



FOR SALE

8228 Hartman Road
Wadsworth, Ohio 44281

BUILD FOR GROWTH. POSITION FOR SUCCESS.

HIGHLIGHTS

- Mixed use development of 51 acres
- The southern portion of the property along Park Center Drive has highway visibility
- New roads were completed in late 2016 connecting Smoke Rise Drive and Park Center Drive providing great access from Route 94 (High Street) and the WalMart development to the north

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LOCATION MAP & DEMOGRAPHICS



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

DRIVE-TIME

Population	10 Minutes	15 Minutes	20 Minutes
2018 Population	60,798	195,565	382,871
2023 Population	62,900	202,325	396,003
% Growth	(1.41%)	(.4%)	(.35%)
Average Age	42	41	41
Households			
Average Income	\$87,387	\$78,443	\$78,942
Median Income	\$76,039	\$66,058	\$65,438

TRAFFIC

Hartman & I-76 - 36,941 vehicles per day

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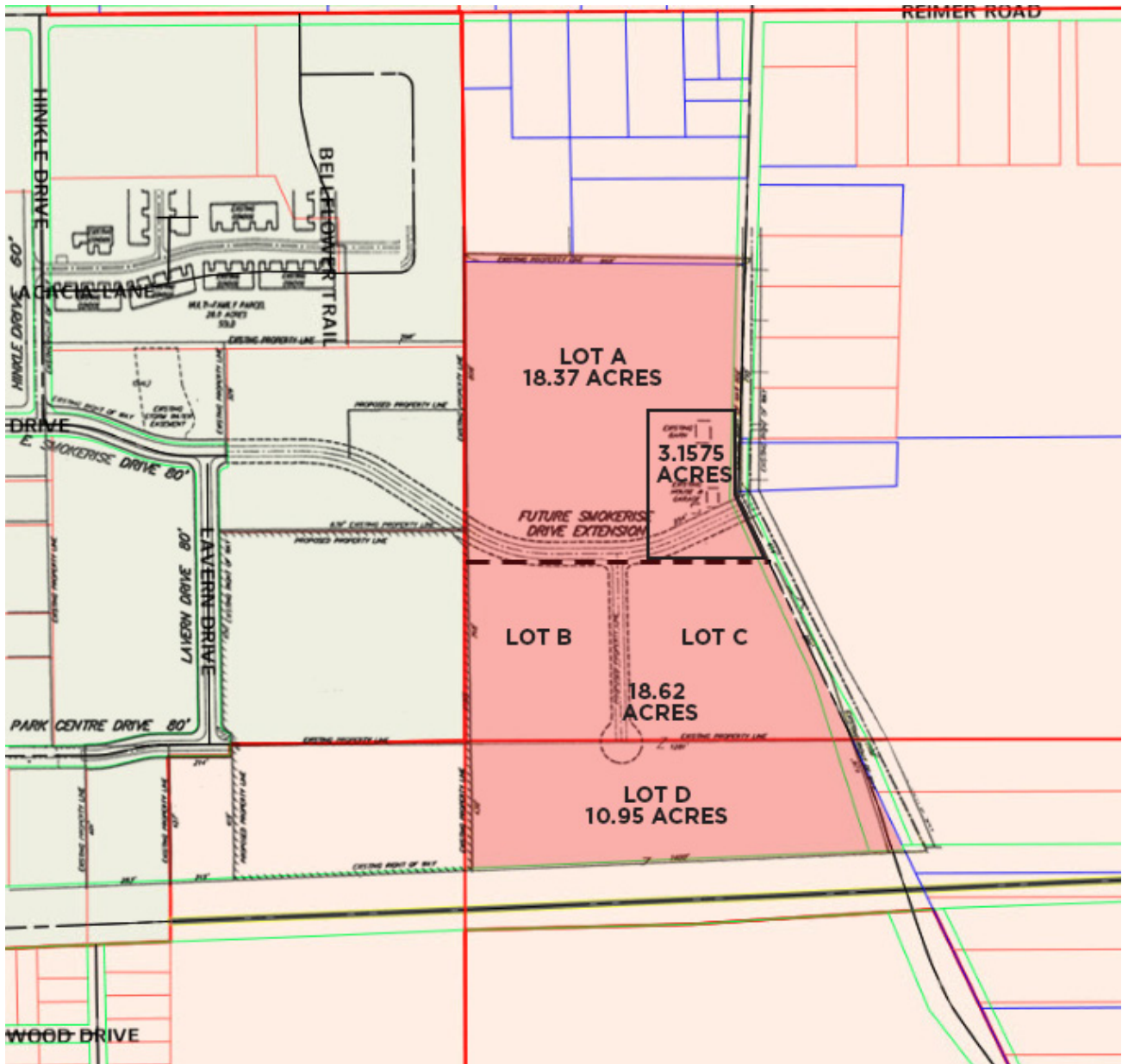
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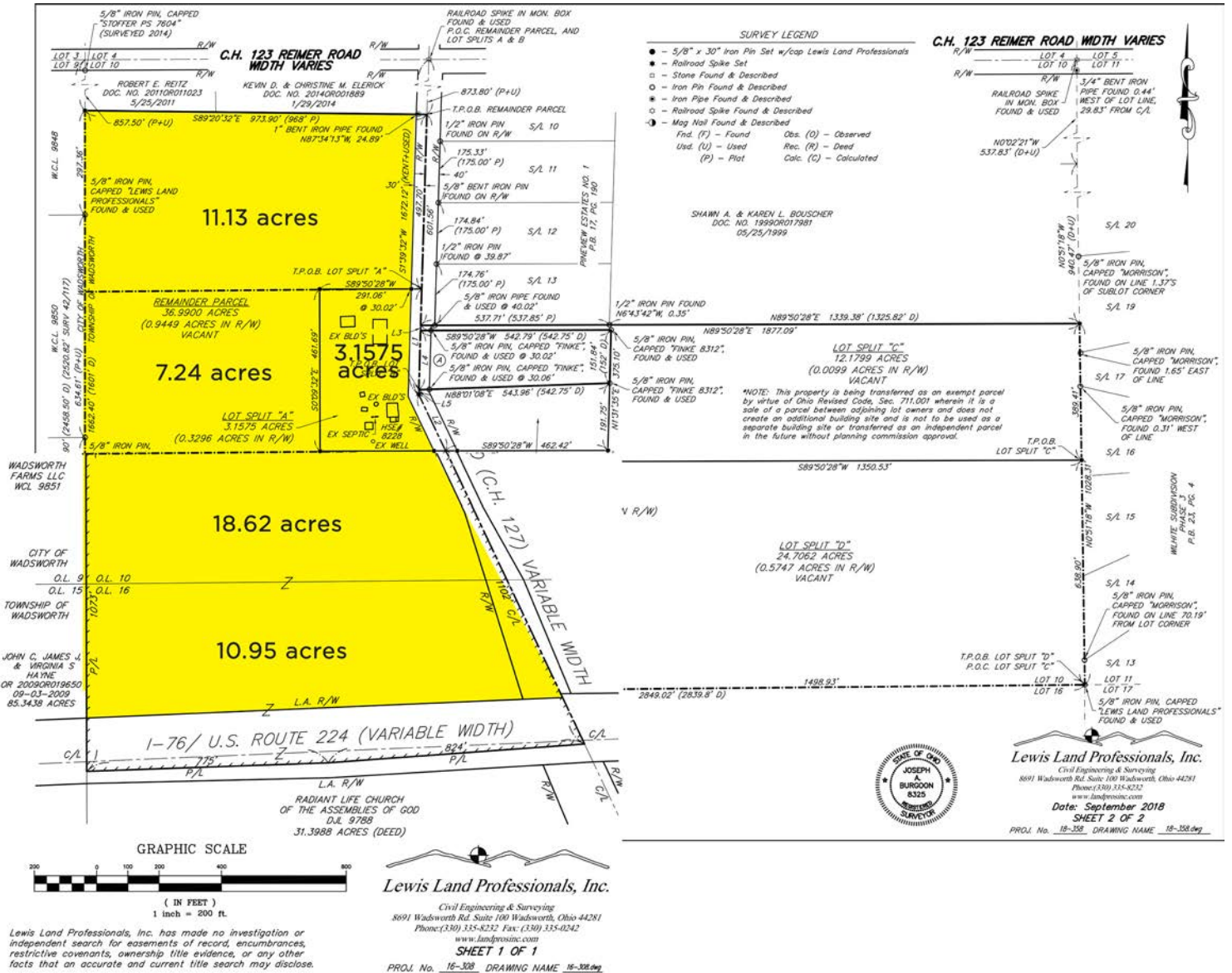
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