

PRIME COMMERCIAL LAND NEAR BUSY ROUNDABOUT



FOR SALE
5994 WOOSTER PIKE
MEDINA, OH 44256

SALE PRICE: UNDISCLOSED



PROPERTY HIGHLIGHTS

- Total Acreage: 2.11 Acres
- Frontage: $\pm 143.93'$ | Depth: $\pm 628.78'$
- Utilities: Available at Street (House has Septic & Well) – House is Currently Vacant
- Daily Traffic Count: $\pm 13,150$
- Zoning: C-B Community Business (Montville Township) – Encourages Development of Personal Services, Community Facilities, and Office/Retail Facilities
- Seller Finalizing Parcel Split and Future Gas Station Plans (See Conceptual Site Plan)
- 2026 Real Estate Taxes: To Be Determined Once Lot Split is Complete



LISTING AGENT

Sam Tecca

sam@gerspachergroup.com

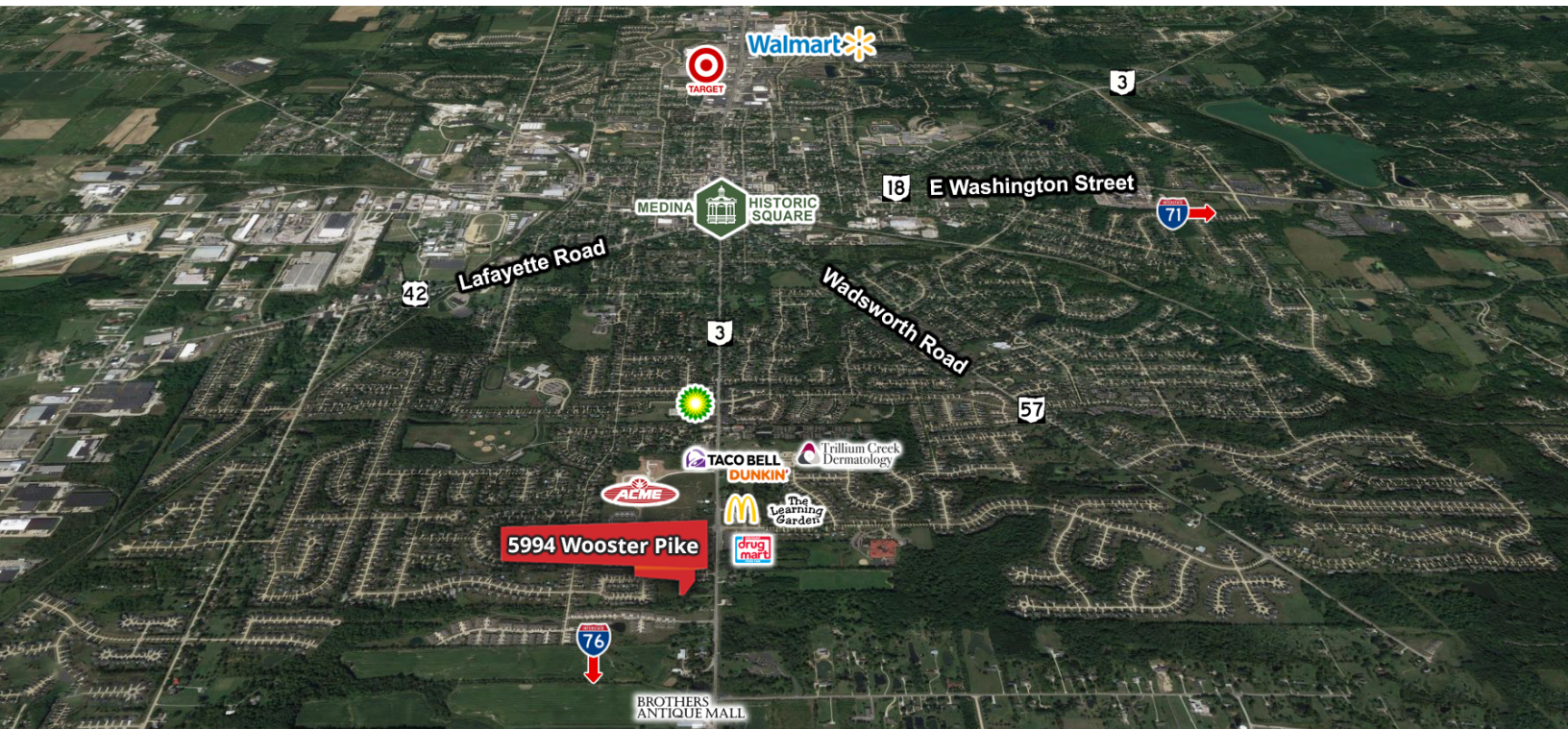
330.722.5002





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PROPERTY OVERVIEW

C-B zoning allows for business and professional offices, financial, medical, retail, restaurant, hotel, assembly hall, and daycare. Conditional uses allow for ATM, drive-thru, indoor recreation, fitness, theater, vet clinic (no outside kennel), automotive, car wash, and gas station.

LOCATION OVERVIEW

Located 2 miles south of Medina's Historic Square. 6 miles to I-71 at SR-18. 5 miles to I-76 at SR-3.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	6,877	35,618	57,263
Total Units	2,696	14,752	24,361
Median Income	\$140,842	\$100,296	\$103,581

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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CONCEPTUAL DRAWING



These drawings are conceptual and for presentation purposes only. Final design may vary based on engineering, approvals and site conditions.

* APPROXIMATE ACREAGE



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PUFFIN POINTE DR. 60'

BAR HARBOR BOULEVARD 60'

2.1131 ACRES

2.8869 ACRES

WOOSTER PIKE S.H. 25 S.R. 3 60'

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