

FOR SALE

Pearl & Remsen Road Medina, Ohio 44256

BUILD FOR GROWTH. POSITION FOR SUCCESS.



- **33 acres** (divisible) of prime land for commercial development
- 2,300' of frontage along Pearl Road and 510' of frontage along Remsen Road
- "General Business District" zoning
- Wide variety of commercial usage



19 miles from
Cleveland Hopkins
International Airport



- 5 minutes from I-71 / I-271
- 30 miles from Downtown Cleveland
 - 25 miles from Akron
- Central location just minutes from downtown Medina

ASKING PRICE: \$65,000/ACRE

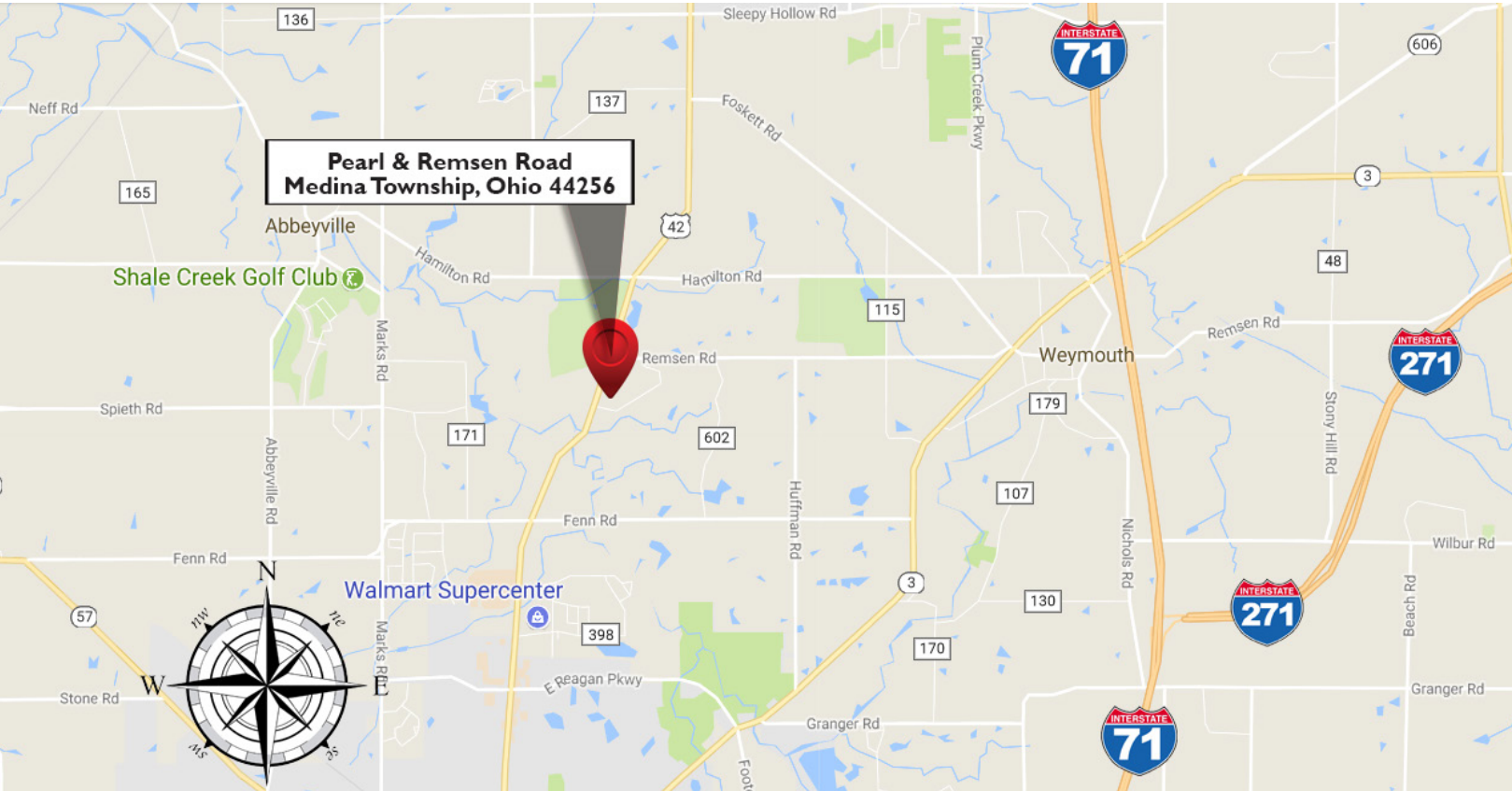
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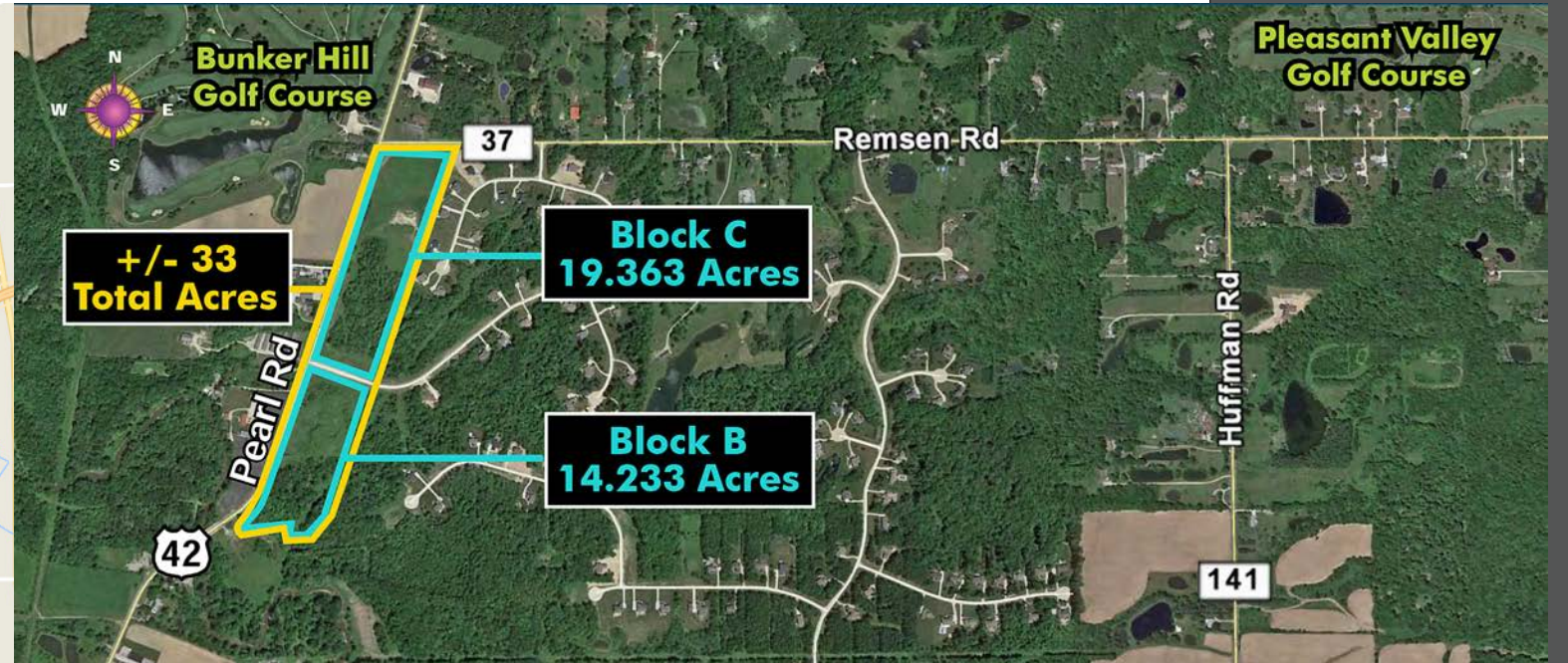


LOCATION MAP

EASY ACCESS
TO I-77 & I-271

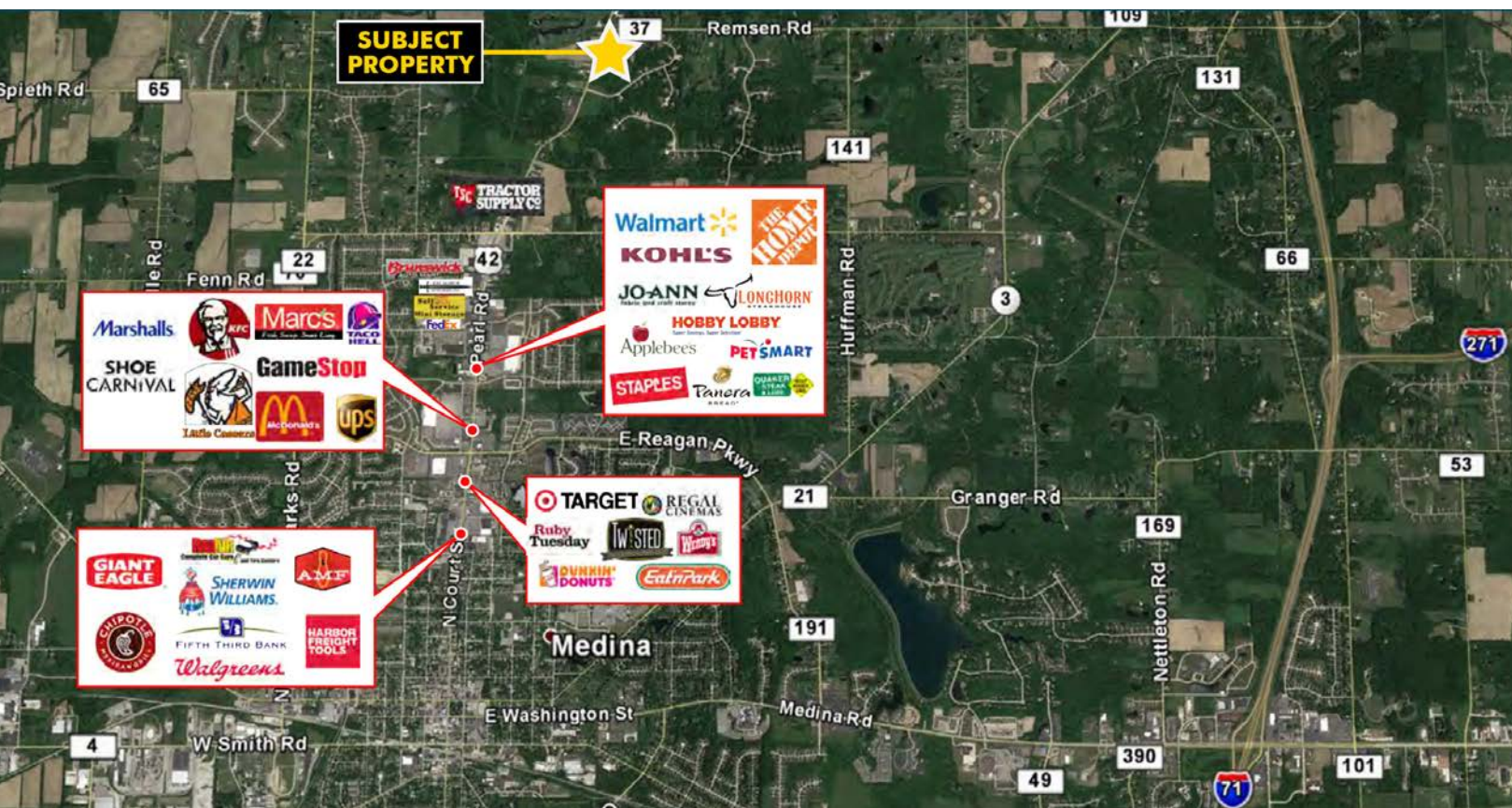


PARCEL LAYOUT



LOCATION AERIAL

Corporate Neighbors



DEMOGRAPHICS

Population

3 Miles	19,161
5 Miles	70,138
7 Miles	113,542

Daytime Employees

3 Miles	9,306
5 Miles	32,291
7 Miles	46,095

Average HH Income

3 Miles	\$75,779
5 Miles	\$74,981
7 Miles	\$81,576

Traffic Count

Remsen & Pearl	14,677 VPD
I-71 & Medina Road	46,403 VPD

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**Discover a whole
new life .. BUILD
it your way.**



Creating Solutions for Land Developers, Contractors, Investors and Land Buyers!

As the real estate industry becomes more complex, brokerage teams have become an emerging trend. Through hard work, collaboration and creativity, brokerage teams are now positioned with a definitive business model focusing on overachievement and exceeding both client as well as team objectives. With this understanding, CRESCO Real Estate principals Joseph V. Barna, SIOR and Simon Caplan, SIOR have formed a full service brokerage team with George J. Pofok, CCIM, SIOR, Eliot Kijewski, SIOR and Paul DiVincenzo. This proven team concept in conjunction with CRESCO's local expertise and Cushman & Wakefield's global platform will significantly enhance the scope and level of service we provide our clients.

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