

FOR SALE

317 E. HIGHLAND ROAD

Macedonia, OH 44056

AVAILABLE SPACE

1.88 Acres

ASKING PRICE

\$565,000



OFFICE

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SALE



OFFERING SUMMARY

Sale Price: \$565,000

Lot Size: 1.88 Acres

Zoning: Highway Business District (B-4)

Market: Greater Cleveland

Submarket: Akron

PROPERTY OVERVIEW

This is an excellent investment opportunity for a number of uses. There have been extensive infrastructure upgrades completed on the State Route 8/ I 271 junctions to accommodate the growing need for convenient access to this rapidly developing area.

LOCATION OVERVIEW

- Located in Macedonia industrial submarket just south of Macedonia Commons Retail Development
- Great access to all of northeast Ohio via I-271/SR 8 and I-480 and Ohio Turnpike

PROPERTY HIGHLIGHTS

- Distance to Downtown Akron: 20.6 miles
- Downtown Cleveland: 25.8 miles
Rocksino: 4.7 miles
- New Arhaus HQ & Distribution Center: 2.7 miles
- Adjacent to Nordonia High School

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Google

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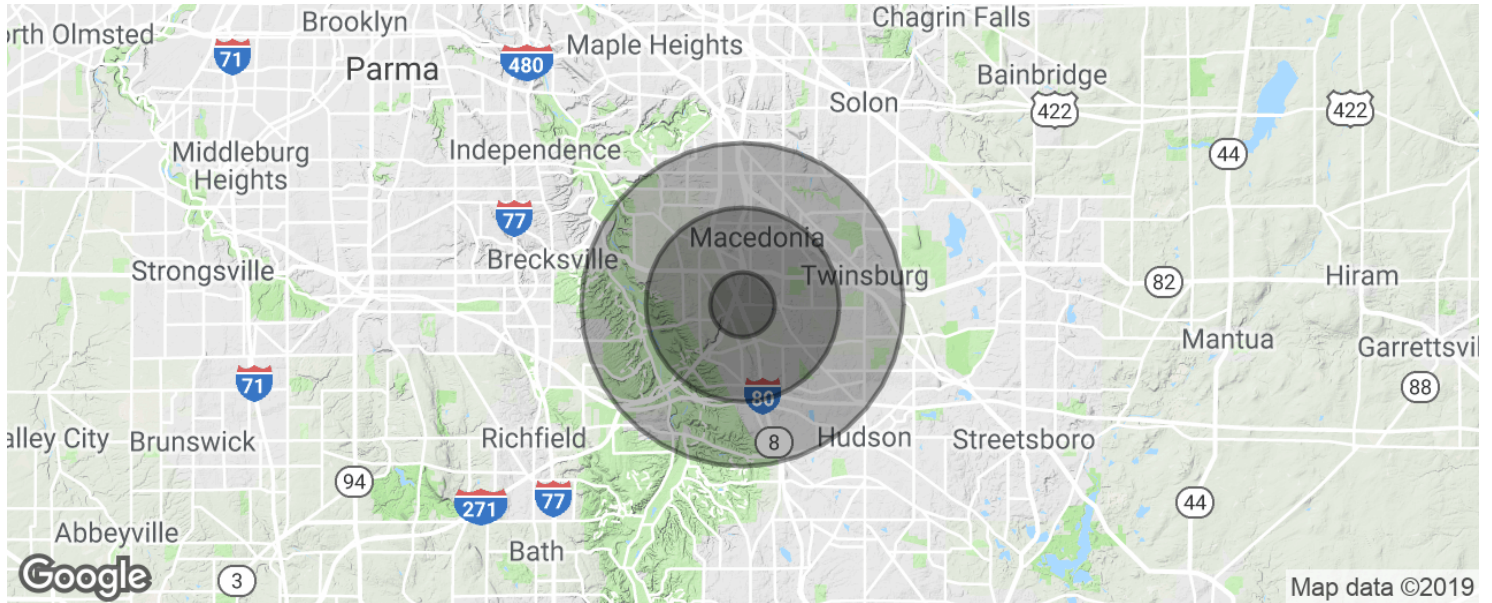
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SALE

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 2,666 | 25,613 | 64,078 |
| Median age | 39.6 | 41.4 | 41.4 |
| Median age (Male) | 37.8 | 39.4 | 39.5 |
| Median age (Female) | 41.2 | 43.4 | 43.2 |
| Total Businesses | 278 | 1,420 | 3,155 |
| Total Employees | 3,825 | 19,110 | 46,993 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 992 | 9,955 | 24,991 |
| # of persons per HH | 2.7 | 2.6 | 2.6 |
| Average HH income | \$88,430 | \$84,242 | \$86,293 |
| Average house value | \$239,771 | \$222,357 | \$223,418 |

* Demographic data derived from 2010 US Census

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