



## Property Features

- Total sale price: \$395,000
- Total acres: 12.459
- Zoning: Mixed Industrial
- Water / Sewer: Available
- Located: at the intersection of E. Ohio Ave., E. Sunset Dr., and Doylestown Rd.
- Interstate / Distance: I-76 / 4 miles
- 0.4 miles from SR 57

LOT #	PARCEL #	ACRES	TAXES	SALE PRICE
1	63-01006.003	2.764	\$360.24	\$155,000
2	63-01006.001	2.976	\$250.16	\$75,000
3	63-01006.000	6.719	\$453.36	\$165,000
<b>ALL</b>		<b>12.459</b>	<b>\$1,063.76</b>	<b>\$395,000</b>

For more information: **David Whyte** • 330 730 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)





**LOT #1**  
**2.764**  
**acres**  
**\$155,000**



**LOT #2**  
**2.976**  
**acres**  
**\$75,000**

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**LOT #3**  
**6.719**  
**acres**  
**\$165,000**

Demographics	1 Mile	3 Miles	5 Miles
Population:	2,159	13,324	40,200
Households:	904	5,106	15,504
Median Age:	41.9	41	41.4
Average HH Income:	\$56,614	\$76,962	\$80,492
Traffic Count:	4,806 Rittman Rd. (E. Ohio Ave.) @ Wadsworth Rd.		

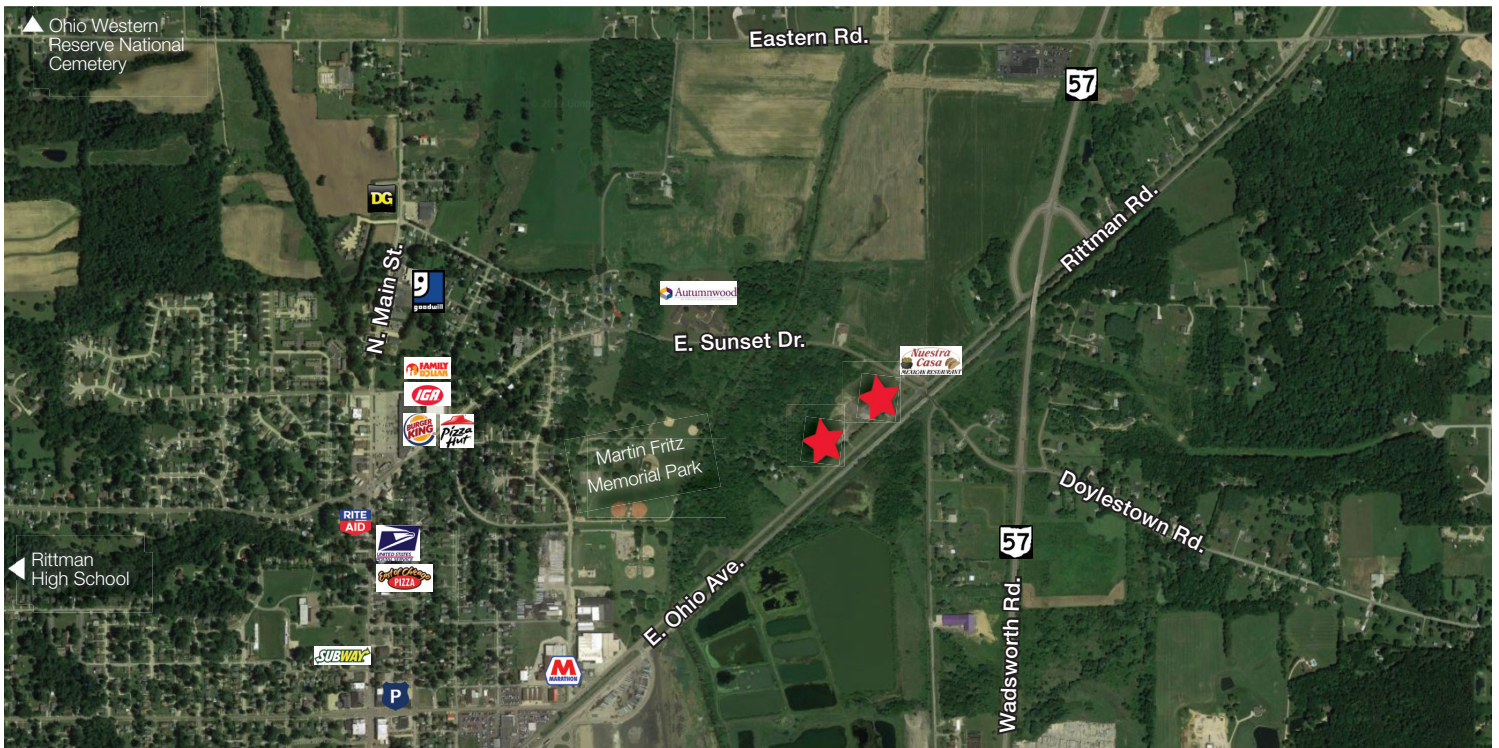
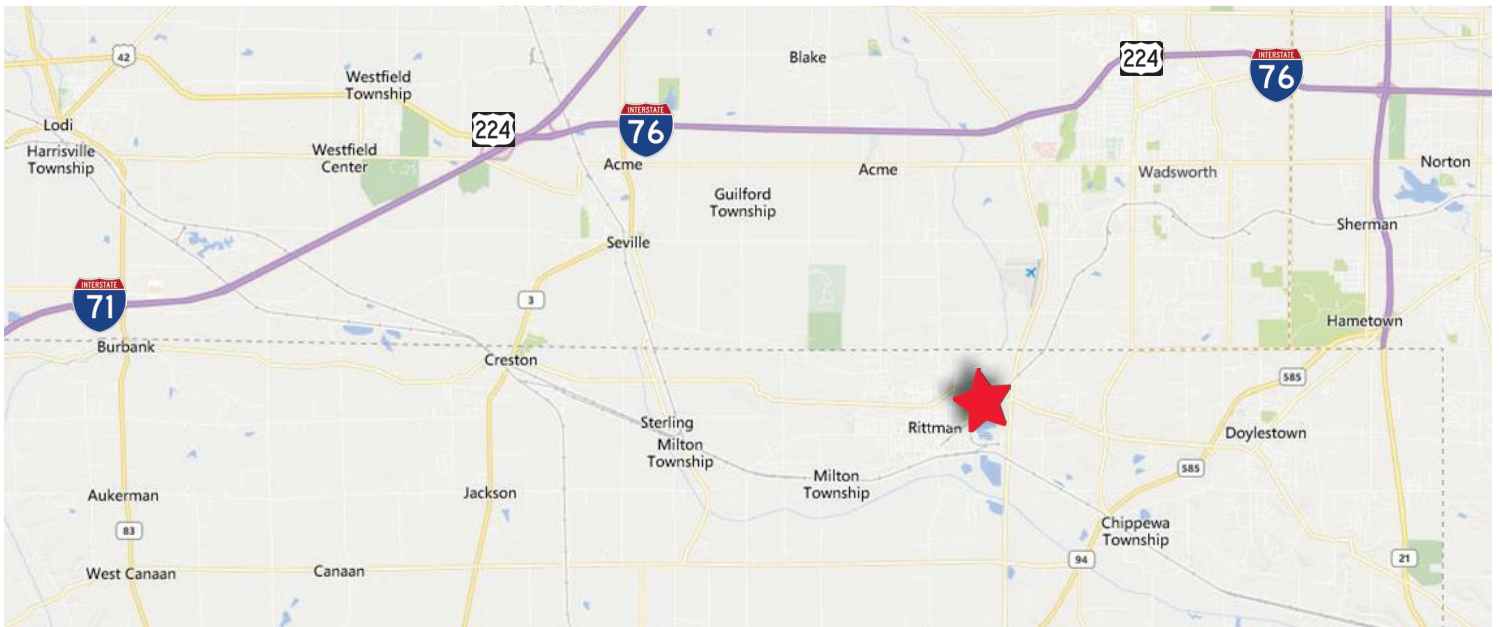
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# NAIPleasant Valley

E. Ohio Ave. Rittman, OH 44270

For Sale  
Vacant Land  
12.459 Acres Total



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E. Ohio Ave. Rittman, OH 44270

For Sale  
**Vacant Land**  
12.459 Acres Total

### Property Details

<b>TOTAL ACRES:</b>	12.459
	63-01006.000
<b>PARCEL #:</b>	63-01006.001
	63-01006.003
<b>HIGHEST &amp; BEST USE:</b>	Commercial Development
<b>ZONING:</b>	Mixed Industrial
<b>WATER:</b>	Available
<b>SEWER:</b>	Available

### Price Details

<b>SALE PRICE:</b>	\$395,000
<b>PRICE PER ACRE:</b>	\$31,703.99
<b>TAXES:</b>	\$1,063.76

### Location Details

<b>INTERCHANGE/DISTANCE:</b>	0.4 miles from SR 57
<b>LOCATED:</b>	at the intersection of E. Ohio Ave., E. Sunset Dr., and Doylestown Rd.

For more information:

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