

Hard Corner Development Opportunity ±1.5 Acre Site Available For Sale, Ground Lease or Build to Suit

832 WEST MAIN STREET | RAVENNA | OHIO
FOR SALE | FOR LEASE



W Main St - 11,668 VPD

N Diamond St

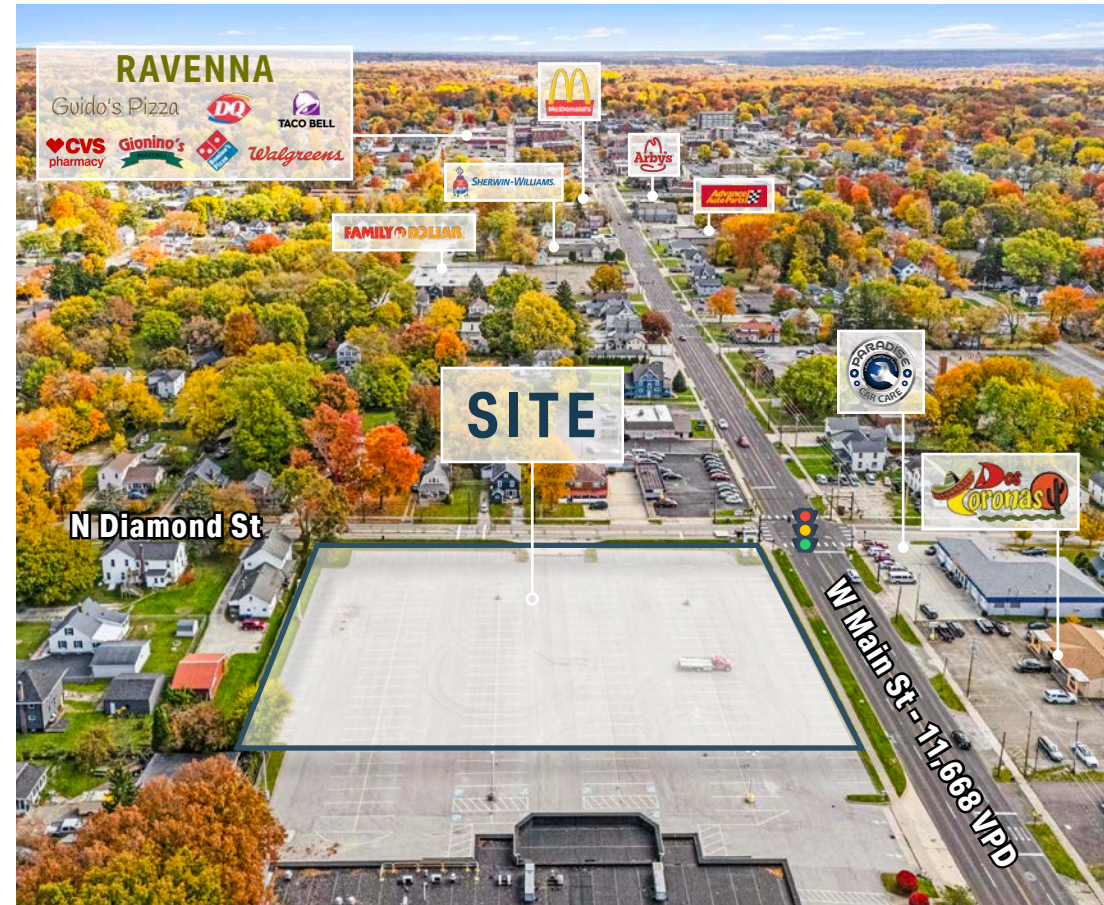
CONTACT EXCLUSIVE AGENT:

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THE OPPORTUNITY

- Hard Corner Development Site - the opportunity to build on up to approximately 1.5 acres, existing improved parking lot
- Signalized Intersection with uninterrupted line of sight and convenient access with existing curb cuts on W. Main and N. Diamond
- Existing general site layout and example conceptual c-store gas site plan included in this marketing package on pages 3-4
- Join neighborhood tenants, Giant Eagle, McDonald's, Arby's, Sherwin Williams, Family Dollar, Advance Auto Parts, CVS, and more.
- Located in the heart of the Ravenna trade area with strong demand for daily needs, restaurants, medical and more
- Minutes from University Hospital Portage Medical Center, Ravenna High School, Windmill Lakes Golf Club, in addition to many local businesses. Less than 5 minutes away from Kent State University boasting 25,000 students
- Solid and established demographic base with average household incomes of approx. \$75K annually & daytime population of 42K within a 10 minute drive time
- The property is owned by subsidiary of Benderson Development, an experienced national developer who has a proven track record of execution in retail development



QUICK STATS 15-MIN DRIVE RADIUS



DAYTIME
POPULATION
76,265



POPULATION
80,810



HOUSEHOLDS
33,957

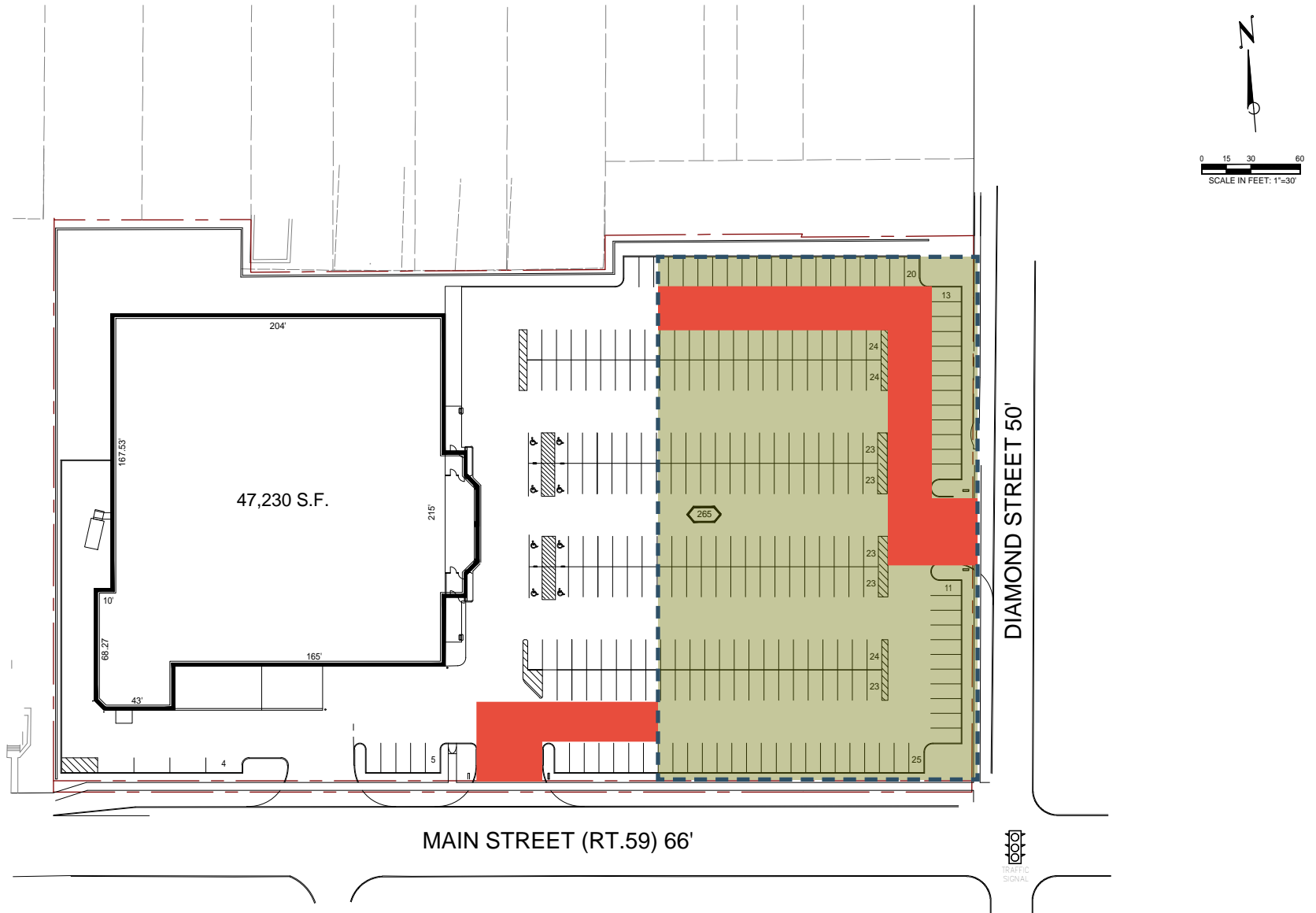


POPULATION
25 & OVER
51,588



AVG. HOUSEHOLD
INCOME
\$86,042

SITE PLAN



- AREA FOR LEASE - 1.5 ACRES
- EASEMENT AREAS

RETAIL - RAVENNA, OH

832 WEST MAIN STREET
RAVENNA, OHIO 44266

PROPERTY ID#: 4340

08-27-18

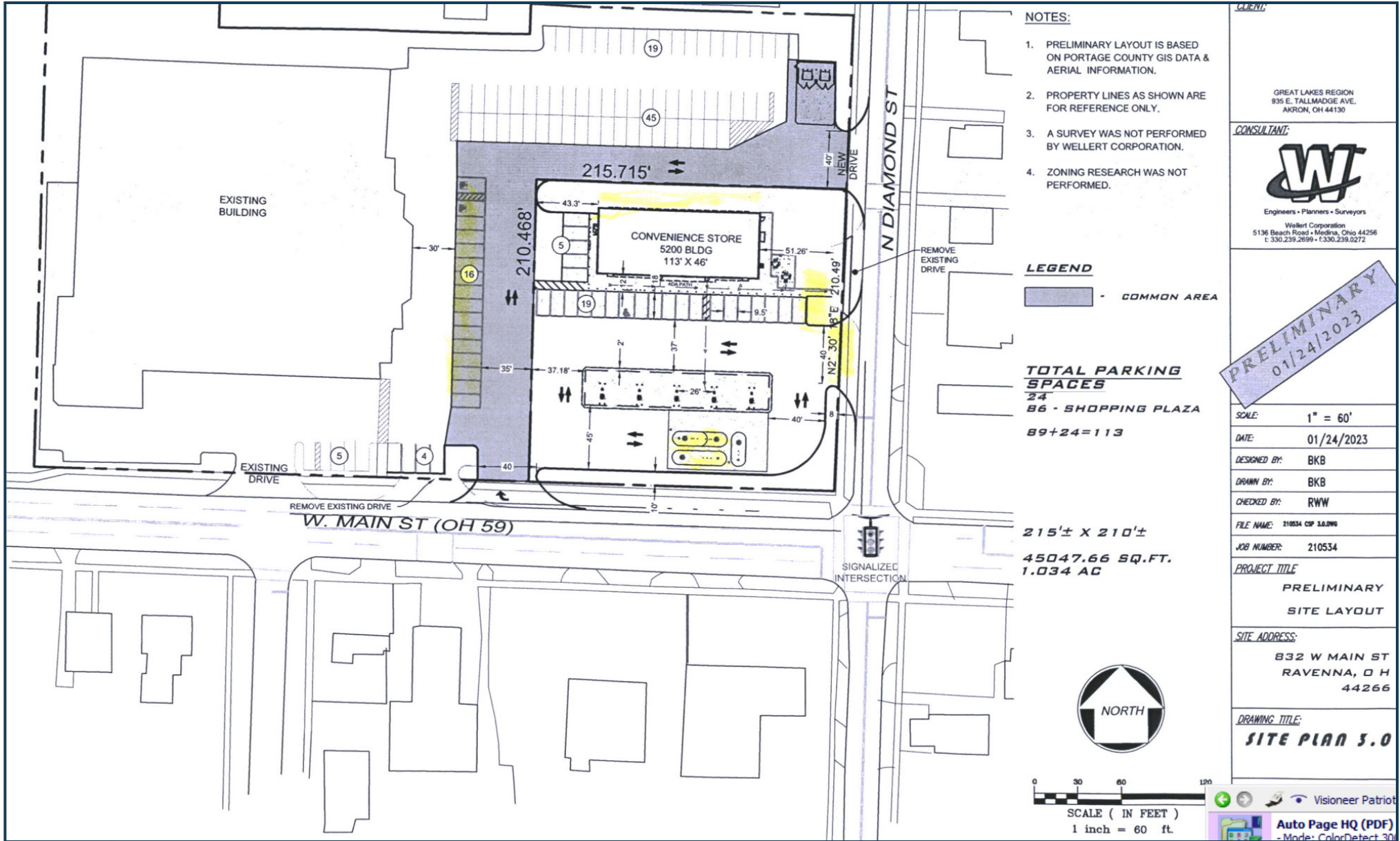
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MASTER SITE PLAN

DRAWN BY: XXX CHECKED BY: XXX SCALE: 1"=30'

CONCEPTUAL C-STORE / GAS STATION SITE PLAN



- NOTES:**
1. PRELIMINARY LAYOUT IS BASED ON PORTAGE COUNTY GIS DATA & AERIAL INFORMATION.
 2. PROPERTY LINES AS SHOWN ARE FOR REFERENCE ONLY.
 3. A SURVEY WAS NOT PERFORMED BY WELLERT CORPORATION.
 4. ZONING RESEARCH WAS NOT PERFORMED.

LEGEND

■ - COMMON AREA


TOTAL PARKING SPACES
 24
 86 - SHOPPING PLAZA
 89+24=113

215'± X 210'±
 45047.66 SQ.FT.
 1.034 AC

CLIENT:

GREAT LAKES REGION
 935 E. TALLMADGE AVE.
 AKRON, OH 44310

CONSULTANT:



Wellert Corporation
 5136 Beach Road • Medina, Ohio 44256
 T: 330.239.2699 • F: 330.239.0272

Engineers • Planners • Surveyors

PRELIMINARY
 01/24/2023

SCALE: 1" = 60'

DATE: 01/24/2023

DESIGNED BY: BKB

DRAWN BY: BKB

CHECKED BY: RWW

FILE NAME: 210534 CSP 3.0.DWG

JOB NUMBER: 210534

PROJECT TITLE:
 PRELIMINARY
 SITE LAYOUT

SITE ADDRESS:
 832 W MAIN ST
 RAVENNA, OH
 44266

DRAWING TITLE:
 SITE PLAN 3.0

AERIAL VIEW



University Hospitals

RAVENNA HIGH SCHOOL

SITE

N Diamond St

W Main St - 11,668 VPD

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AERIAL VIEW




25,000+ STUDENTS





W Main St
15,196 VPD
11,668 VPD

SITE

N Diamond St

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DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2024 Population - Current Year Estimate	13,454	41,193	80,810	151,662
2024 Daytime Population	14,961	42,148	76,265	137,760
2024 Households - Current Year Estimate	5,941	17,233	33,957	63,386
2024 Average Household Income	\$66,686	\$74,936	\$86,042	\$95,965
2029 Average Household Income Projection	\$79,174	\$88,202	\$100,276	\$111,678
2024 Median Household Income	\$52,548	\$52,989	\$63,797	\$75,463
2024 Population 25 and Over	9,657	24,998	51,588	103,121

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