

For SALE - Get Paid While You Plan:

A stable Income + Development Opportunities on Mogadore's Main Corridor

1395-1397 Rt.43 & Rt. 224, Suffield Township, OH 44260



PROPERTY SUMMARY

Exceptional opportunity for retail investors and developers, the property at 1395 Ohio Route 43 in Suffield Township, Ohio offers a prominent location with in place income and future upside.

The existing drive thru tenant is secured through October 2030, providing consistent cash flow. The property also includes approximately 3/4 acre of excess land on the west end, offering potential for additional retail, self storage, or other commercial uses.

This combination of stable income and expansion potential positions the property as a compelling investment in the growing Mogadore market.

PROPERTY HIGHLIGHTS

- Opportunity to acquire an additional ± 1.5 acre adjoining parcel along US-224
- 4,608 SF building featuring a drive thru tenant, including ± 450 SF of additional leasable space offering upside for added income or future expansion
- Drive-Thru operator tenant with lease until October 2030
- High visibility signalized corner location in the Mogadore area
- An additional ± 0.75 acres of buildable land offers future development potential including self-storage, retail, restaurant, service or car wash use

Asking Price	\$850,000
Site Size	1.98 Acres
Building Size	4,608 SF
Zoning	B-Business (Commercial)



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Location & Traffic Count Map

1395-1397 Ohio 43 & Rt. 224

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REGIONAL TRUCK & TRAILER SALES

Prime access to Route 8. The ideal footprint for heavy-equipment staging, large-scale inventory, and high-visibility logistics.



PROFESSIONAL & MEDICAL OFFICES

High-visibility corner ideal for medical, legal, or insurance firms seeking a prominent satellite location.



FOOD-RELATED & MARKETS

Suited for restaurants, bakeries, or specialized food markets that capitalize on the 14,000+ VPD.



BEAUTY SALON

An ideal setting for a hair salon concept, positioned to serve the area's vibrant and growing professional community



DAY CARE

A strategic location for a childcare facility to support the area's dense professional population.

Disclaimer: Vision scenarios are conceptual and for illustrative purposes only. All future use is at the buyer's discretion and may be subject to municipal approval.

Permitted Uses:

Professional & Medical Offices
Retail & Personal Services
Food-Related & Markets

Conceptual Opportunities (Subject to Approval):

Beauty Salon
Day Care
Regional Truck and Trailer Sales

Why now? Investment rationale

- Immediate income: Drive-thru tenant secured through October 2030. No lease-up risk, no vacancy period.
- Built-in development option: ±0.75 acres of excess land included at no additional cost You can develop when your timing is right.
- High-traffic location: 14,305 VPD on a signalized corner in a growing corridor.
- Accessible entry: \$850,000 for an income producing commercial corner with development land is rare in the current NE Ohio market.

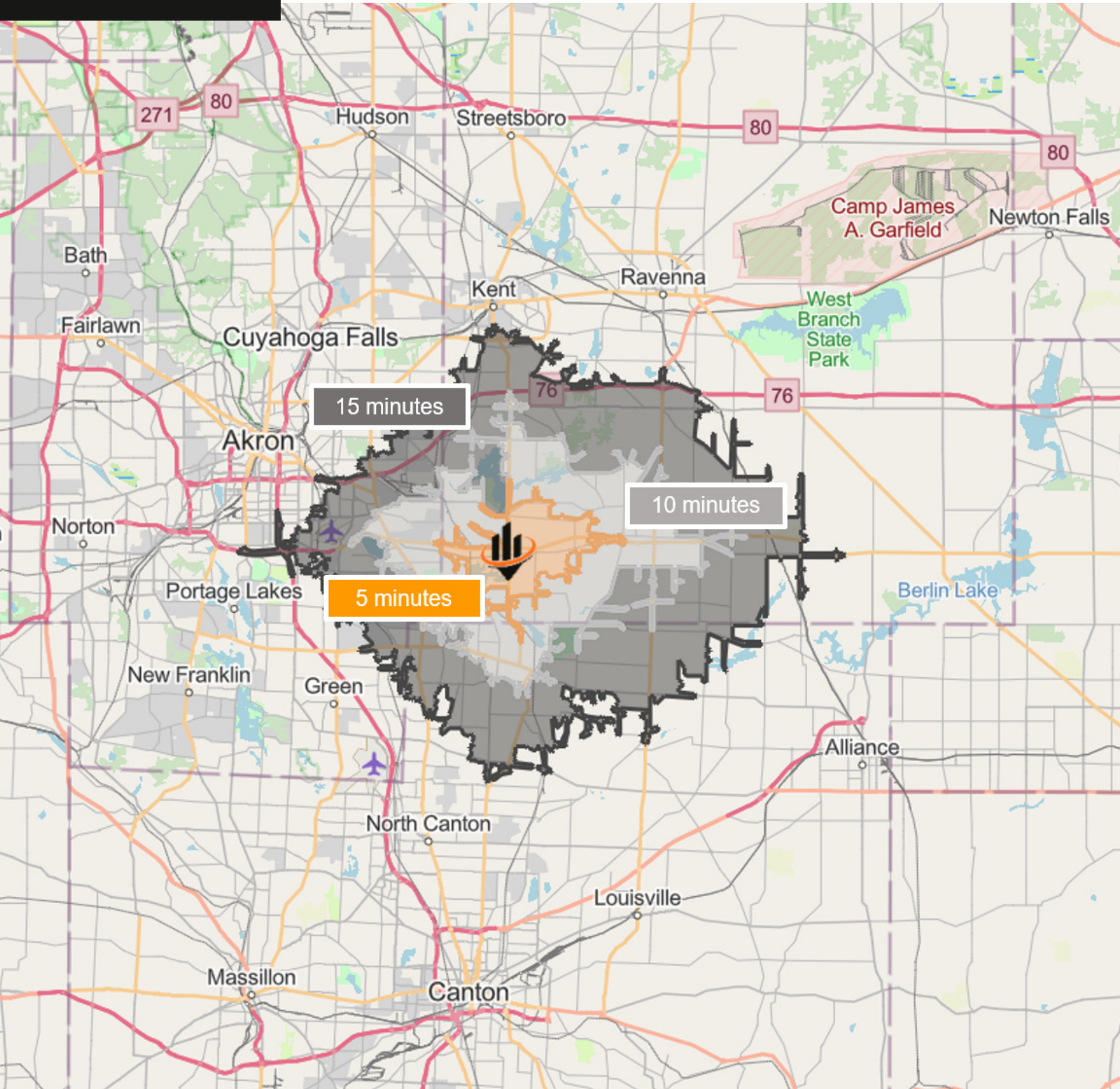


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Drive Time Map

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