

9840 RITTMAN RD

Wadsworth, OH 44281



**THE MASICA
COMPANY**

LAND FOR SALE



PROPERTY DESCRIPTION

Approximately 5 acres of I-1 Light Industrial zoned land offering a flexible development opportunity in the Wadsworth market. The property benefits from existing sewer availability and zoning that accommodates a variety of light industrial, warehousing, storage and related commercial uses.

The site may be particularly well suited for self-storage, contractor, warehouse or owner-user development, subject to final site planning and governmental approvals. Wadsworth Township's I-1 zoning specifically permits public self-storage facilities as well as warehousing, contractor equipment storage and other storage-related uses.

With limited industrial land inventory in the area, this property provides an opportunity for an investor, developer or business owner seeking a manageable-sized industrial development site. Water availability and potential annexation into the City of Wadsworth can be evaluated based upon the needs of the proposed development.

PROPERTY HIGHLIGHTS

- ±5 Acres of I-1 Light Industrial Zoned Land
- Self-Storage is a Permitted Use under Wadsworth Township I-1 zoning
- Ideal for Self-Storage, Warehouse, Contractor or Owner-User Development
- Existing Sewer Availability with water/annexation options that can be evaluated
- Rare Industrial Development Opportunity in the Wadsworth market with limited available industrial land

OFFERING SUMMARY

Sale Price:	\$438,000
Lot Size:	5.003 Acres

Steve Masica

steve.masica@themasicacompany.com
216.293.8900

Michelle Masica

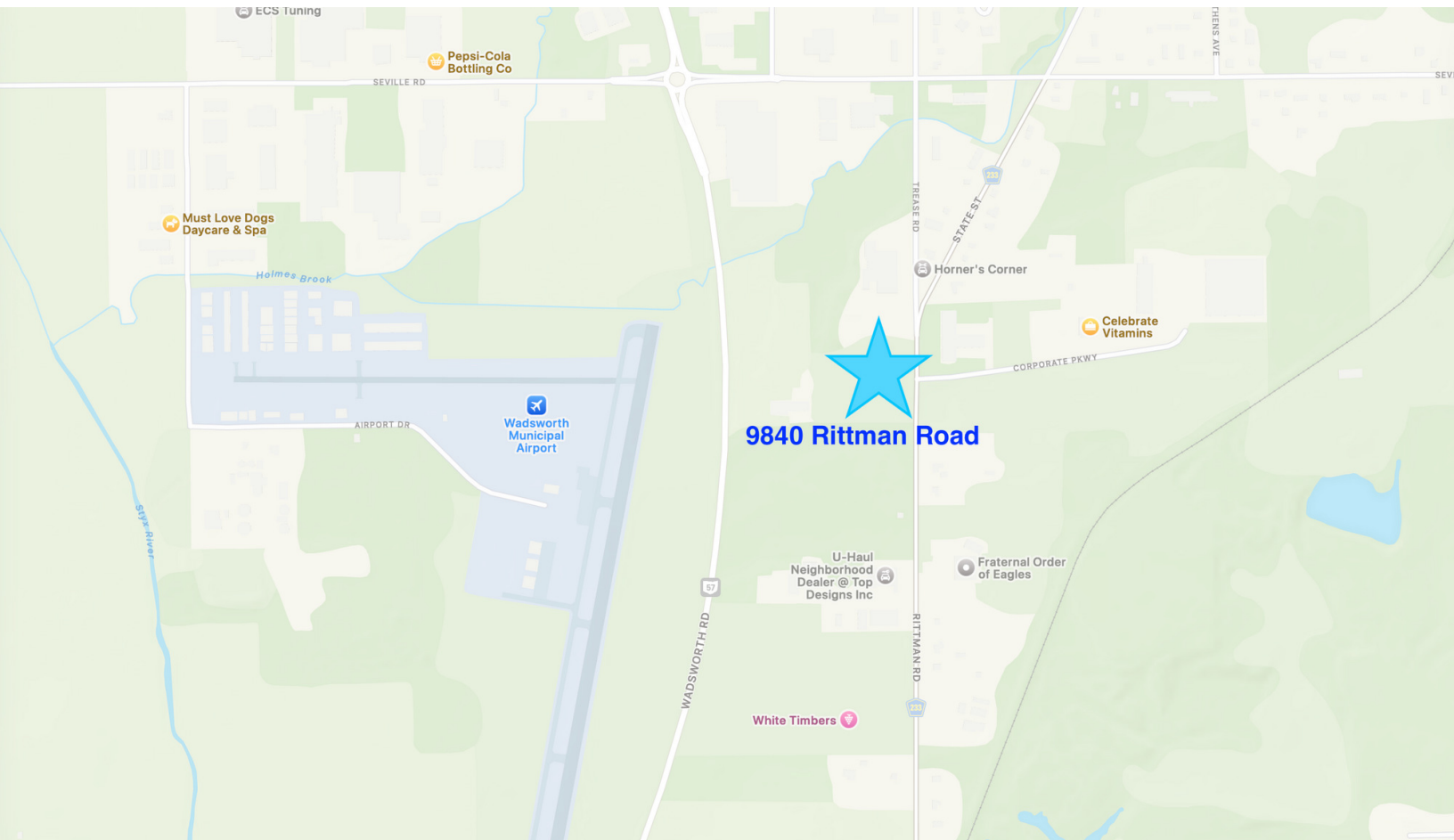
michelle.masica@themasicacompany.com
216.293.8900

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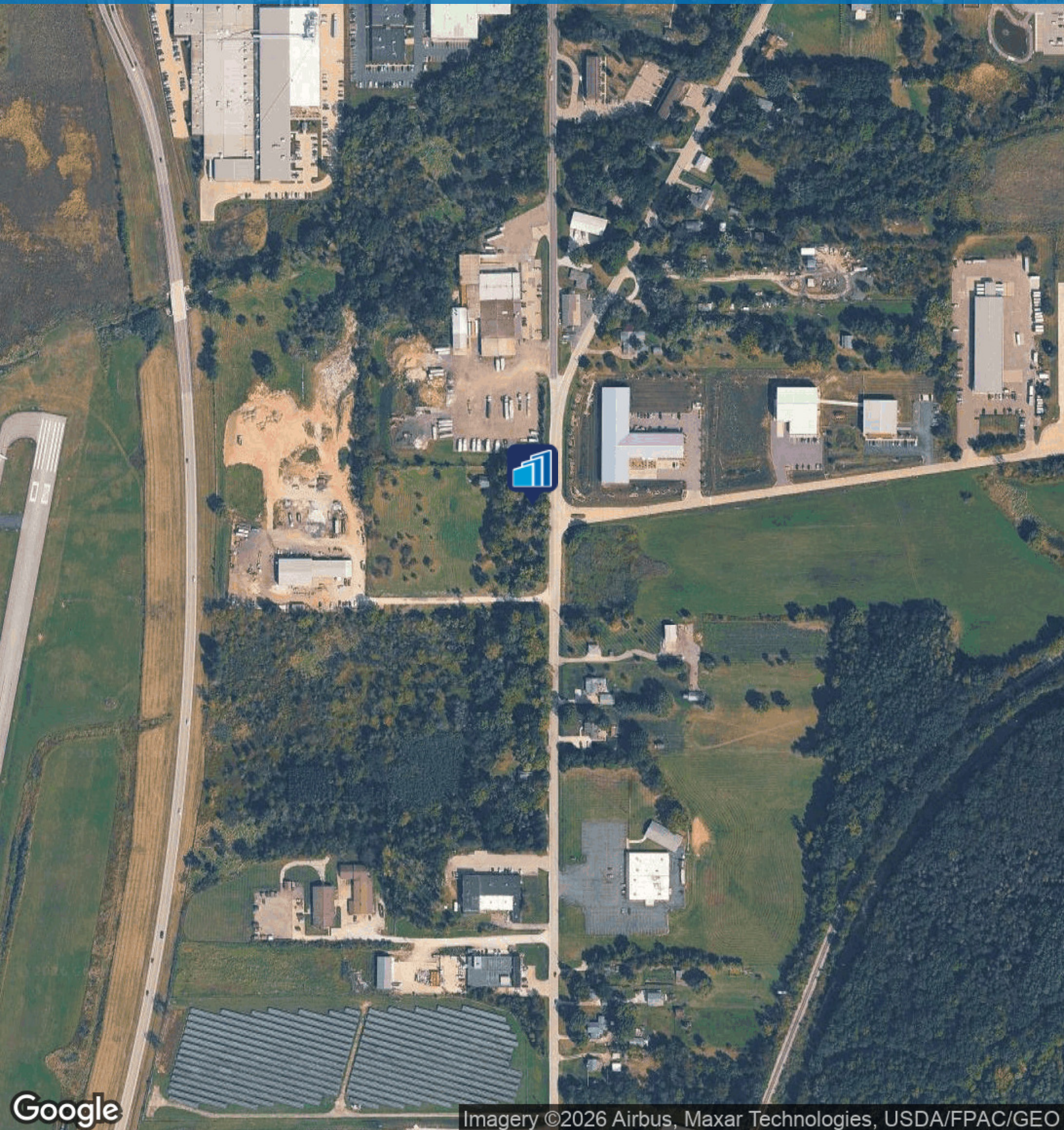
2 ADDITIONAL PHOTOS



3 LOCATION MAP



4 AERIAL MAP



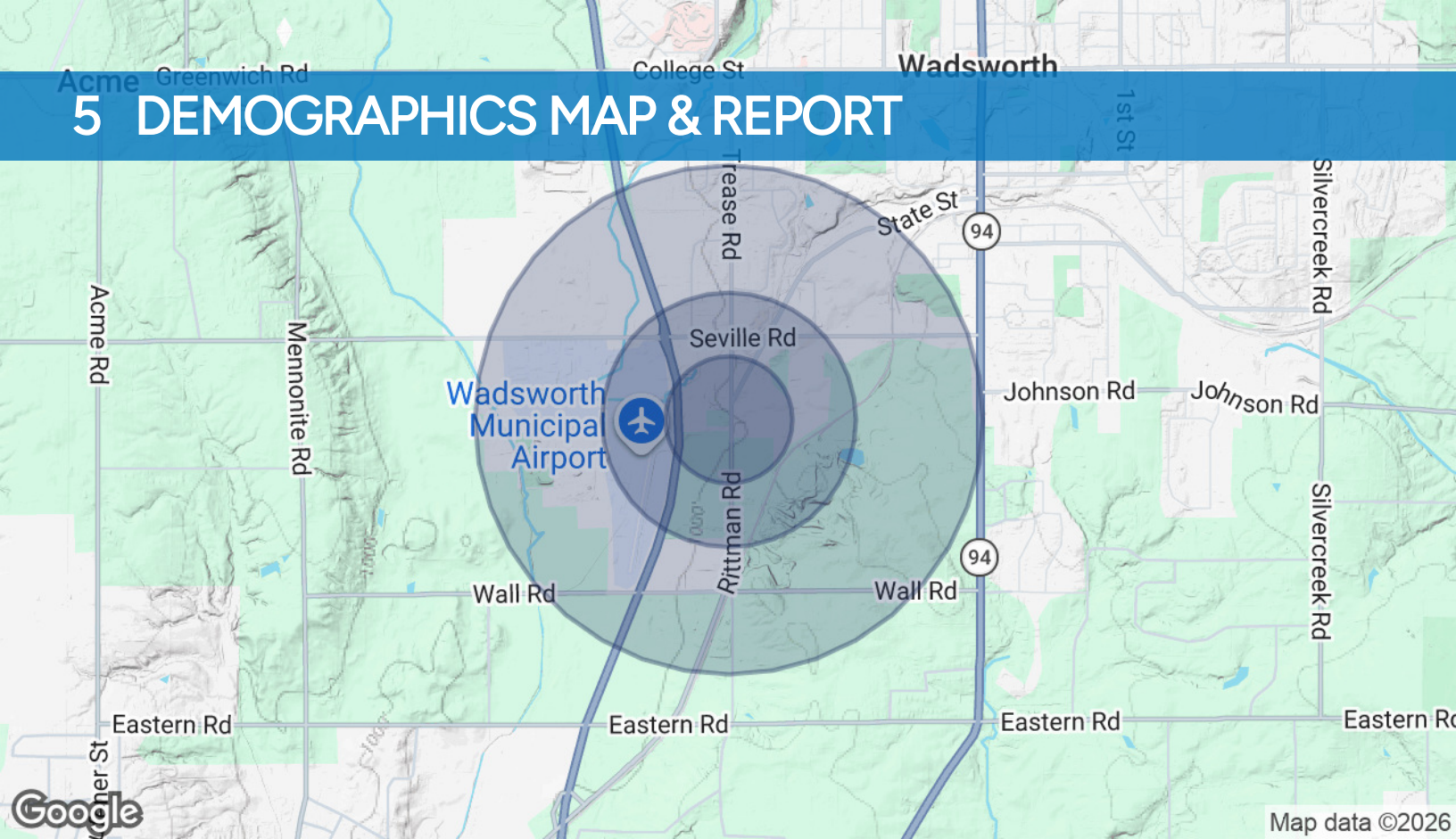
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themasicacompany.com | 225 E. Liberty St. Ste #100 | Medina, OH 44256 | 216.293.8900



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5 DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	34	306	2,040
Average Age	45.3	42.3	40.5
Average Age (Male)	42.3	39.5	37.2
Average Age (Female)	49.8	44.7	42.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	15	134	889
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$92,044	\$93,301	\$87,034
Average House Value	\$283,481	\$241,282	\$228,152

2023 American Community Survey (ACS)