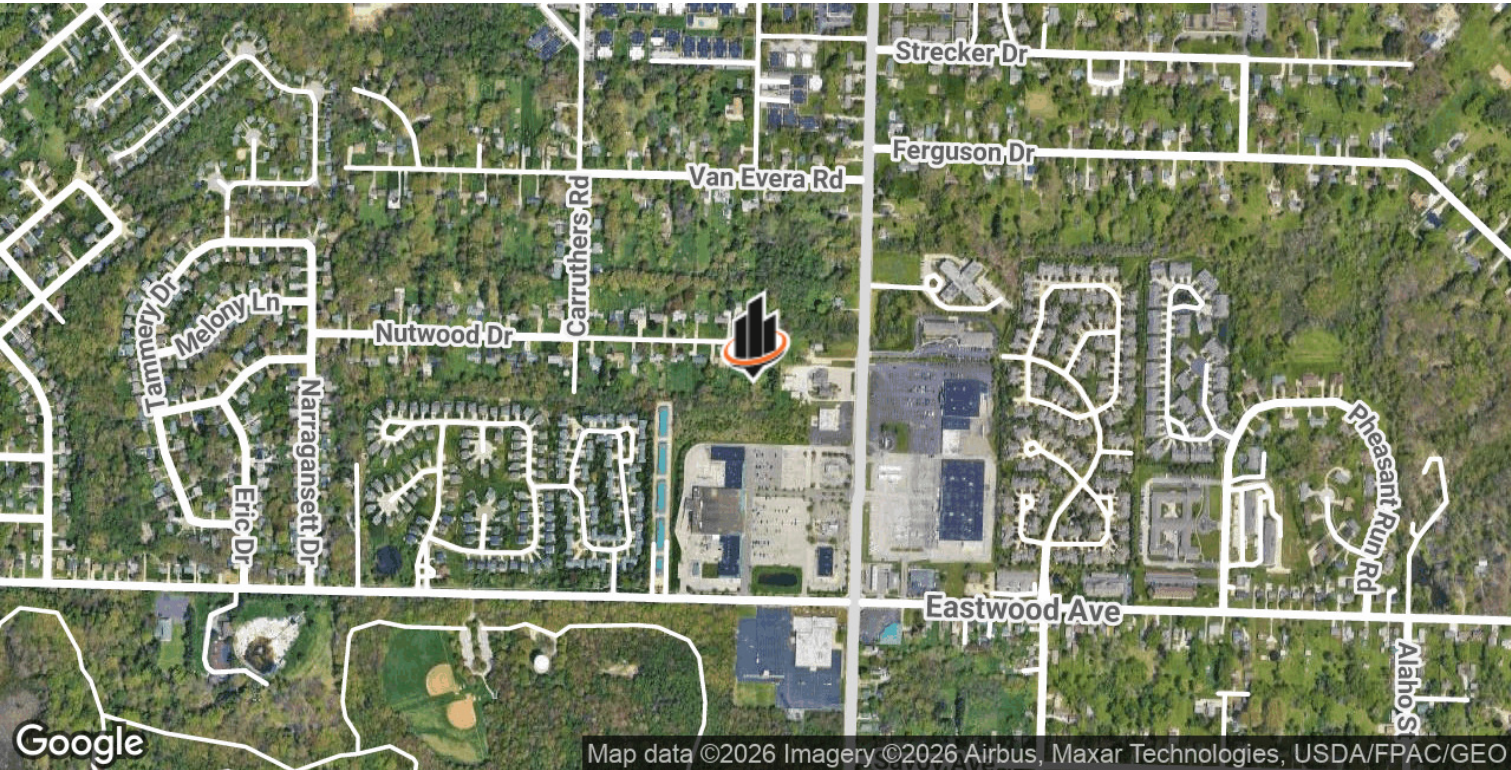
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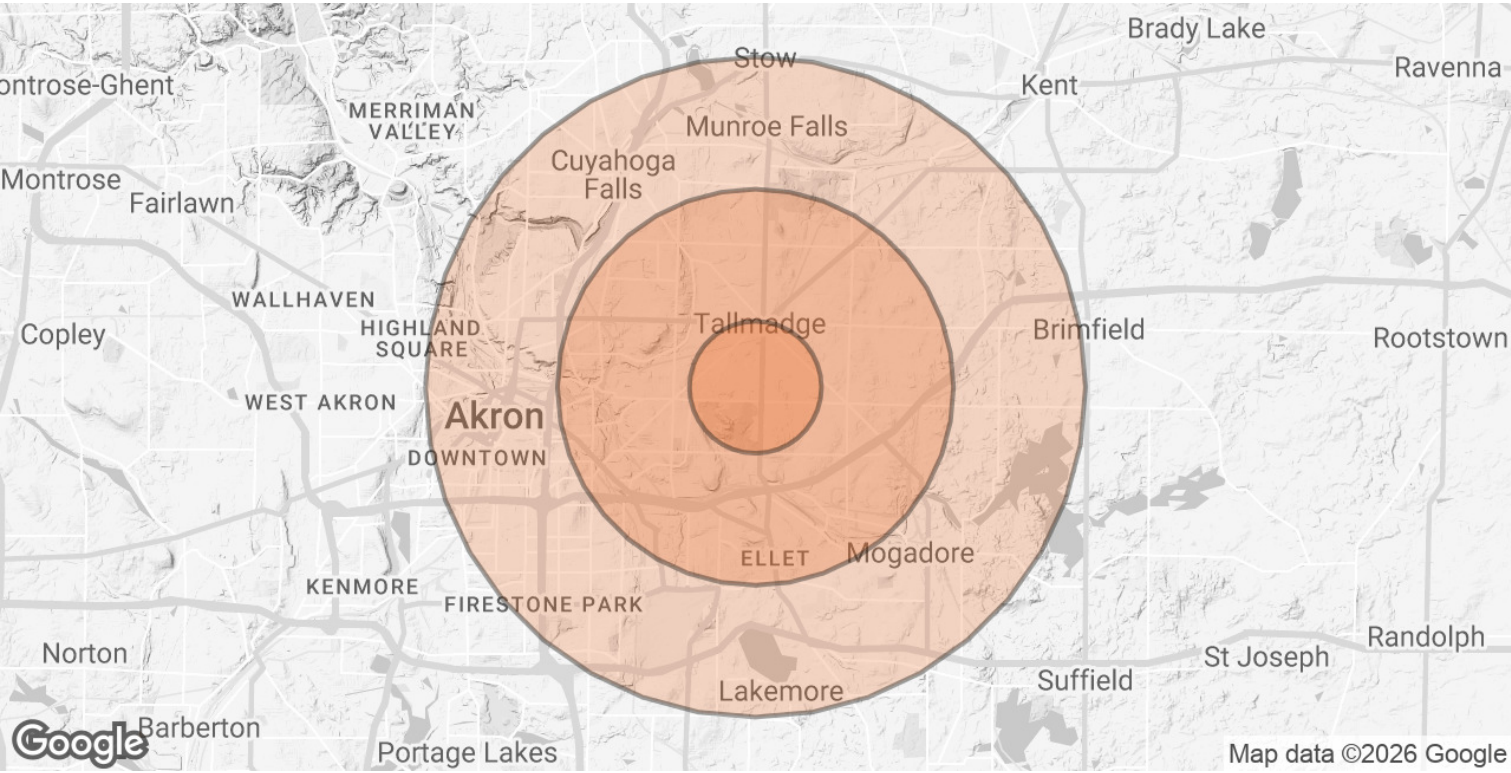
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,803	63,551	186,872
AVERAGE AGE	48.2	41.4	38.9
AVERAGE AGE (MALE)	47.5	40.0	37.7
AVERAGE AGE (FEMALE)	48.0	43.4	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,647	29,967	86,044
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$67,221	\$57,047	\$54,225
AVERAGE HOUSE VALUE	\$144,571	\$116,290	\$106,573

2020 American Community Survey (ACS)

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