

Excellent Commercial Opportunity on Medina Road



Medina Rd. - Vacant Land
Medina, OH 44256



MEDINA
COUNTY

Development Opportunity

- Located in Sharon Township
- Convenient to both I-71 & I-77
- High Traffic Exposure
- Zoned C-2 (Commercial District)

David Whyte

330 352 7746
dwhyte@naipvc.com

Karen Whyte

330 351 1757
kwhyte@naipvc.com

Quick Look

ACRES	3.87
ZONED	C-2 (Commercial)
PRICE	\$359,000
TAXES	\$4,584.76/year
PARCEL	033-12B-03-048
FRONTAGE	176' on SR-18
DEPTH	686' / 361' / 679'

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive | Suite A
Akron, Ohio, 44320
+1 330 535 2661
naipvc.com

Medina Rd. Vacant Land
Medina, OH 44256

FOR SALE



*ALL PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE

Development Opportunity

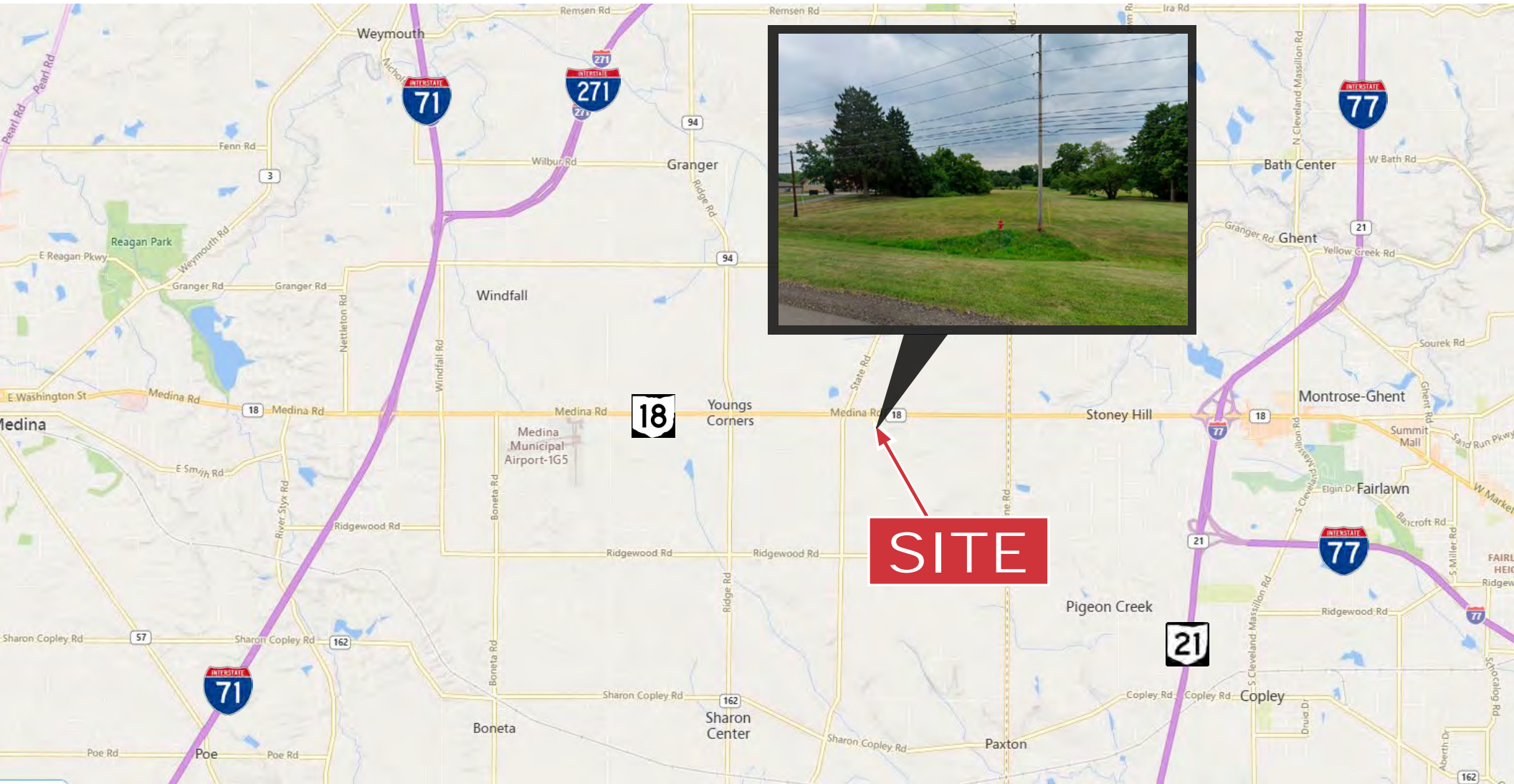
Excellent commercial development opportunity on State Route 18 / Medina Road in Medina, Ohio. This 3.87-acre C-2 zoned parcel offers strong visibility, easy access, and a wide range of permitted commercial uses. The mostly buildable lot is conveniently located near both Interstate 71 and Interstate 77, providing excellent regional access and high traffic exposure. Surrounded by growing residential and commercial development, this property offers outstanding potential for retail, office, restaurant, service, or investment use.

David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte
330 351 1757
kwhyte@naipvc.com

Medina Rd. Vacant Land
Medina, OH 44256

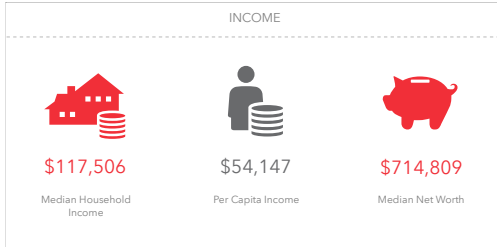
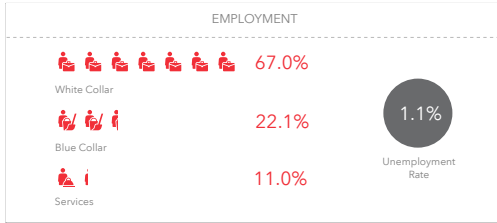
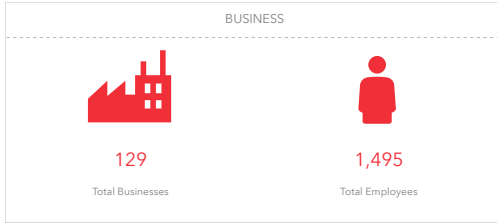
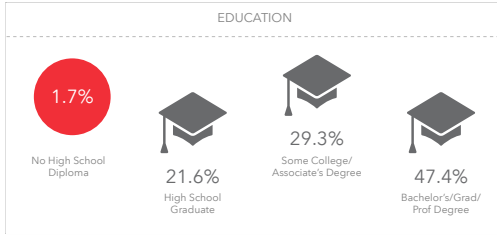
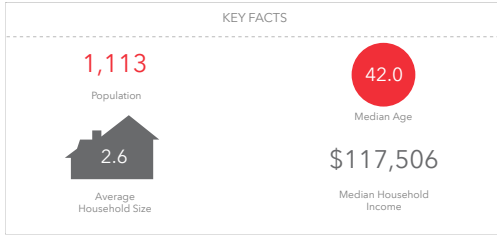
FOR SALE



Medina Rd. Vacant Land Medina, OH 44256

FOR SALE

1 Mile



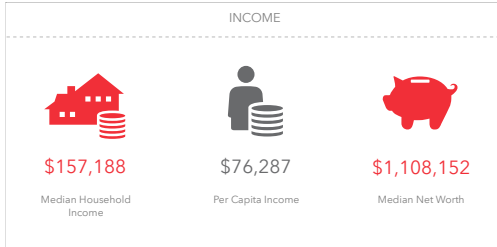
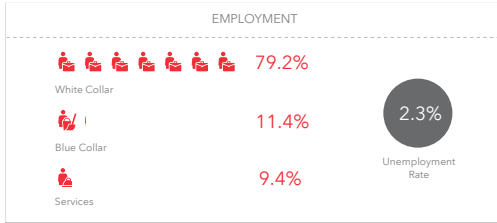
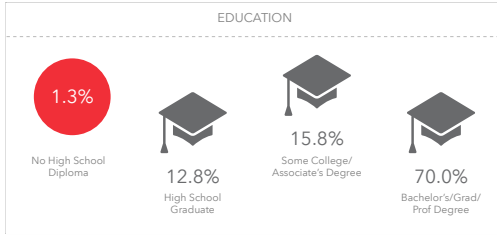
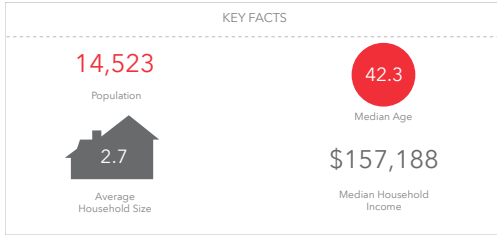
2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.5%)
The smallest group: \$15,000 - \$24,999 (1.7%)

Indicator #	Value	Diff	
<\$15,000	1.9%	-2.3%	
\$15,000 - \$24,999	1.7%	-2.7%	
\$25,000 - \$34,999	5.5%	-1.5%	
\$35,000 - \$49,999	6.0%	-3.6%	
\$50,000 - \$74,999	14.0%	-0.9%	
\$75,000 - \$99,999	10.0%	-3.9%	
\$100,000 - \$149,999	25.5%	+5.2%	
\$150,000 - \$199,999	13.8%	+1.8%	
\$200,000+	21.9%	+8.2%	

Bars show deviation from Medina County

3 Miles



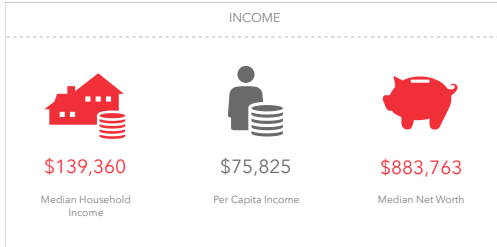
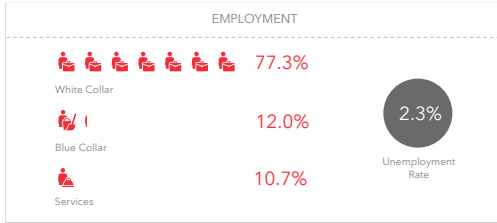
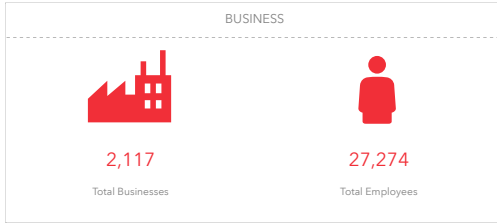
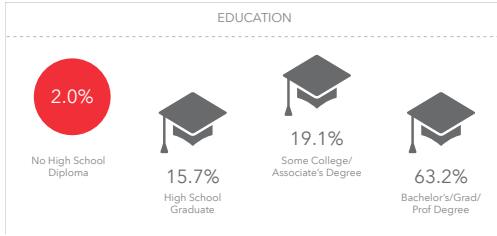
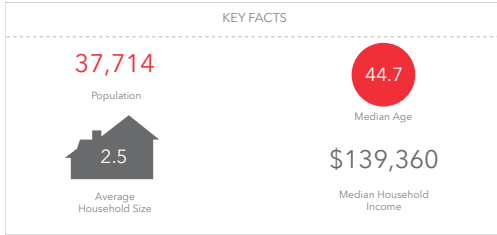
2025 Households by income (Esri)

The largest group: \$200,000+ (37.6%)
The smallest group: \$15,000 - \$24,999 (1.7%)

Indicator #	Value	Diff	
<\$15,000	2.2%	-2.0%	
\$15,000 - \$24,999	1.7%	-2.7%	
\$25,000 - \$34,999	2.9%	-4.1%	
\$35,000 - \$49,999	4.2%	-5.4%	
\$50,000 - \$74,999	7.6%	-7.3%	
\$75,000 - \$99,999	8.1%	-5.8%	
\$100,000 - \$149,999	20.4%	+0.1%	
\$150,000 - \$199,999	15.2%	+3.2%	
\$200,000+	37.6%	+23.9%	

Bars show deviation from Medina County

5 Miles



2025 Households by income (Esri)

The largest group: \$200,000+ (32.6%)
The smallest group: \$15,000 - \$24,999 (1.8%)

Indicator #	Value	Diff	
<\$15,000	2.5%	-1.7%	
\$15,000 - \$24,999	1.8%	-2.6%	
\$25,000 - \$34,999	4.1%	-2.9%	
\$35,000 - \$49,999	5.3%	-4.3%	
\$50,000 - \$74,999	11.0%	-3.9%	
\$75,000 - \$99,999	9.0%	-4.9%	
\$100,000 - \$149,999	19.7%	-0.6%	
\$150,000 - \$199,999	14.1%	+2.1%	
\$200,000+	32.6%	+18.9%	

Bars show deviation from Medina County

David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte
330 351 1757
kwhyte@naipvc.com

Property Details ACREAGE: 3.87 acres

ZONING: C-2 (Commercial District)

Price Details SALE PRICE: \$359,000

TAXES: \$4,584.76/year

Location Details INTERCHANGE: I-71 | I-77

DISTANCE: 2.3 miles | 3.5 miles

FRONTAGE: 176' on SR-18

TRAFFIC COUNT: 24,389 vehicles per day

Notes

Excellent commercial development opportunity on State Route 18 / Medina Road in Medina, Ohio. This 3.87-acre C-2 zoned parcel offers strong visibility, easy access, and a wide range of permitted commercial uses. The mostly buildable lot is conveniently located near both Interstate 71 and Interstate 77, providing excellent regional access and high traffic exposure. Surrounded by growing residential and commercial development, this property offers outstanding potential for retail, office, restaurant, service, or investment use.

David Whyte

330 352 7746

dwhyte@naipvc.com

Karen Whyte

330 351 1757

kwhyte@naipvc.com

NAIPleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A

Akron, Ohio, 44320

+1 330 535 2661

naipvc.com