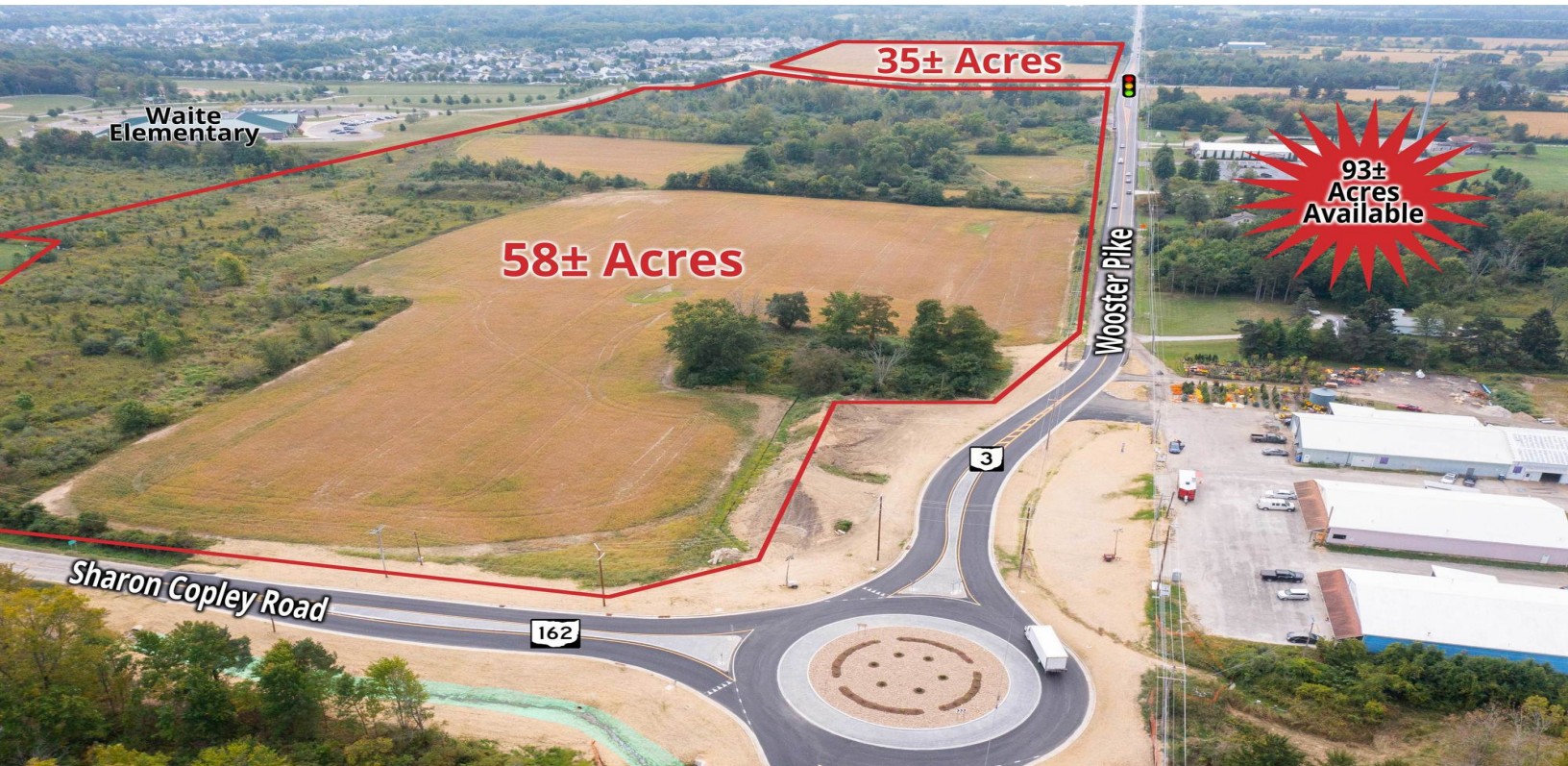




6187 WOOSTER PIKE
MONTVILLE TOWNSHIP, OH 44256
SALE PRICE: \$6,417,000



PROPERTY HIGHLIGHTS

- **Total Acreage: 93± Acres**
- **Price Per Acre: \$69,000**
- Natural expansion point for the City of Medina (site located in Montville Township)
- P.U.D. Commercial/CB Community Business Zoning development (with Montville Township Approval)
- Open to subdividing
- Near 7,000 feet of frontage
- Sewer/water available throughout the site
- Seller is open to seller financing or exchange of property
- 5 miles to I-76/SR-3 interchange



LISTING AGENT

Troy Gerspacher, CCIM, SIOR
Troy@GerspacherGroup.com
330.722.5002





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NORTH VIEW

- Total Acreage: ± 58 Acres
- Price Per Acre: \$69,000
- Frontage on Sharon Copley Road/SR-162: ±765'
- Frontage on Wooster Pike/SR-3: ±2,493'
- Frontage on Cobblestone Park Drive: ±980'
- Sewer/water available throughout the site
- 5 miles to I-76/SR-3 interchange



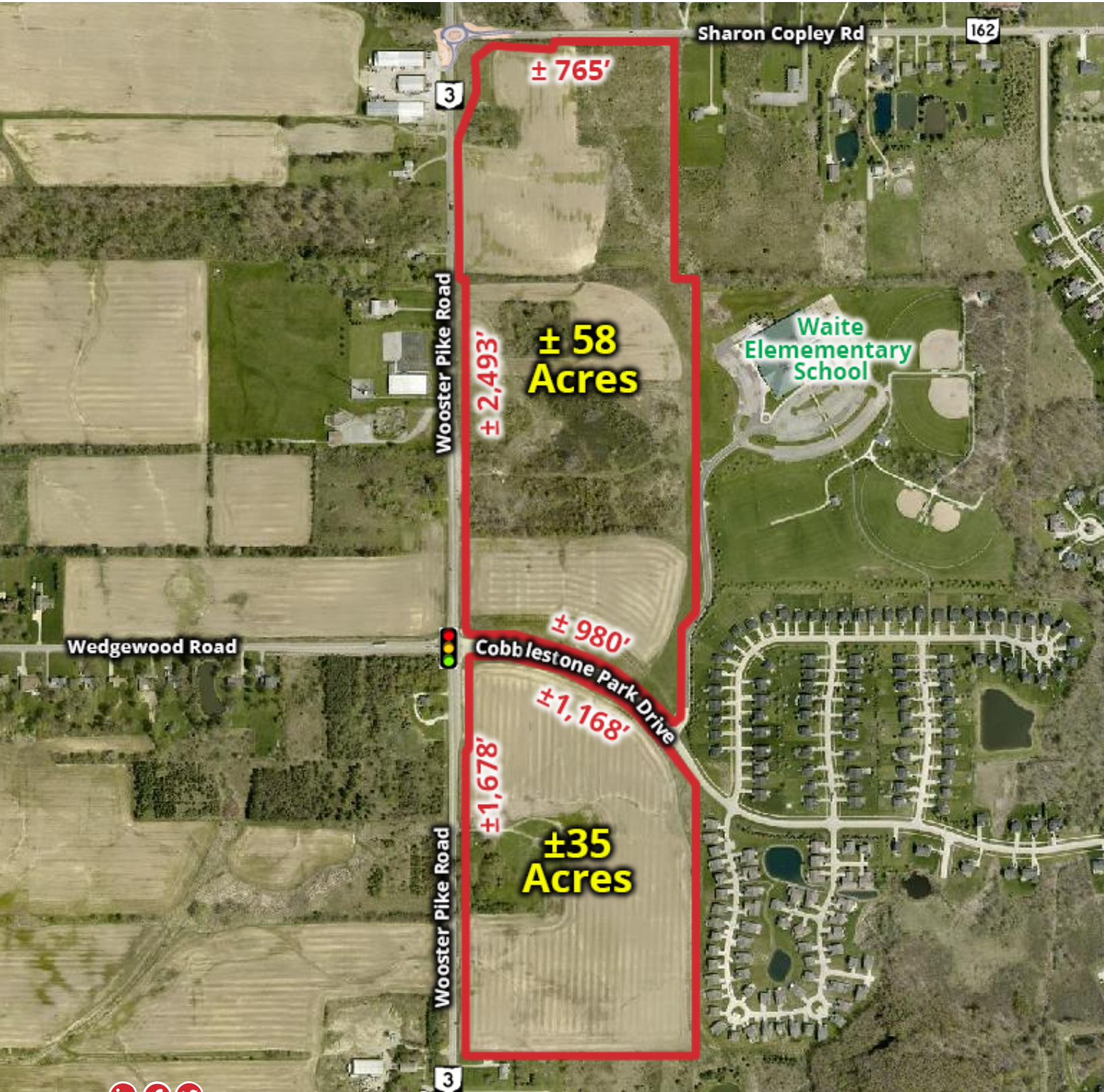


SOUTH VIEW

- Total Acreage: ± 58 Acres
- Price Per Acre: \$69,000
- High visibility at a light
- Frontage on Wooster Pike/SR-3: ±1,678'
- Frontage on Cobblestone Park Drive: ±1,168'
- Sewer/water available throughout the site
- 5 miles to I-76/SR-3 interchange



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CITY OF MEDINA OVERVIEW

The recent announcement by Money Magazine’s top 100 best places to live was no surprise for long-time residents of Medina. Although honored and humbled to be ranked 40th on the list of “America’s best small town”; Medina residents and businesses have known this is a great place to live, work and raise a family. Compared to other cities in the survey, The City is ranked high due to its low crime rate, excellent schools, affordable housing, general low cost of living (ranging 12-20% below the national average), and a tremendous local and regional health care system.

The City of Medina offers a wide selection of recreational opportunities and currently has 800 acres developed for park use at 12 different sites. A strong youth sports program utilizes the park fields and the Medina Community Recreation Center throughout the year. Regionally, our residents are minutes away from professional sporting events, some of the finest museums in the country, a great theatre district, the world-renown Cleveland Orchestra, and the 3rd most visited national park system in the U.S. The City of Medina is the county seat for Medina County, one of the fastest-growing counties in the State of Ohio. While our location offers an easy drive to Cleveland, Akron, and Columbus, the same highway system reaches 60% of the population of the U.S. in a day’s drive. Visit Medina and learn why Northeast Ohio is a great place to live and work.

KEY FACTS	
<p>34,002 Population</p>	<p>37.7 Median Age</p>
<p>2.7 Average Household Size</p>	<p>\$80,735 Median Household Income</p>
BUSINESS	
<p>1,204 Total Businesses</p>	<p>14,181 Total Employees</p>

INCOME		
<p>\$80,735 Median Household Income</p>	<p>\$36,874 Per Capita Income</p>	<p>\$232,628 Median Net Worth</p>
EMPLOYMENT		
<p>72% White Collar</p>	<p>19% Blue Collar</p>	<p>3.0% Unemployment Rate</p>
<p>9% Services</p>		





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MONTVILLE TOWNSHIP

It is a wonderful place to live, and a great place to do business.

Montville Township is located on the east side of Medina County in northeast Ohio. Rolling farmlands, creeks, woods, and new upscale neighborhoods afford its 12,000 residents with the finest in comfortable planned communities. It is a wonderful place to live, and a great place to do business. Our neighborhoods are intentionally designed with several levels of home pricing in each neighborhood combining green space, woods, lakes, trails and other recreational facilities, using zoning that employs the Planned Unit Development (PUD) concept.

Businesses thrive in Montville Township in two main business areas. The first area is located on the south side of Medina Road (State Route 18), which has restaurants, Buehlers Food Store, hotels, planned shopping centers, available shops. The second business area is located on Wooster Pike Road (State Route 3), which has restaurants, Boyert's greenhouse, office buildings, independent businesses and land ready to be developed. Other businesses, including four golf courses, are located throughout the area with shopping in and around Montville Township.

Highly rated schools are nestled within neighborhoods so that children can walk to class and live close to their academic activities, sports, and studies. This makes it easy for family members to have a more active role in their child's academic or sports life. Montville Township is an excellent place to raise a family.

Easy highway access with Interstate 71 and State Routes 3, 18, 42, 57, and 162 means residents can commute easily to Akron and Cleveland—within 20 minutes from their Montville Township homes. These roads also make connections quick to other areas for shopping and amenities outside of the Medina area.

