

EXECUTIVE SUMMARY





OFFERING SUMMARY

Lot Size:	115.9 Acres
Price / Acre:	\$43,500
Zoning:	I-1 Industrial
Market:	Greater Akron/Cleveland
Submarket:	Medina

PROPERTY OVERVIEW

One of the largest Industrially zoned sites in Northeast Ohio AND located in an OPPORTUNITY ZONE! This property is situated between Smith Rd and Branch Rd contains five parcels to make up the 115.9 acres. Land is zoned I-1 Industrial with water at the street and sewer nearby. The property is easily developed and provides direct frontage on both W. Smith and Branch roads.

PROPERTY HIGHLIGHTS

- Approx. 1800' frontage on W. Smith Rd.
- Approx. 1000' frontage on Branch Rd.
- 2.5 Miles west of Downtown Medina
- Just west of Commerce Dr. and the Medina Industrial Park
- 8.5 miles from I-71 and Rt. 18
- 10.5 miles to 1-71/Rt. 224/I-76

115.9 ACRES OF VACANT LAND ZONED I-1 NEAR INDUSTRIAL PARK

BRANCH ROAD AND SMITH ROAD V/L, MEDINA, OH 44256

EXECUTIVE SUMMARY // 2



ADDITIONAL PHOTOS













115.9 ACRES OF VACANT LAND ZONED I-1 NEAR INDUSTRIAL PARK

BRANCH ROAD AND SMITH ROAD V/L, MEDINA, OH 44256

ADDITIONAL PHOTOS // 3



SperryCGA - The Masica Company // 2814 DETROIT AVE. SUITE 119 , CLEVELAND, OH 44113 // THEMASICACOMPANY.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

REGIONAL MAP



115.9 ACRES OF VACANT LAND ZONED I-1 NEAR INDUSTRIAL PARK

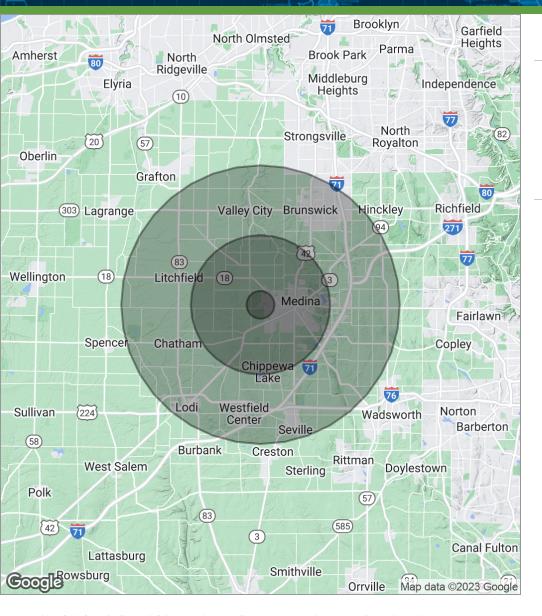
BRANCH ROAD AND SMITH ROAD V/L, MEDINA, OH 44256

SperryCGA - The Masica Company // 2814 DETROIT AVE. SUITE 119 , CLEVELAND, OH 44113 // THEMASICACOMPANY.COM

REGIONAL MAP // 4



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	604	25,144	114,693
Median age	44.6	39.0	39.5
Median age (Male)	44.2	37.0	38.8
Median age (Female)	45.3	40.7	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 228	5 MILES 9,742	10 MILES 42,459
Total households	228	9,742	42,459

^{*} Demographic data derived from 2020 ACS - US Census

115.9 ACRES OF VACANT LAND ZONED I-1 NEAR INDUSTRIAL PARK

BRANCH ROAD AND SMITH ROAD V/L, MEDINA, OH 44256

SperryCGA - The Masica Company // 2814 DETROIT AVE. SUITE 119 , CLEVELAND, OH 44113 // THEMASICACOMPANY.COM

DEMOGRAPHICS MAP // 5

