

BRANCH RD & SMITH RD V/L

Branch Road and Smith Road V/L, Medina, OH 44256



**THE MASICA
COMPANY**

LAND FOR SALE



VIDEO

PROPERTY DESCRIPTION

One of the largest Industrially zoned sites in Northeast Ohio! 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. There is a 138K V electric line approximately 0.3 miles away and a 69K V line approximately 0.5 miles away. The property is easily developed and provides direct frontage on both W. Smith and Branch roads.

PROPERTY HIGHLIGHTS

- +/- 1800' frontage on W. Smith Rd and +/- 1000' frontage on Branch Rd.
- 2.5 Miles from 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 138K V electric line approximately 0.3 miles away
- 69K V line approximately 0.5 miles away

LOCATION DESCRIPTION

2.5 Miles west of Downtown Medina, Located between Smith road Branch rd. 2165' west of Commerce drive. 8.5 miles from I-71 and Rt. 18. 10.5 miles to 1-71/Rt. 224/I-76

OFFERING SUMMARY

Sale Price:	\$38,500 Per Acre
Lot Size:	115.9 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	228	9,742	42,459
Total Population	604	25,144	114,693
Average HH Income	\$81,785	\$67,452	\$78,782

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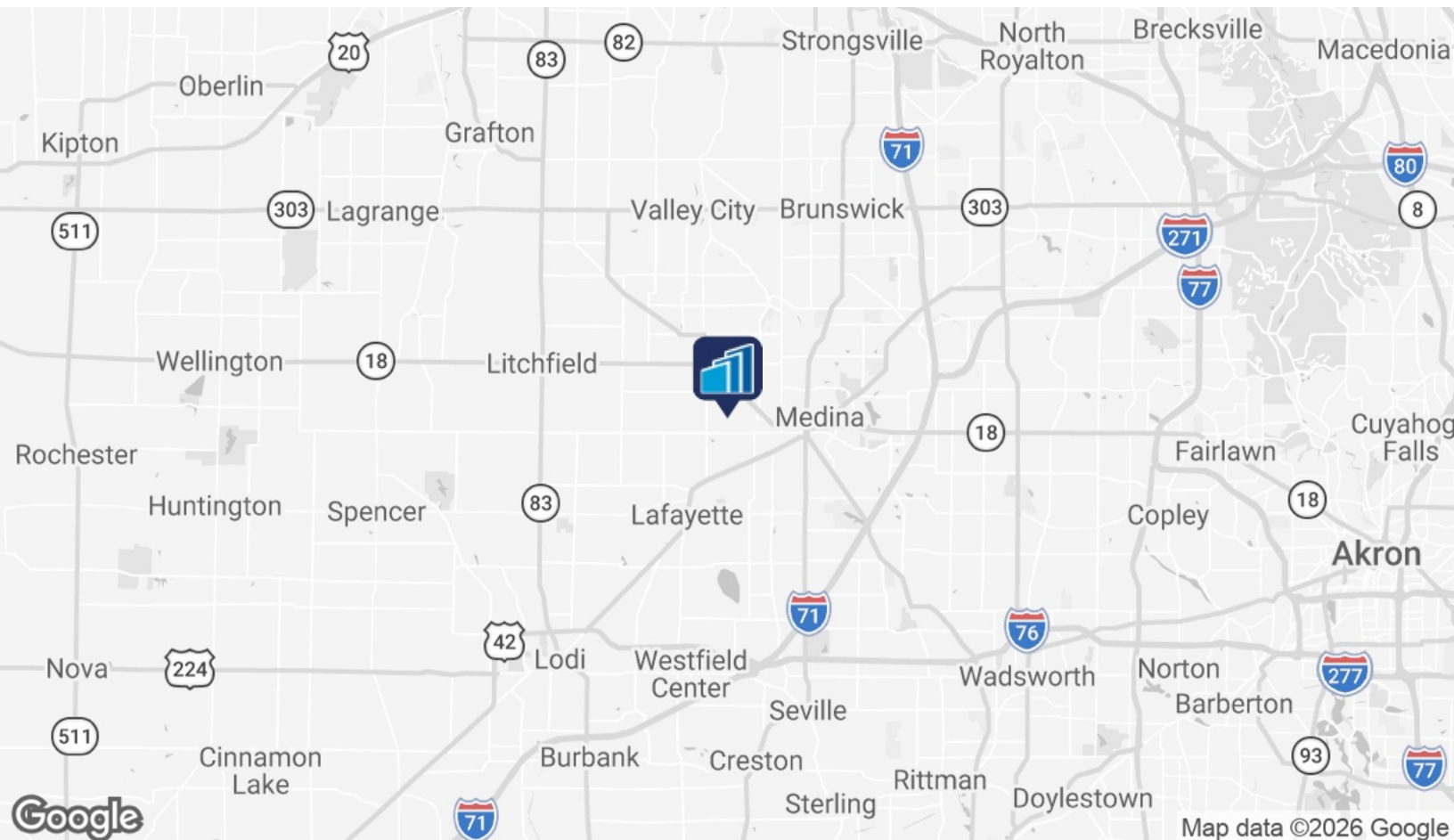
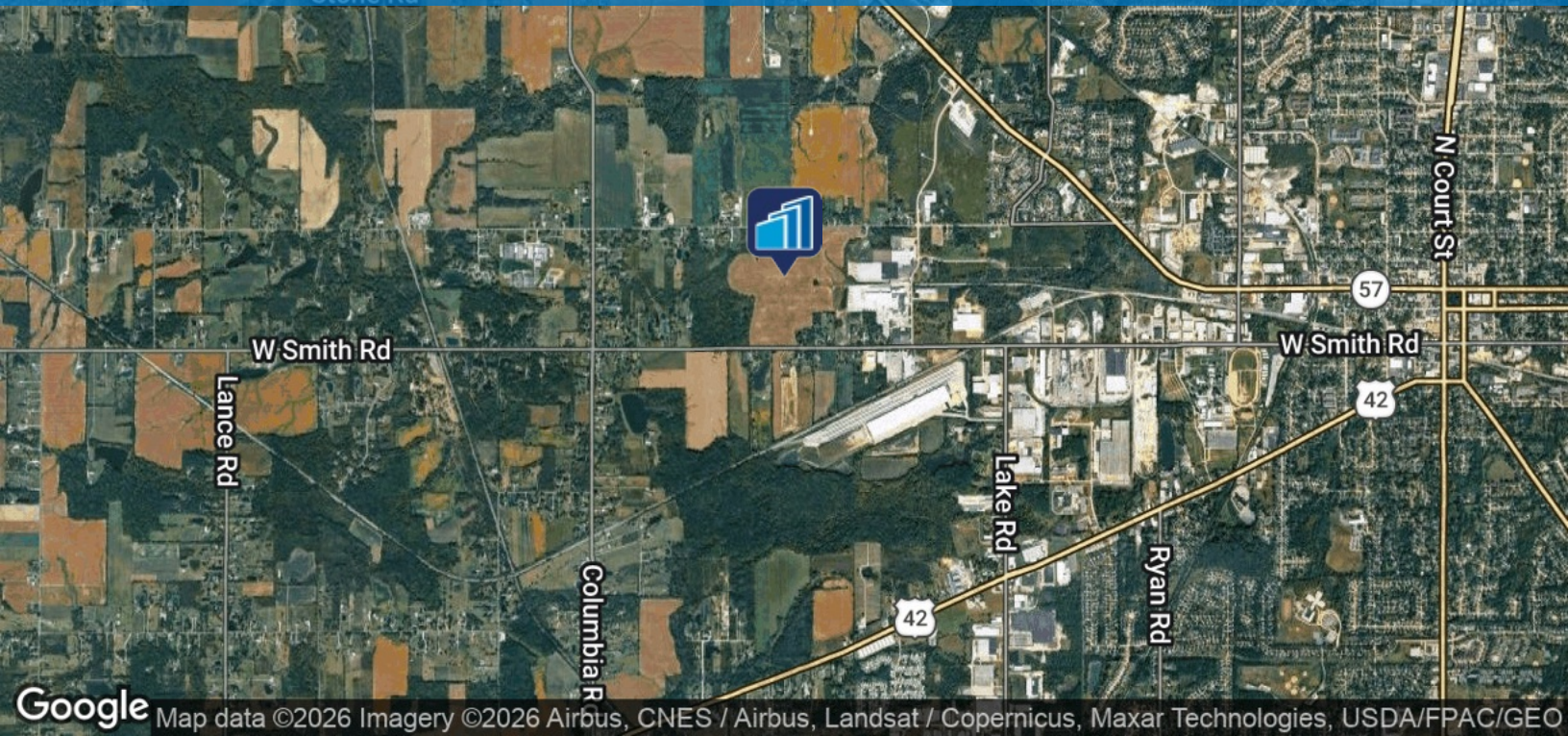
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2 ADDITIONAL PHOTOS



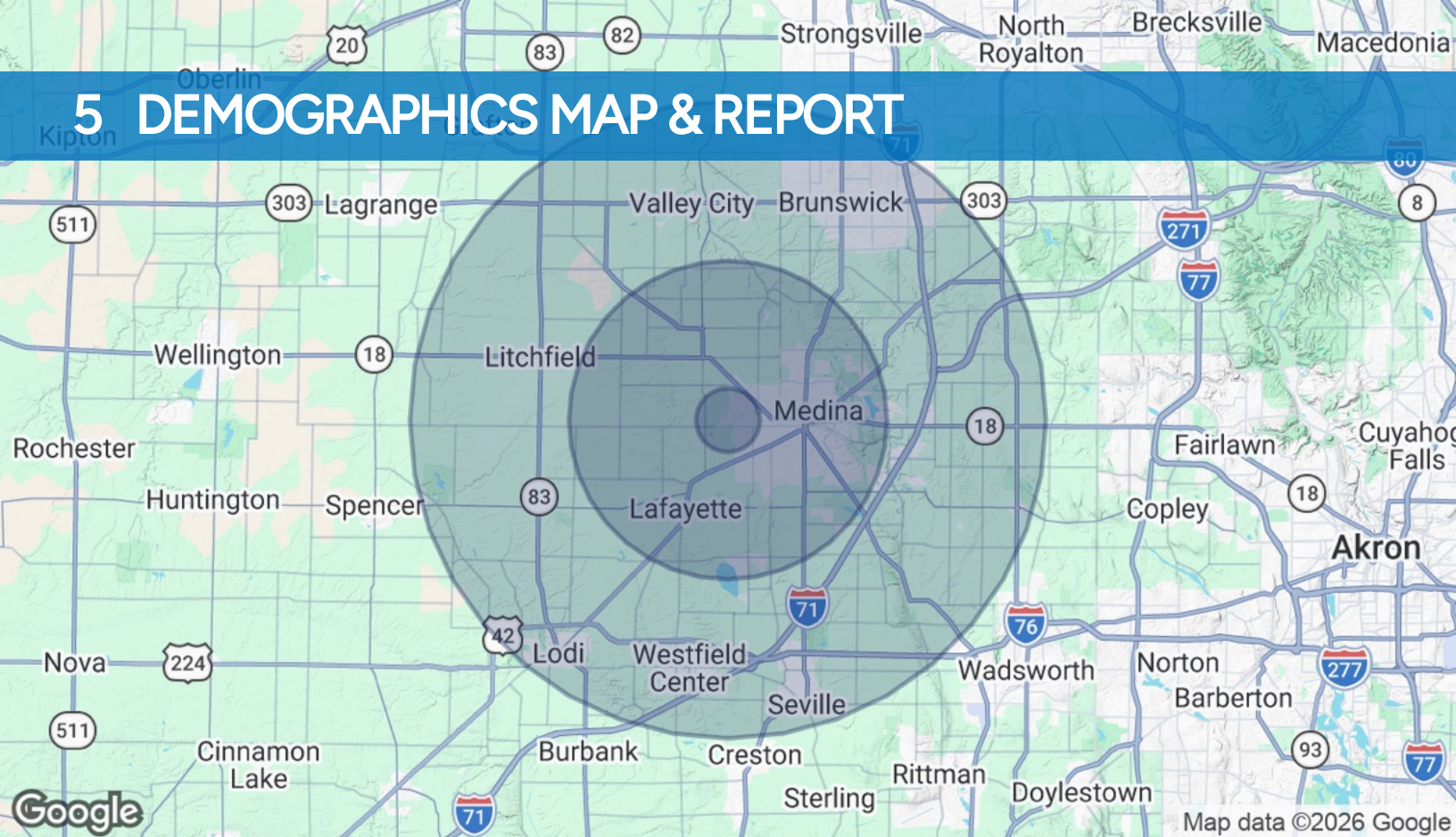
3 LOCATION MAP



4 ADDITIONAL PHOTOS



5 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	604	25,144	114,693
Average Age	44.6	39.0	39.5
Average Age (Male)	44.2	37.0	38.8
Average Age (Female)	45.3	40.7	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	228	9,742	42,459
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$81,785	\$67,452	\$78,782
Average House Value	\$245,341	\$206,573	\$221,238

2020 American Community Survey (ACS)