

BRANCH ROAD AND SMITH ROAD V/L, MEDINA, OH 44256  
BRANCH RD & SMITH RD V/L



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,897,500
Lot Size:	115.9 Acres
Price / Acre:	\$25,000
Zoning:	I-1 Industrial
Market:	Greater Akron/Cleveland
Submarket:	Medina

## PROPERTY OVERVIEW

One of the largest Industrially zoned sites in Northeast Ohio AND located in an OPPORTUNITY ZONE! This property is situated between Smith Rd and Branch Rd contains five parcels to make up the 115.9 acres. Land is zoned I-1 Industrial with water at the street and sewer nearby. The property is easily developed and provides direct frontage on both W. Smith and Branch roads.

## PROPERTY HIGHLIGHTS

- Approx. 1800' frontage on W. Smith Rd.
- Approx. 1000' frontage on Branch Rd.
- 2.5 Miles west of Downtown Medina
- Just west of Commerce Dr. and the Medina Industrial Park
- 8.5 miles from I-71 and Rt. 18
- 10.5 miles to I-71/Rt. 224/I-76

**115.9 ACRES OF VACANT LAND ZONED I-1 NEAR INDUSTRIAL PARK**

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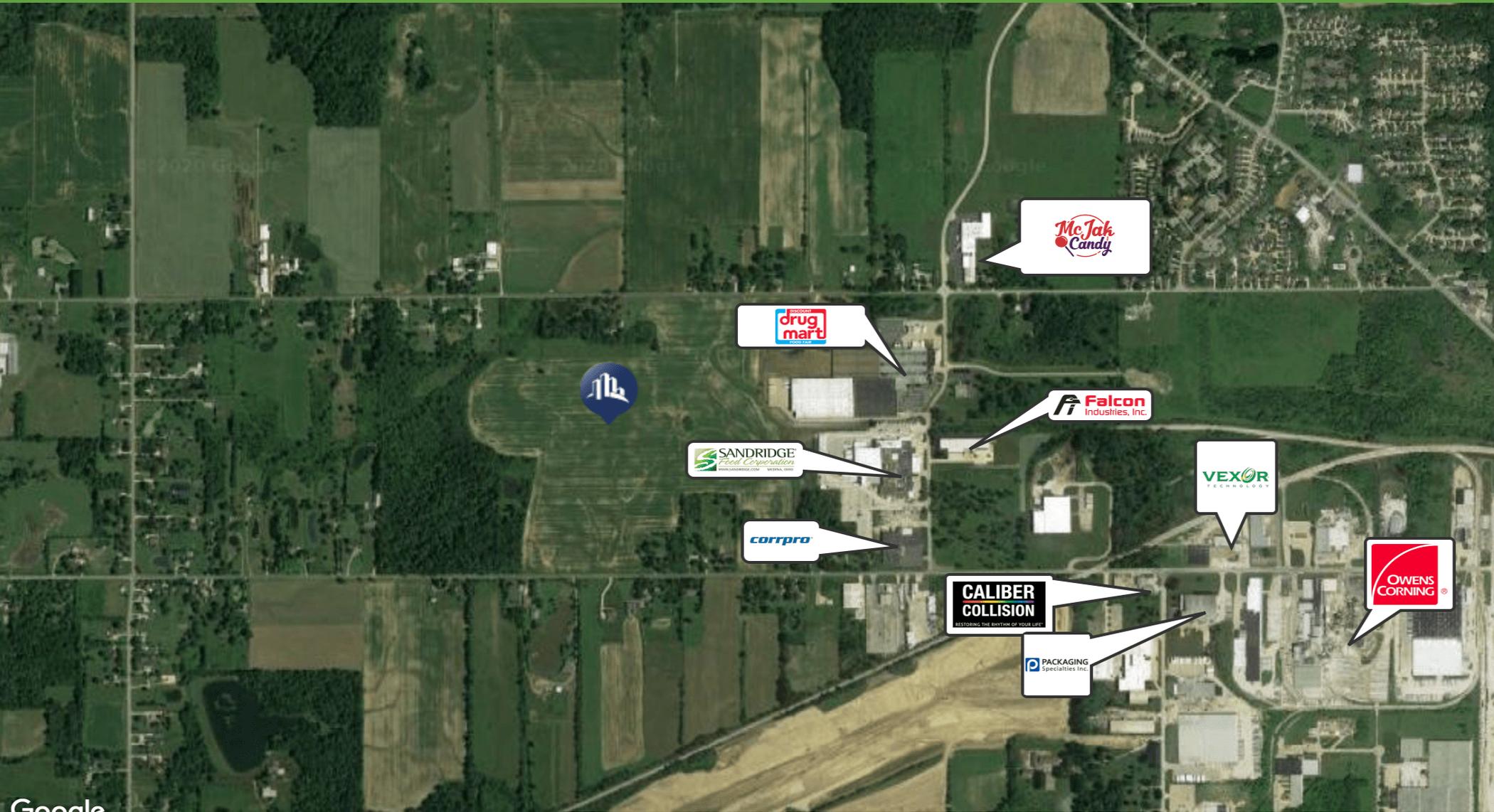
**EXECUTIVE SUMMARY // 2**

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# REGIONAL MAP



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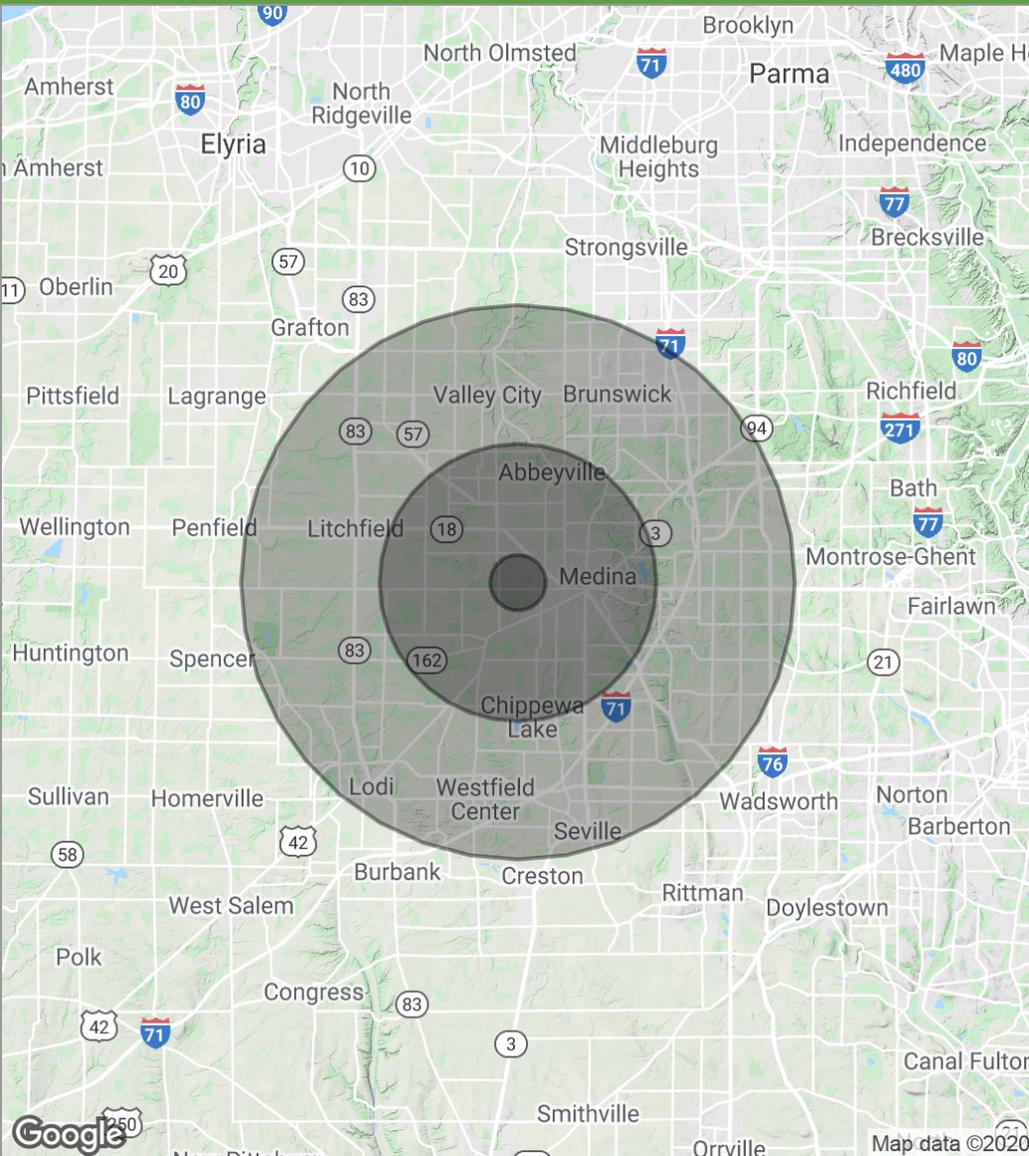
**REGIONAL MAP // 3**



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# DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	604	25,144	114,693
Median age	44.6	39.0	39.5
Median age (Male)	44.2	37.0	38.8
Median age (Female)	45.3	40.7	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	228	9,742	42,459
# of persons per HH	2.6	2.6	2.7
Average HH income	\$81,785	\$67,452	\$78,782
Average house value	\$245,341	\$206,573	\$221,238

\* Demographic data derived from 2010 US Census

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**DEMOGRAPHICS MAP // 4**

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