

13075 - 13087 CLEVELAND AVE NW

13075 - 13087 Cleveland Ave NW, Uniontown, OH 44685



**THE MASICA
COMPANY**

LAND FOR SALE



PROPERTY DESCRIPTION

Capitalize on this highly visible hard-corner location featuring two parcels totaling approximately 0.50 acres, available for purchase separately. Zoned Village Commercial and positioned at a signalized intersection, this site offers exceptional exposure and accessibility at the northwest corner of Cleveland Avenue NW and Edison Street (SR 619), directly across from a busy BP gas station.

Located in the heart of Uniontown, this property benefits from strong traffic counts, established surrounding businesses, and a growing residential population. The area offers the perfect blend of small-town charm and modern convenience, attracting families, professionals, and businesses alike.

Whether you're planning retail, office, restaurant, service, or mixed-use development, this prime commercial site provides the visibility, accessibility, and growth potential needed to make your project a success.

PROPERTY HIGHLIGHTS

- Signalized Corner
- ±0.50 Acres
- Village Commercial Zoning
- High Visibility
- Strong Growth Corridor

OFFERING SUMMARY

Sale Price:	\$339,000
Lot Size:	0.475 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,707	5,720	10,862
Total Population	4,151	14,230	26,645
Average HH Income	\$83,862	\$86,048	\$85,935

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2 ADDITIONAL PHOTOS



3 LOCATION MAP

