

1.57 AC & 5.54 AC DEVELOPMENT SITE

2782 SIDLEY COURT, AUSTINBURG, OHIO 44010

CBRE

FOR SALE



PARCEL 1
1.57 AC

PARCEL 2
5.54 AC

Sidley Ct

Clay St

Center Rd - 8608 VPD

EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- 5.54 AC & 1.57 AC Development Sites Available For Sale
- Sale Price:
 - » Parcel 1 (1.57 AC): \$300,000
 - » Parcel 2 (5.54 AC): \$450,000
- Located off of the exit of I-90 with 35,719 VPD and 7,663 VPD on Center Road (Source: ODOT)
- Zoning: Accommodation Commercial (AC)
- Population of 202,055 and average household income of \$95,874 in a 30 minute radius.



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
69,795



POPULATION
73,475



HOUSEHOLDS
30,967



POPULATION
25 & OVER
53,266



AVG. HOUSEHOLD
INCOME
\$81,909

AERIAL VIEW



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population - Current Year Estimate	13,999	73,475	202,055
2024 Daytime Population	14,499	69,795	183,596
2024 Households - Current Year Estimate	5,792	30,967	83,304
2024 Average Household Income	\$86,909	\$81,909	\$95,874
2029 Average Household Income Projection	\$96,007	\$90,696	\$106,645
2024 Median Household Income	\$67,415	\$62,028	\$69,736
2024 Population Over 25	10,205	53,266	145,931

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