



23.49 Total Acres For Sale

PARK CENTER COMMONS

A MIXED USE DEVELOPMENT LOCATED
NEAR I-76 AND SR-94 IN WADSWORTH, OHIO

Property Details

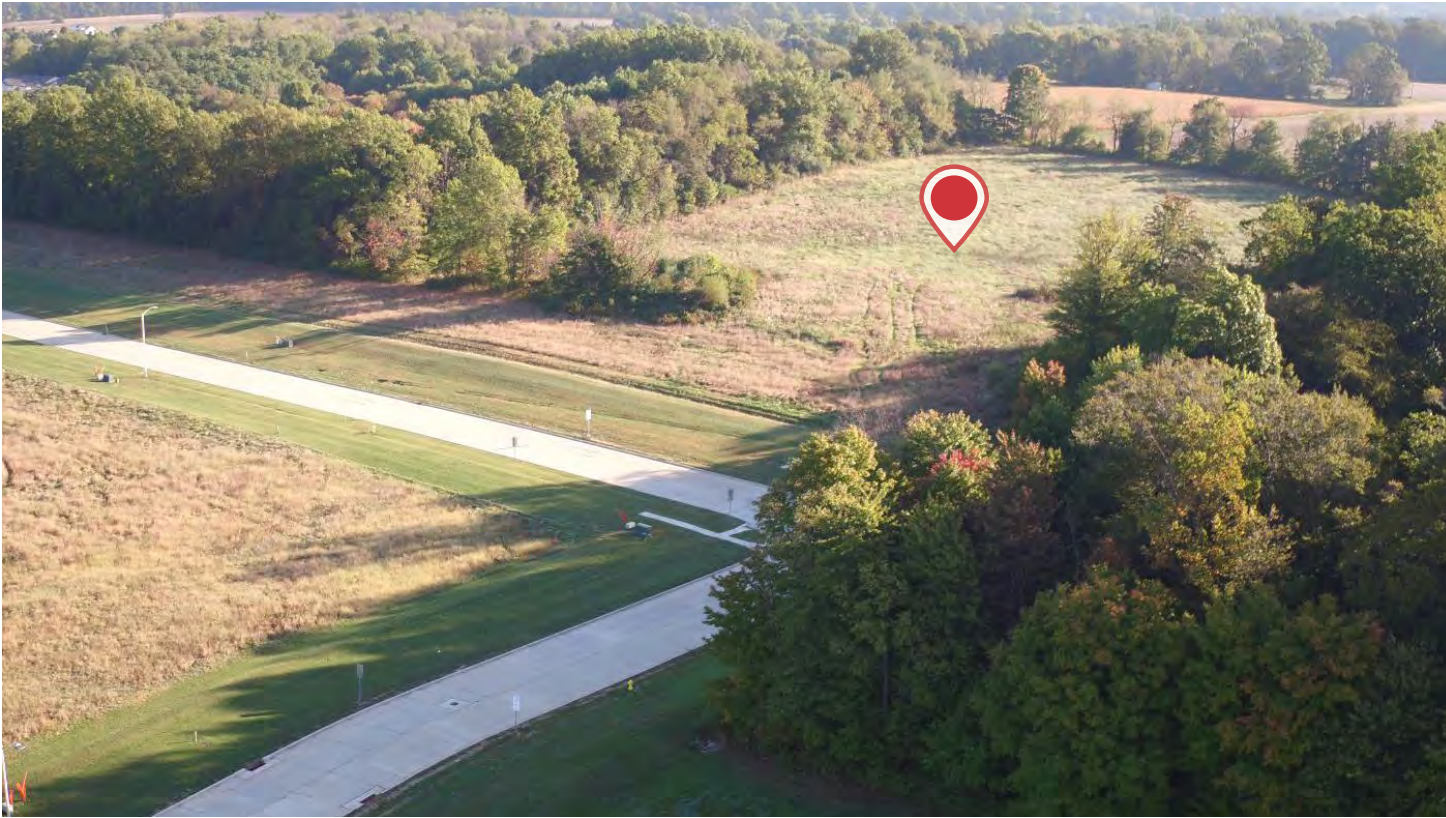
- Available parcel sizes from 1 acre to 13.98 acres
- Southern portion of property (Lot 1 & 2) has highway visibility
- Great access from Rt. 94 (High St) and the Wal-Mart developments to the North
- All parcels are located within the City of Wadsworth with full utilities
- Lots are available for sale from \$175,000 per acre
- Possible build to suit

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PARK CENTER COMMONS

LOT #1

ZONED C3
COMMERCIAL

13.98 ACRES
AVAILABLE



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Highway visibility
- Located along new road extensions between Park Center and Smokerise Drive
- WCL #9851
- Lot is divisible
- \$225,000/acre
- Adjacent to upcoming 70.25 acre residential development



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PARK CENTER COMMONS

LOT #2

ZONED C3
COMMERCIAL

2 ACRES
AVAILABLE



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Superior Highway visibility
- Located on Park Center
- Adjacent to Holiday Inn Express
- WCL #9852
- \$350,000/acre
- Potential to share 0.7 acre paved parking lot



PARK CENTER COMMONS

LOT #3

ZONED C3
COMMERCIAL

**5.80 ACRES
AVAILABLE**



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Highway visibility
- Located along new road extensions between Park Center and Smokerise Drive
- WCL #9853
- \$225,000/acre
- Adjacent to new Primrose School and Goddard School
- Across from upcoming 70.25 acre residential development



PARK CENTER COMMONS

LOT #4

ZONED C3
COMMERCIAL

**1.7 ACRES
AVAILABLE**



PARK CENTER COMMONS WADSWORTH, OH

PROPERTY FEATURES

- Located on the corner of Hinkle and Smokerise Drive
- Across from Walmart
- Lot is 1.7 acres net usable
- WCL #9854
- \$175,000/acre



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PARK CENTER COMMONS WADSWORTH, OH

Aerial



Demographics	1 Mile	3 Miles	5 Miles
Population:	5,484	27,383	44,319
Households:	2,557	10,889	17,138
Median Age:	44.7	41.6	42.7
Average HH Income:	\$82,324	\$84,946	\$88,142
Traffic Count:	28,150 N. High St. @ Park Center Dr.		
	19,246 I-76 @ High St. exit		

PARK CENTER COMMONS WADSWORTH, OH

Price Details

SALE PRICE: from \$175,000 per acre

Property Details

LOT #1	13.98 acres	WCL #9851	C3 Highway Commercial	\$225,000/acre
LOT #2	2 acres	WCL #9852	C3 Highway Commercial	\$350,000/acre
LOT #3	5.80 acres	WCL #9853	C3 Highway Commercial	\$225,000/acre
LOT #4	1.7 acres	WCL #9854	C3 Highway Commercial	\$175,000/acre
LOT #6 SOLD	6.88 acres	WCL #9850	R3 Residential	\$125,000/acre
LOT #7 SOLD	8.59 acres	WCL #98471	R3 Residential	\$125,000/acre

Notes

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Southern portion of property (Lot 1 & 2) has highway visibility

Great access from Rt. 94 (High St) and the Wal-Mart developments to the North

Possible build to suit

USES: Retail, Office, Hospitality

IMPROVEMENTS: Street, Sidewalk, Gas, Water, Storm Sewer, Curb, Sanitary Sewer, Phone, Electric

FOR MORE INFORMATION: www.parkcentercommons.com

PARK CENTER
COMMONS

LOTS #1-4

TOTAL
23.49 ACRES
AVAILABLE



CLICK HERE

For Video Tour Link



Please note: the dimensions
and acreages in the video are
approximate