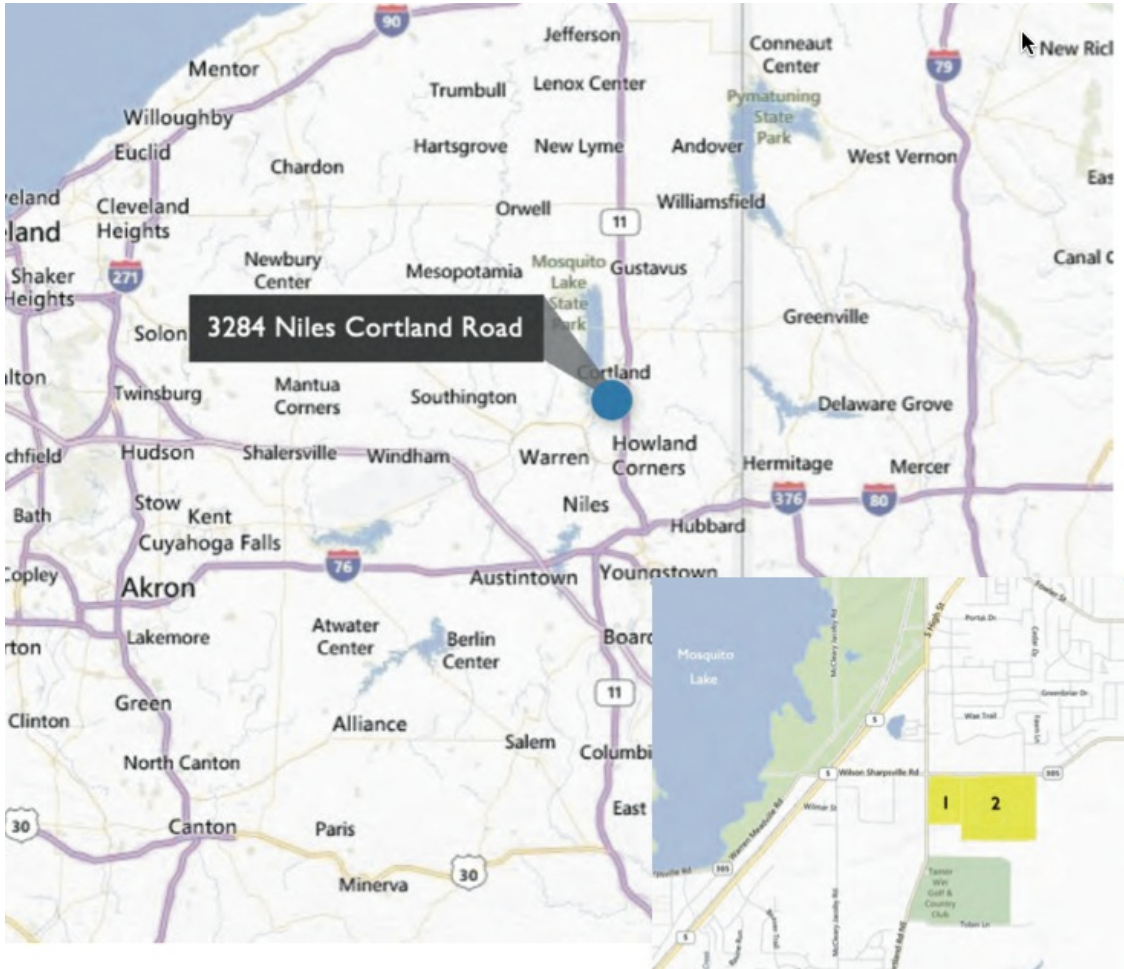


DEVELOPMENT OPPORTUNITY

3284 NILES ROAD, CORTLAND OHIO

20+ ACRES OF LAND WITH EXCELLENT FRONTAGE



- Approximately 20.22 acres available
- Parcel 1 - 4.60 acres, Parcel 2 - 15.62 acres
- Excellent location at the corner of Niles Cortland & Wilson Sharpsville Roads
- Immediate access to Rt. 11 between Cortland and Warren
- Neighbors Mosquito Lake State Park
- Purchase price is negotiable

John Horvath, Commercial Broker Associate
 BHHS Northwood Realty Services
 (330) 719-7747



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Executive Summary

20+ ACRE DEVELOPMENT OPPORTUNITY

3284 Niles – Cortland Road, Cortland (Trumbull County), Ohio

MUNICIPALITY: City of Cortland, Ohio

OWNER OF RECORD: 3284 Niles Cortland Rd. LTD

LOCATION: SEC Niles-Cortland Rd. (Rt. 46) & Wilson Sharpsville Road (Rt. 305)

SIZE: 20+ Acres

TOTAL PARCELS: 2

FRONTAGE: 364' - along Niles – Cortland Rd. (Rt. 46)
1,200' +/- along Rt. 305

ZONING: Commercial:

Parcel A: Service District (#34-107816 – 4.60 Ac.)
Parcel B: Highway Commercial District (#34-107817 – 15.62 Ac.)

UTILITIES: All Utilities (Sanitary Sewer & City Water) at Site

TRAFFIC: 10,452 Rt. 46 AT Rt. 305 (2016)
9,310 Rt. 305 AT Rt. 46 (2016)

PRICE: \$2.1 Million

ADDITIONAL COMMENTS: Over 1.5 million visits to Mosquito Lake (per ODNR 2016) – located just 1 mile west of the site. New Dunkin' Donuts on the SWC of the Rt. 46 and Rt. 305 intersection. Cortland is a growing market with newer housing developments throughout the area. Site has immediate access (less than 1 mile) to Rt. 11 between Cortland and Warren, Ohio. Sparkle Market (22,000 SF) located 1.5 miles north of site.

FOR FURTHER INFORMATION:

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