



# FOR SALE

## Park Center Commons

WADSWORTH, OHIO 44056

### BUILD FOR GROWTH. POSITION FOR SUCCESS.

**PARK CENTER COMMONS** is a mixed use development consisting of available parcel sizes from 1 acre to 19 acres. There is a mix of commercial and residential zoning with the majority being C3 Highway Commercial. The southern portion of the property along Park Center Drive has highway visibility. New roads were completed in late 2016 connecting Smokerise Drive and Park Center Drive, providing great access from Rt. 94 (High St) and the Wal-Mart development to the North. All parcels are located within the City of Wadsworth with full utilities. Lots are available for sale or we can build to suit.

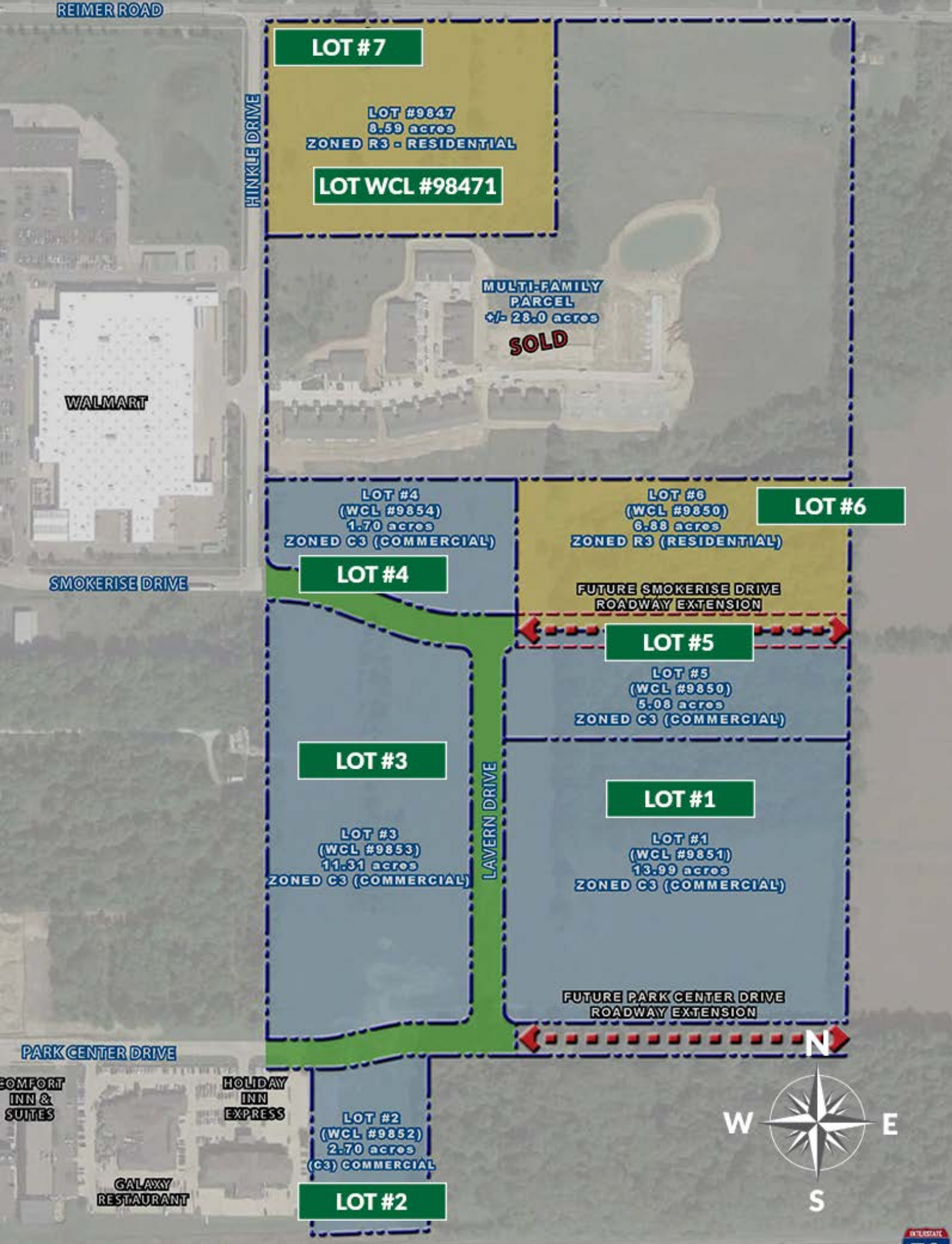
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# LOT LISTINGS

- 1** **WCL9851** C3 - Highway Commercial, located along new road extensions between Park Center and Smokerise Drive  
**PP# 040-20B-05-053**  
**13.99 acres**
- 2** **WCL9852** C3 - Highway Commercial, Superior highway visibility.  
**PP# 040-20B-05-054**  
**2.7 acres**
- 3** **WCL9853** C3 - Highway Commercial, located along new road extensions between Park Center and Smokerise Drive.  
**PP# 040-20B-05-055**  
**11.31 acres**
- 4** **WCL9854** C3 - Highway Commercial , On the corner of Hinkle and Smokerise Drive, across from Wal-Mart. Lot is 1.7 acres net usable.  
**PP# 040-20B-05-056**  
**3.91 acres**
- 5** **WCL9850** C3 - Highway Commercial , can be combined with Lot #1 WCL #9851 to create up to 19 acres total.  
**PP# 040-20B-05-052**  
**5.08 acres**
- 6** **WCL9850** R3 - Residential , area is wetland, to be determined on usable net acres  
**PP# 040-20B-05-052**  
**6.88 acres**
- 7** **WCL98471** Re - Residential , on the corner of Hinkle and Reimer Road  
**PP# 040-20B-04-124**  
**8.59 acres**

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SUPER 404



# CONCEPTUAL PLAN



# SITE DATA

Item	Description
Storm Water Management	City of Wadsworth requires a detention basin maintenance agreement
Gas	Columbia Gas
Electric	City of Wadsworth
Water & Sewer	City of Wadsworth
Phone/Internet/TV	Frontier/City of Wadsworth/Time Warner
City Easement	City of Wadsworth requires a utility easement
Zoning	C3 Highway Commercial / R3 Residential
Uses	Medical office, corporate office, retail, restaurant, multi-family, health care and hospital

# DEMOGRAPHICS

Population	
1 Mile	4,268
3 Miles	24,895
5 Miles	43,304
Average HH Income	
1 Mile	\$99,317
3 Miles	\$91,508
5 Miles	\$97,946
Traffic Count	
I-76 and High Street	36,941 VPD
High & Park Centre	23,510 VPD

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# LOCATION AERIAL

Competition Map

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WADSWORTH CROSSING





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

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