

Prime 2.5-Acre Commercial Development Site



3177-3191 S. Cleveland Massillon Rd.
Norton, OH 44203

Property Features

- Lot Size: 2.5 acres
- Zoned: B-2 Neighborhood Business District
- Frontage: 530' (on S Cleveland Massillon Rd)
- Water & Sewer
- High visibility near intersection of S Cleveland Massillon Rd at Wadsworth Rd/SR-261 with convenient access to SR-21, I-76 and I-77
- Ideal for retail, office, or service-oriented businesses

Seller Will Consider:

- Outright Purchase
- Land Contract
- Long-Term Ground Lease
- Build-to-Suit Opportunities
- Development Partnership
- Creative Transaction Structures

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AVAILABLE
DEVELOPMENT OPPORTUNITY



Prime commercial development opportunity in Norton, located in a B-2 Neighborhood Business District. This 2.5-acre parcel boasts 530' of high-visibility frontage along the heavily traveled S Cleveland Massillon Road.

Strategically located near the intersection of S Cleveland Massillon Rd and Wadsworth Rd (SR-261), the site offers exceptional connectivity with convenient access to SR-21, I-76, and I-77, making it ideal for retail, office, or service-oriented businesses.

Ownership welcomes creative transaction structures, including:

- Outright sale
- Land contract
- Long-term ground lease
- Build-to-suit arrangements
- Development partnerships

NAI Pleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

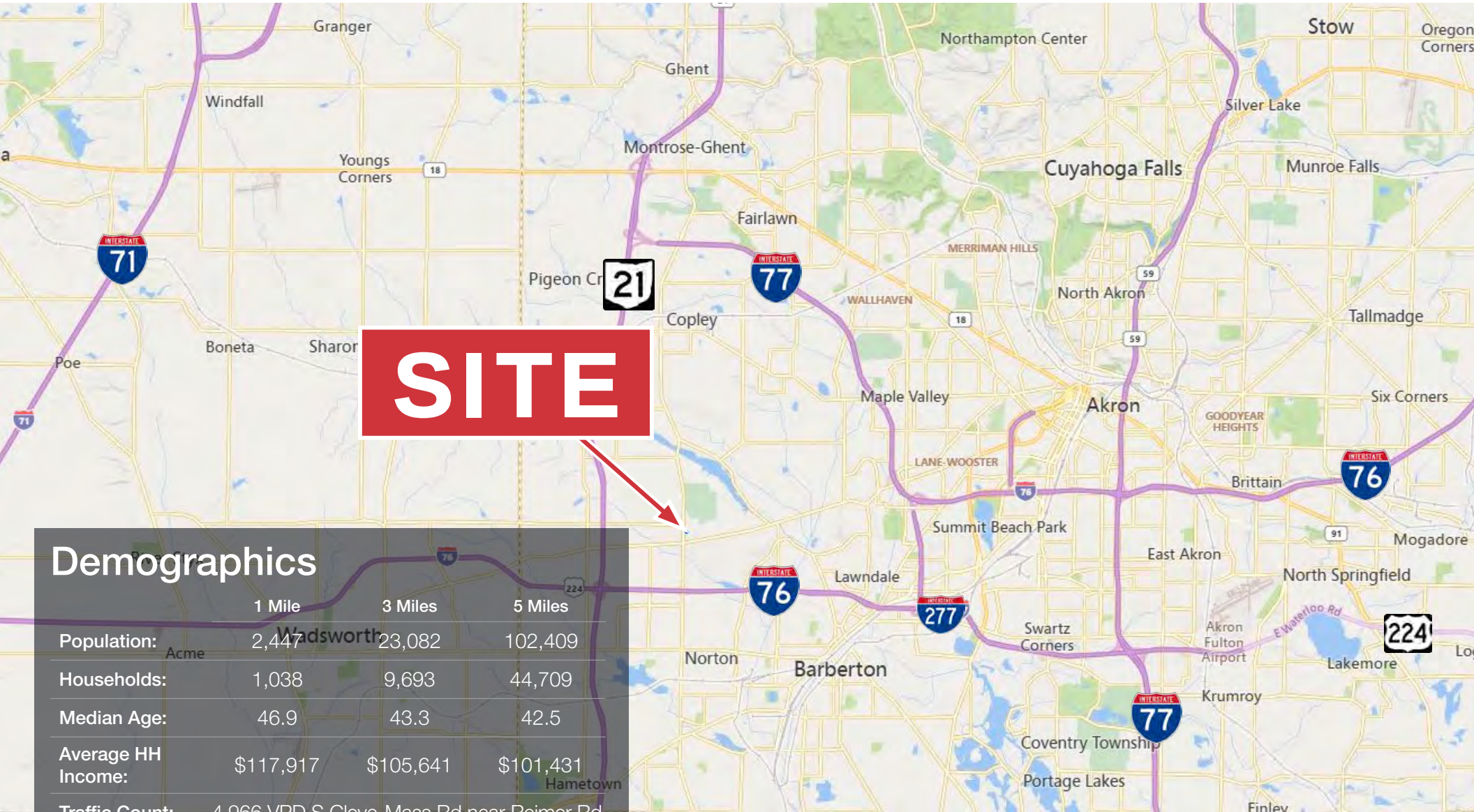
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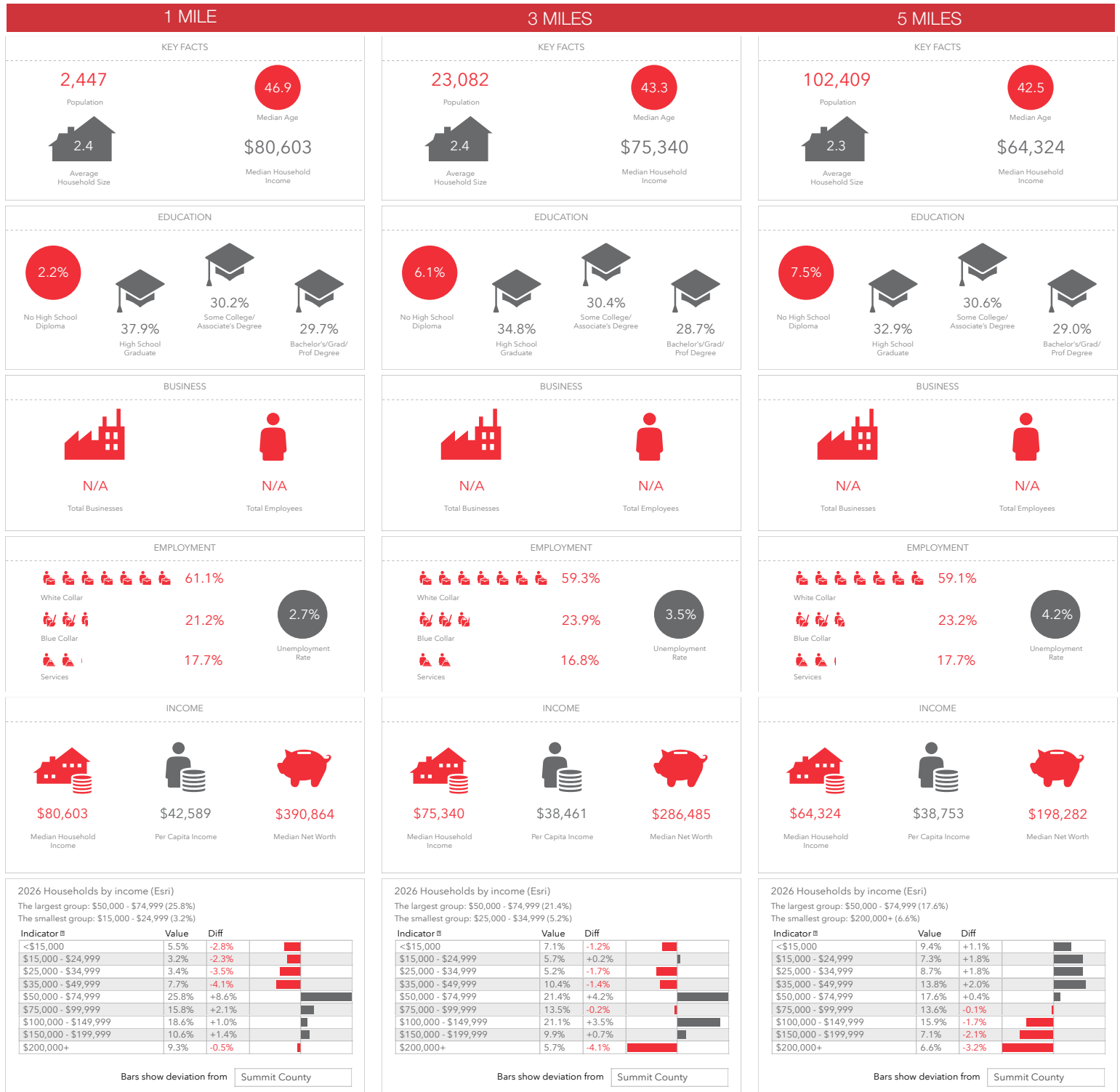
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Property Details

SALE PRICE:	call for details
PROPERTY TYPE:	vacant land
LOT SIZE:	2.5 acres
FRONTAGE:	530' (on S Cleveland Massillon Rd)
PARCELS:	4609193
ZONING:	B-2 Neighborhood Business

Property Description

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Zoning Code B-2

1276.01 APPLICATION OF OTHER PROVISIONS OF CODE.

The provisions of Sections 1258.03 and Chapter 1296, as set forth in this Zoning Code, shall apply to all B-2 Districts.

(Ord. 1-1988. Passed 4-11-88.)

1276.02 PERMITTED USES.

Permitted uses in B-2 Neighborhood Business Districts are:

(A) The following retail commercial uses of a character similar to:

- (1) Food stores, dairy products and bakery goods stores.
- (2) Book stores and rental libraries.
- (3) Drug stores, including soda fountains and food service, not in excess of 30 seatings.
- (4) Florists, hardware stores and pet and auto accessory shops.
- (5) Gift and specialty shops.
- (6) Music and dance studios.
- (7) Photography shops.
- (8) Art, antique, dressmaking, apparel, tailor, fur and millinery shops.
- (9) Bakeries employing not more than four persons, full or part-time, exclusive of sales personnel.
- (10) Dry cleaners and laundries, provided that the solvents used in the cleaning process shall be non-flammable and non-explosive and are used in fluid-tight cleaning units approved by the Building and Zoning Inspectors.
- (11) Smoke shops and newsstands.

(B) Professional offices and studios.

(C) Banks and financing institutions.

(D) Services of a character similar to the following:

- (1) Barber shops and beauty parlors.
- (2) Repair shops for shoes, radios, televisions and domestic appliances.
- (3) Self-operated laundries, but not self-operated dry cleaning facilities.

(E) Mortuaries.

(Ord. 1-1988. Passed 4-11-88.)

1276.03 USES REQUIRING SPECIAL EXCEPTION USE PERMITS.

There are no uses requiring a special exception use permit in B-2 Districts.

(Ord. 1-1988. Passed 4-11-88.)