

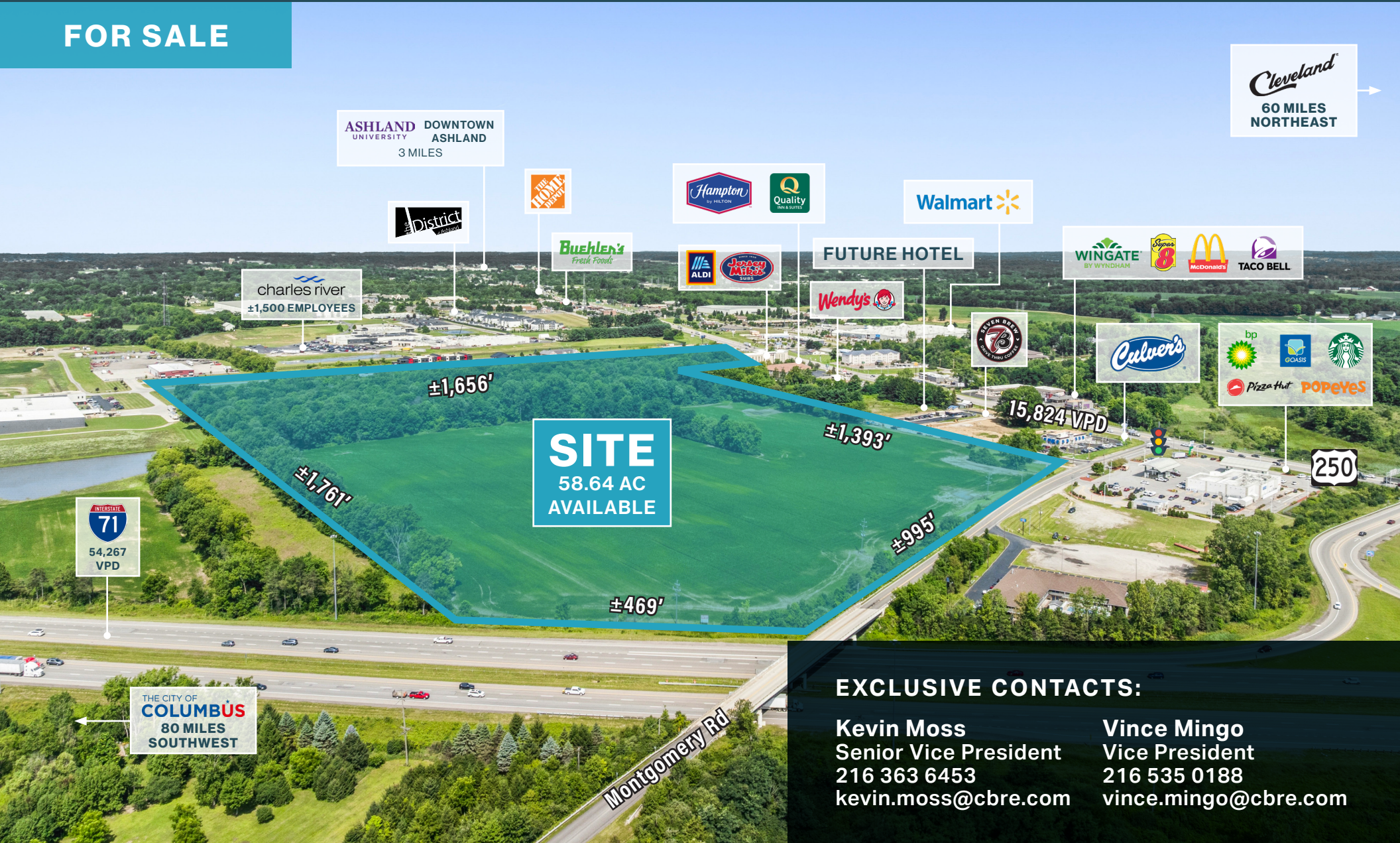
58.64 AC DEVELOPMENT SITE

LOCATED NEAR THE HIGH PROFILE I-71 EXIT IN ASHLAND

1414 MONTGOMERY ROAD, ASHLAND, OHIO 44805

CBRE

FOR SALE



EXCLUSIVE CONTACTS:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Vice President
216 535 0188
vince.mingo@cbre.com

THE OPPORTUNITY

- 58.64 AC Available For Sale
- Join Culvers, 7 Brew and a future hotel near the I-71 Ashland interchange
- Asking Price: \$6,900,000
- Zoned: M-4 (Industrial and Business Park District), CED Overlay District
- The site is located near the high profile Ashland I-71 exit across from the Goasis travel center
- All utilities to the site: city water, sewer, gas, electric
- Ashland is conveniently located halfway between Cleveland and Columbus
- Neighboring retailers and restaurants include Walmart, Home Depot, Buehlers, McDonalds, Wendys, Taco Bell, Dunkin Donuts, Chipotle and many more



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
46,994



POPULATION
49,908



HOUSEHOLDS
19,661



POPULATION
25 & OVER
34,383



AVG. HOUSEHOLD
INCOME
\$88,180

AERIAL VIEW



PARCEL AERIAL MAP



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	6,724	49,908	159,223
2025 Daytime Population	5,354	46,994	150,997
2025 Households - Current Year Estimate	2,601	19,661	63,097
2025 Average Household Income	\$79,820	\$88,180	\$83,170
2030 Average Household Income Projection	\$88,959	\$98,382	\$93,139
2025 Median Household Income	\$65,778	\$70,973	\$66,505
2025 Population Over 25	4,520	34,383	111,827

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