

East Ohio Avenue Land
Rittman, OH 44270

FOR SALE

<u>Parcel #</u>	<u>Size</u>	<u>Price</u>
630-100600.3	2.76 Acres	\$175,000
630-100600.2	2.69 Acres	\$169,000
630-100600.1	2.97 Acres	\$ 85,000
630-100600.0	6.72 Acres	\$115,000
Cross Streets:	East Ohio Road & East Sunset Drive	

Description:

Hoff & Leigh is offering the following four parcels available individually or as a whole. The minimum lot size is 2.69 acres and up to 15.14 Acres is available. The property is zoned M3 Mixed Industrial Use and utilities are available. The property is also eligible for tax abatement for 15 years.

For a private showing and all the financial details,
call Tom Franjesh or Craig DeLorenzo at 330.940.9360.

Contact:

Tom Franjesh
330.328.3327
TFranjesh@HoffLeigh.com

Craig DeLorenzo
330.620.0799
CDeLorenzo@HoffLeigh.com

HoffLeigh.com/Akron



Our Network is Your Edge.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein

Summary	Census 2010	2013	2018
Population	2,237	2,180	2,116
Households	929	908	885
Families	597	578	557
Average Household Size	2.34	2.33	2.32
Owner Occupied Housing Units	542	513	517
Renter Occupied Housing Units	387	395	368
Median Age	39.7	40.5	41.5
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	-0.59%	0.13%	0.71%
Households	-0.51%	0.20%	0.74%
Families	-0.74%	0.02%	0.63%
Owner HHs	0.16%	0.40%	0.94%
Median Household Income	2.47%	3.65%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	125	13.8%	119	13.4%
\$15,000 - \$24,999	145	16.0%	108	12.2%
\$25,000 - \$34,999	133	14.6%	103	11.6%
\$35,000 - \$49,999	188	20.7%	182	20.6%
\$50,000 - \$74,999	192	21.1%	215	24.3%
\$75,000 - \$99,999	70	7.7%	90	10.2%
\$100,000 - \$149,999	44	4.8%	56	6.3%
\$150,000 - \$199,999	4	0.4%	5	0.6%
\$200,000+	7	0.8%	7	0.8%
Median Household Income	\$37,974		\$42,891	
Average Household Income	\$47,998		\$53,252	
Per Capita Income	\$19,438		\$21,656	

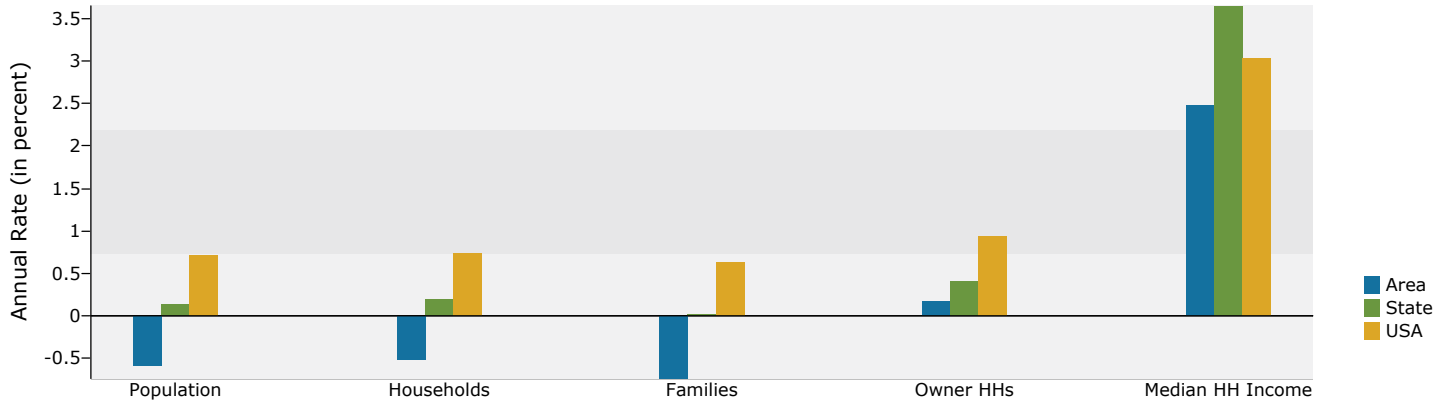
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	157	7.0%	146	6.7%	136	6.4%
5 - 9	141	6.3%	142	6.5%	132	6.2%
10 - 14	137	6.1%	136	6.2%	137	6.5%
15 - 19	144	6.4%	129	5.9%	123	5.8%
20 - 24	112	5.0%	125	5.7%	115	5.4%
25 - 34	291	13.0%	267	12.2%	248	11.7%
35 - 44	290	13.0%	277	12.7%	256	12.1%
45 - 54	355	15.9%	328	15.0%	289	13.7%
55 - 64	250	11.2%	262	12.0%	274	12.9%
65 - 74	197	8.8%	200	9.2%	218	10.3%
75 - 84	124	5.5%	127	5.8%	139	6.6%
85+	40	1.8%	43	2.0%	49	2.3%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,163	96.6%	2,100	96.3%	2,027	95.7%
Black Alone	10	0.4%	10	0.5%	11	0.5%
American Indian Alone	9	0.4%	9	0.4%	9	0.4%
Asian Alone	12	0.5%	14	0.6%	17	0.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	11	0.5%	12	0.6%	14	0.7%
Two or More Races	33	1.5%	35	1.6%	39	1.8%
Hispanic Origin (Any Race)	31	1.4%	37	1.7%	49	2.3%

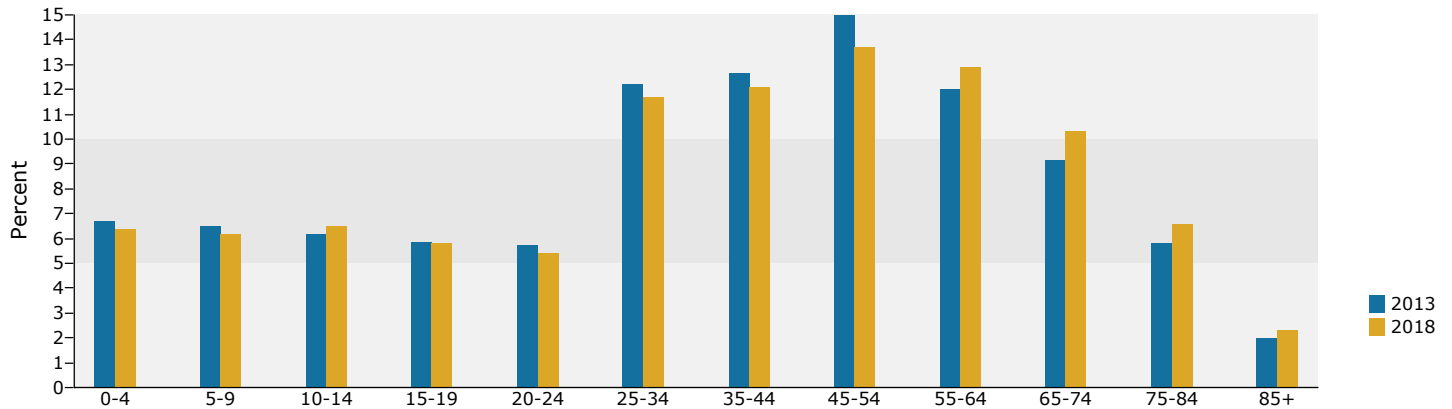
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

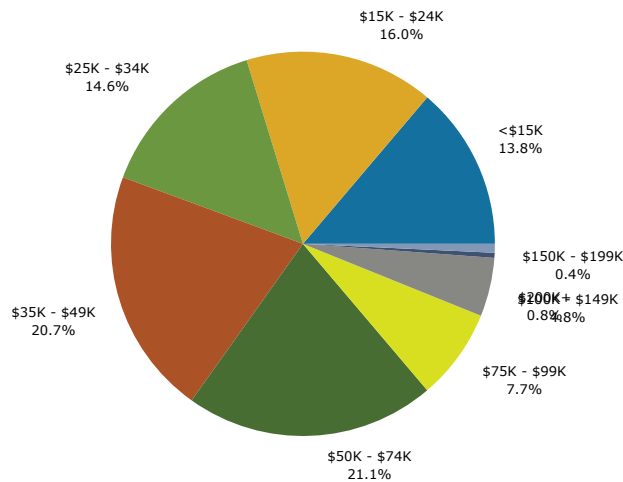
Trends 2013-2018



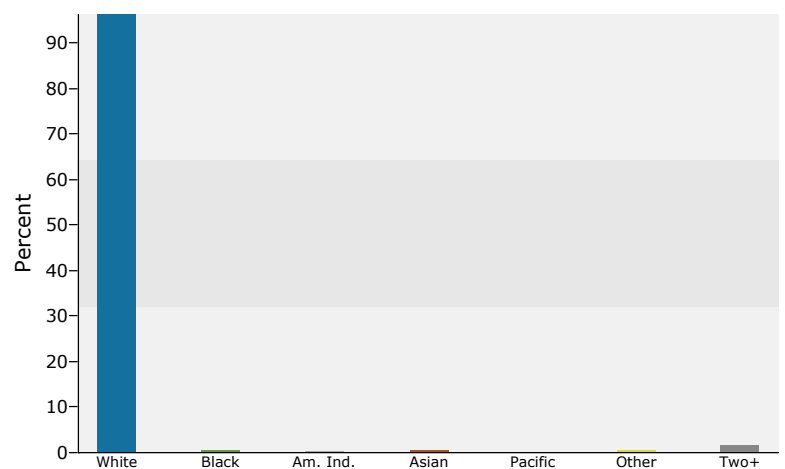
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 1.7%

Summary	Census 2010	2013	2018
Population	13,216	13,410	13,611
Households	5,022	5,101	5,194
Families	3,667	3,705	3,744
Average Household Size	2.60	2.60	2.59
Owner Occupied Housing Units	3,675	3,658	3,787
Renter Occupied Housing Units	1,347	1,443	1,407
Median Age	39.1	40.1	41.0
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.30%	0.13%	0.71%
Households	0.36%	0.20%	0.74%
Families	0.21%	0.02%	0.63%
Owner HHs	0.70%	0.40%	0.94%
Median Household Income	2.38%	3.65%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	482	9.4%	443	8.5%
\$15,000 - \$24,999	557	10.9%	389	7.5%
\$25,000 - \$34,999	567	11.1%	413	8.0%
\$35,000 - \$49,999	884	17.3%	839	16.2%
\$50,000 - \$74,999	1,208	23.7%	1,316	25.3%
\$75,000 - \$99,999	641	12.6%	824	15.9%
\$100,000 - \$149,999	576	11.3%	742	14.3%
\$150,000 - \$199,999	85	1.7%	109	2.1%
\$200,000+	101	2.0%	118	2.3%
Median Household Income	\$50,771		\$57,095	
Average Household Income	\$64,150		\$73,467	
Per Capita Income	\$24,394		\$28,000	

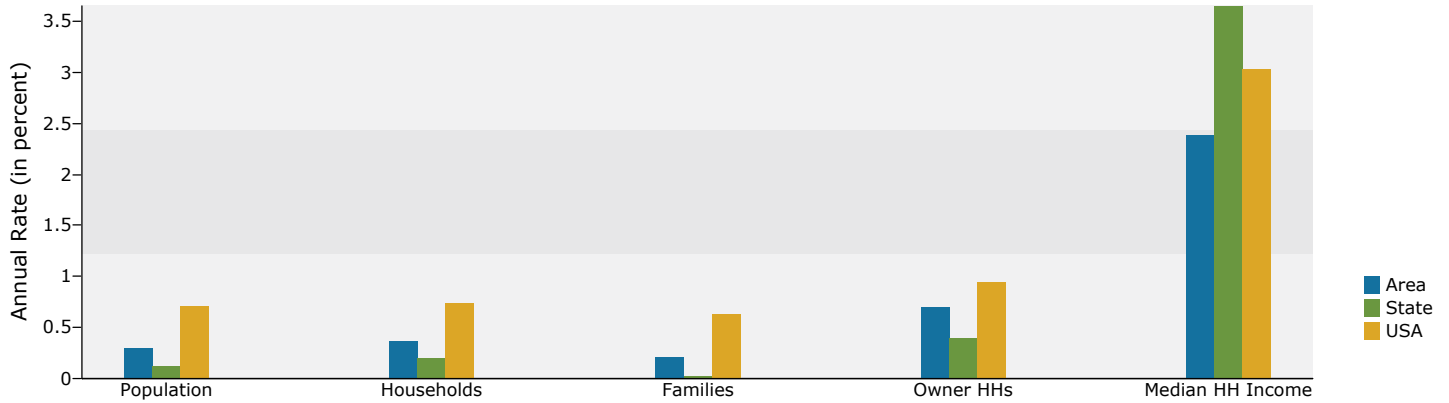
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	842	6.4%	822	6.1%	825	6.1%
5 - 9	914	6.9%	875	6.5%	835	6.1%
10 - 14	954	7.2%	952	7.1%	925	6.8%
15 - 19	912	6.9%	884	6.6%	878	6.5%
20 - 24	672	5.1%	753	5.6%	718	5.3%
25 - 34	1,591	12.0%	1,594	11.9%	1,601	11.8%
35 - 44	1,808	13.7%	1,744	13.0%	1,683	12.4%
45 - 54	2,104	15.9%	2,062	15.4%	1,944	14.3%
55 - 64	1,550	11.7%	1,694	12.6%	1,858	13.7%
65 - 74	1,031	7.8%	1,161	8.7%	1,367	10.0%
75 - 84	643	4.9%	645	4.8%	725	5.3%
85+	197	1.5%	225	1.7%	251	1.8%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,861	97.3%	13,011	97.0%	13,132	96.5%
Black Alone	66	0.5%	83	0.6%	112	0.8%
American Indian Alone	24	0.2%	25	0.2%	26	0.2%
Asian Alone	64	0.5%	71	0.5%	84	0.6%
Pacific Islander Alone	1	0.0%	1	0.0%	2	0.0%
Some Other Race Alone	30	0.2%	35	0.3%	44	0.3%
Two or More Races	169	1.3%	183	1.4%	209	1.5%
Hispanic Origin (Any Race)	145	1.1%	170	1.3%	220	1.6%

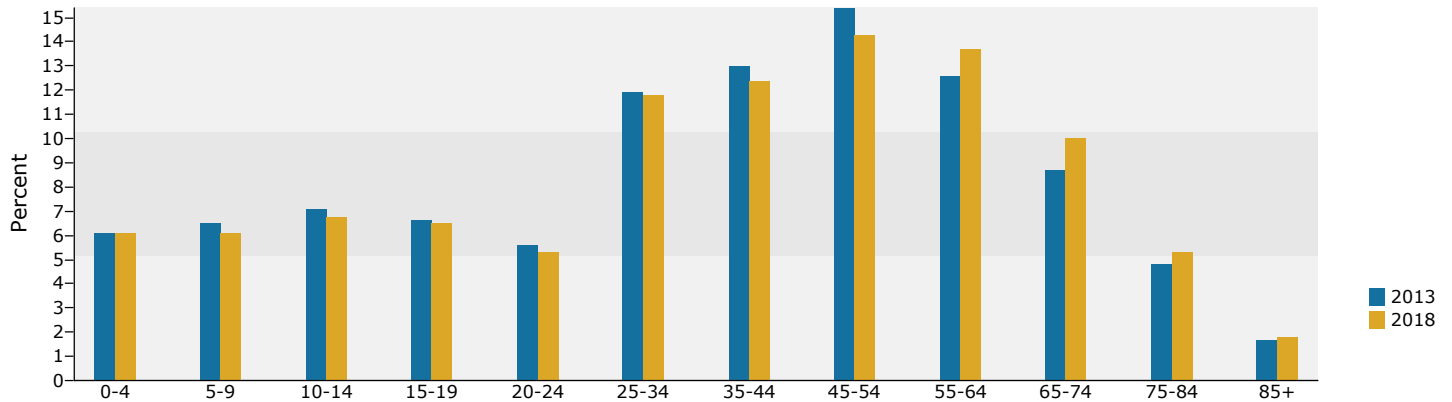
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

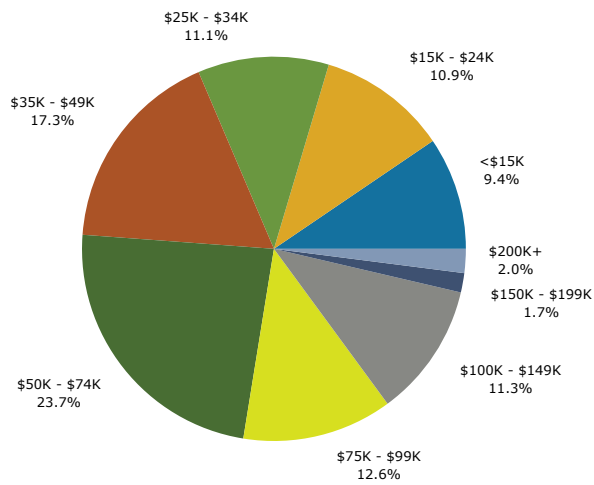
Trends 2013-2018



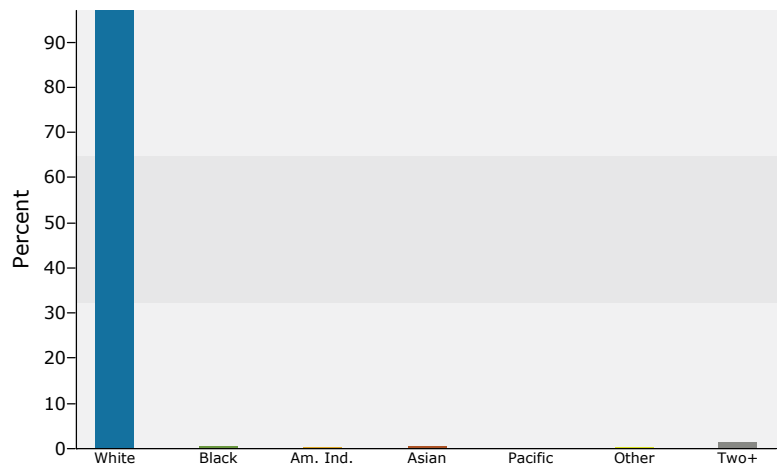
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 1.3%

Summary	Census 2010	2013	2018
Population	39,185	39,955	40,775
Households	15,031	15,362	15,754
Families	10,844	11,018	11,207
Average Household Size	2.58	2.57	2.56
Owner Occupied Housing Units	11,382	11,372	11,835
Renter Occupied Housing Units	3,649	3,990	3,919
Median Age	39.7	40.4	41.1
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.41%	0.13%	0.71%
Households	0.51%	0.20%	0.74%
Families	0.34%	0.02%	0.63%
Owner HHs	0.80%	0.40%	0.94%
Median Household Income	2.75%	3.65%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,421	9.3%	1,303	8.3%
\$15,000 - \$24,999	1,545	10.1%	1,056	6.7%
\$25,000 - \$34,999	1,810	11.8%	1,365	8.7%
\$35,000 - \$49,999	2,203	14.3%	2,071	13.1%
\$50,000 - \$74,999	3,492	22.7%	3,746	23.8%
\$75,000 - \$99,999	2,201	14.3%	2,811	17.8%
\$100,000 - \$149,999	1,854	12.1%	2,382	15.1%
\$150,000 - \$199,999	439	2.9%	567	3.6%
\$200,000+	397	2.6%	453	2.9%
Median Household Income	\$53,401		\$61,164	
Average Household Income	\$68,800		\$80,025	
Per Capita Income	\$26,523		\$31,000	

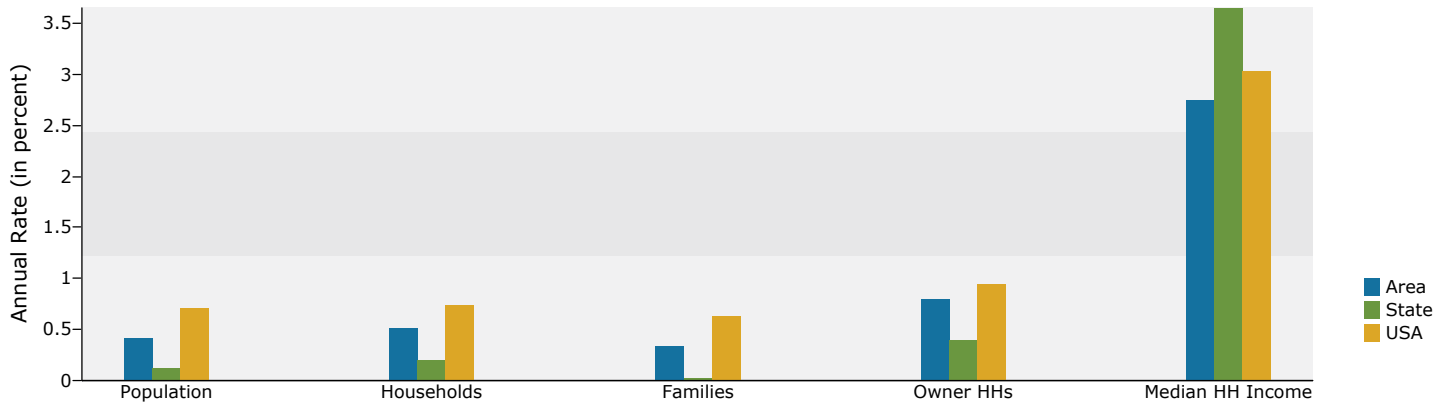
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,416	6.2%	2,389	6.0%	2,438	6.0%
5 - 9	2,697	6.9%	2,611	6.5%	2,545	6.2%
10 - 14	2,916	7.4%	2,856	7.1%	2,786	6.8%
15 - 19	2,753	7.0%	2,674	6.7%	2,613	6.4%
20 - 24	1,996	5.1%	2,240	5.6%	2,135	5.2%
25 - 34	4,454	11.4%	4,573	11.4%	4,808	11.8%
35 - 44	5,298	13.5%	5,113	12.8%	4,998	12.3%
45 - 54	6,080	15.5%	5,984	15.0%	5,649	13.9%
55 - 64	4,843	12.4%	5,256	13.2%	5,605	13.7%
65 - 74	3,033	7.7%	3,443	8.6%	4,125	10.1%
75 - 84	1,955	5.0%	1,979	5.0%	2,159	5.3%
85+	745	1.9%	838	2.1%	913	2.2%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	38,152	97.4%	38,769	97.0%	39,303	96.4%
Black Alone	235	0.6%	315	0.8%	466	1.1%
American Indian Alone	82	0.2%	85	0.2%	89	0.2%
Asian Alone	186	0.5%	209	0.5%	247	0.6%
Pacific Islander Alone	9	0.0%	10	0.0%	11	0.0%
Some Other Race Alone	89	0.2%	101	0.3%	127	0.3%
Two or More Races	432	1.1%	465	1.2%	532	1.3%
Hispanic Origin (Any Race)	453	1.2%	524	1.3%	664	1.6%

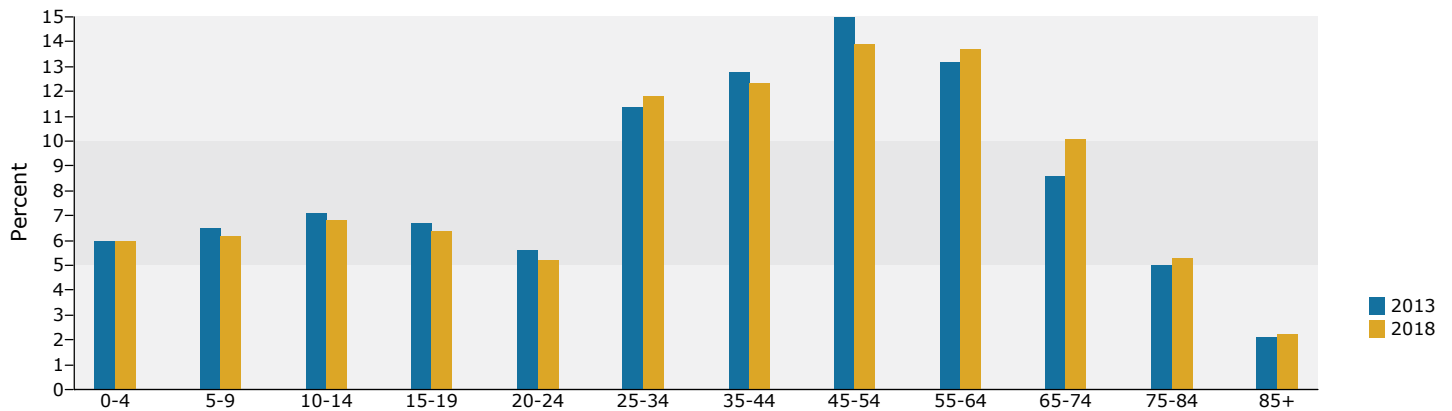
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

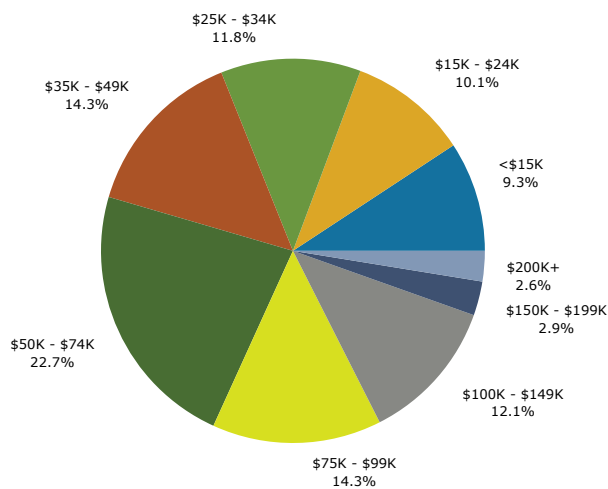
Trends 2013-2018



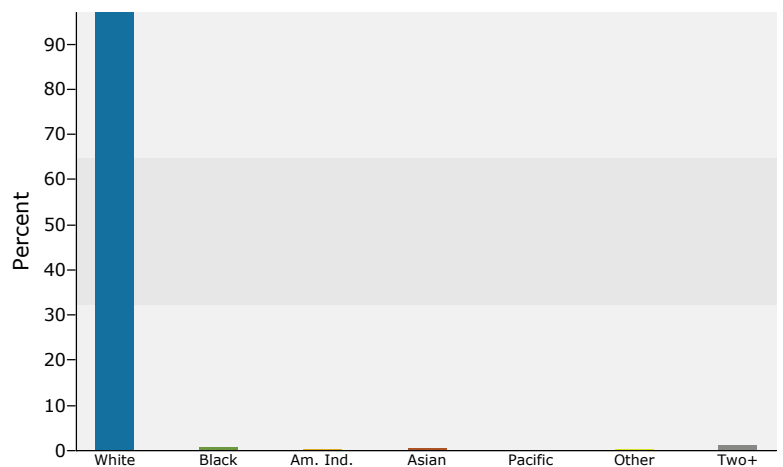
Population by Age



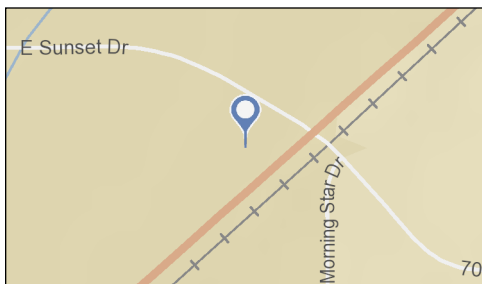
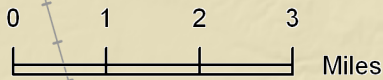
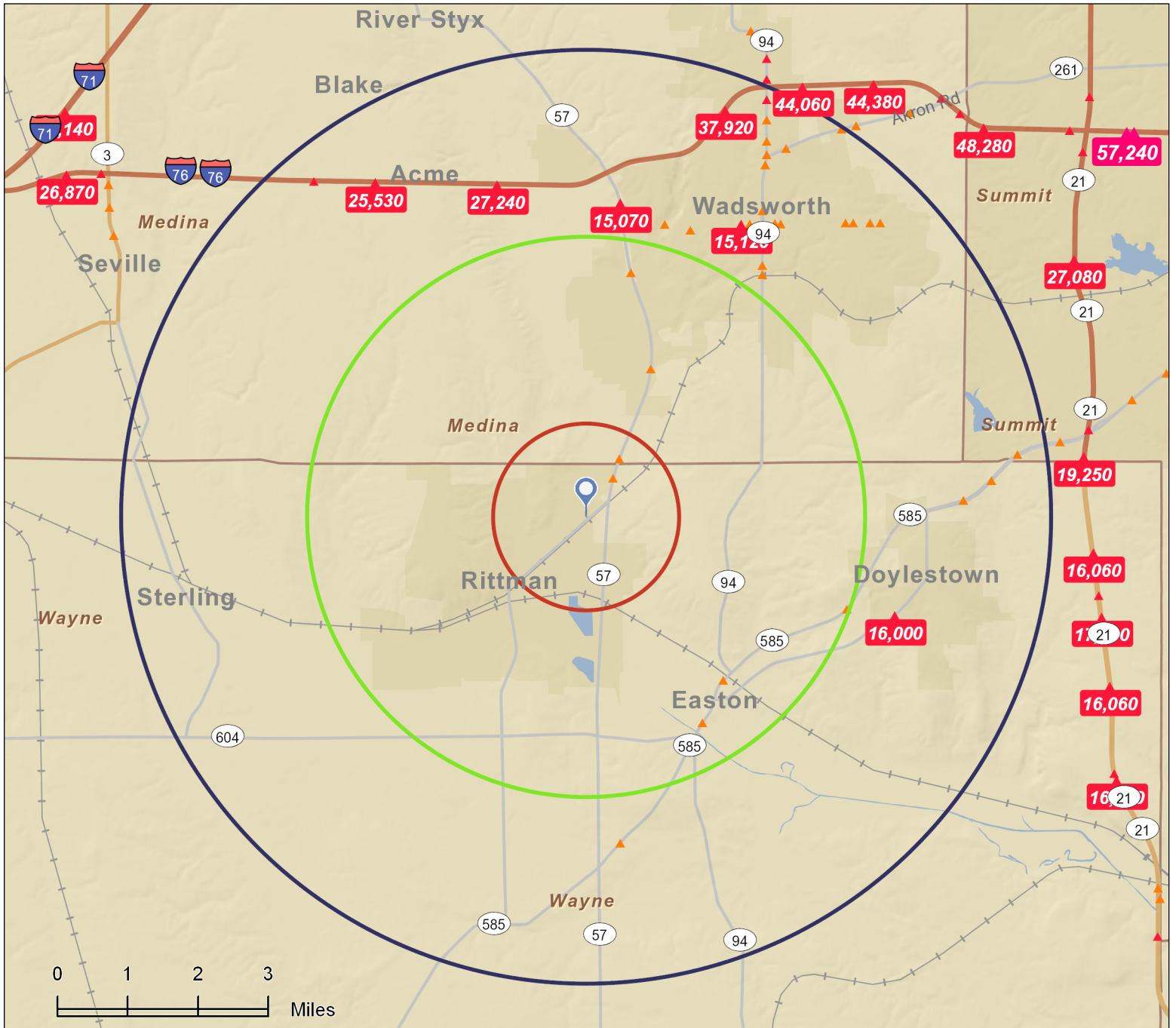
2013 Household Income



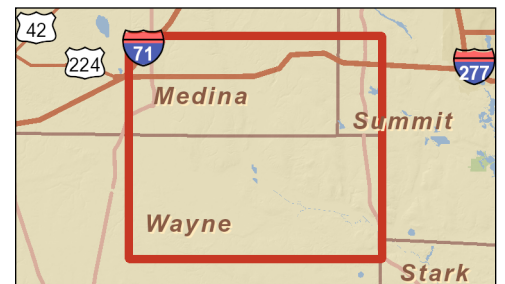
2013 Population by Race



2013 Percent Hispanic Origin: 1.3%



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Rittman

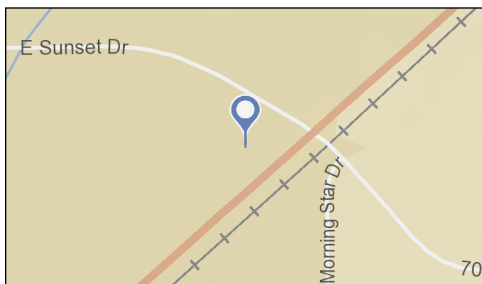
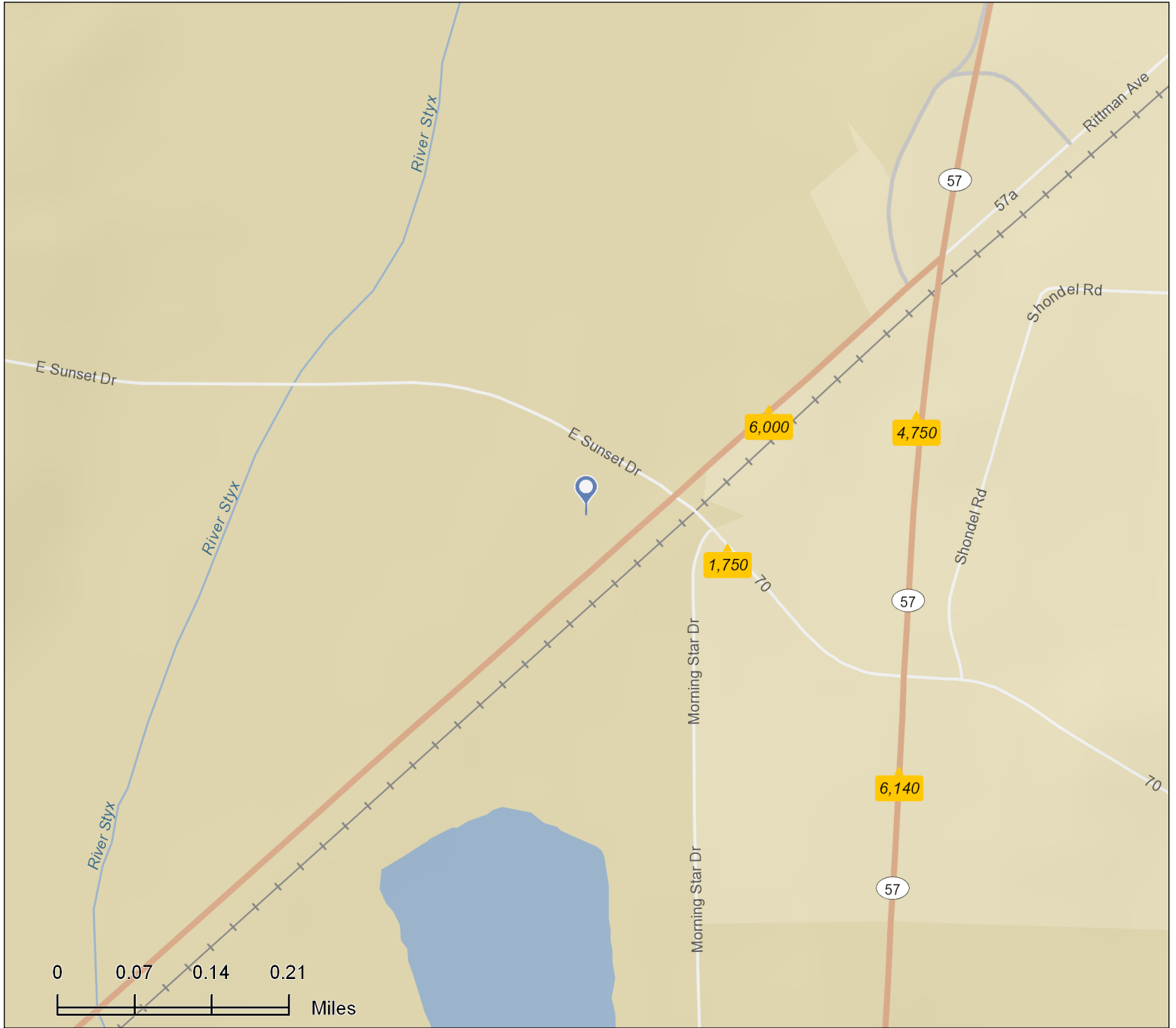
Latitude: 40.979967
Longitude: -81.765927

Ring: 5 miles radius

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	Doylestown Rd	Shondel Rd (0.02 miles NW)	1997	1,750
0.14	Rittman Rd	Wadsworth Rd (0.15 miles NE)	1997	6,000
0.24	Wadsworth Rd	Rittman Rd (0.11 miles N)	1997	4,750
0.28	Wadsworth Rd	Doylestown Rd (0.07 miles N)	2000	6,140
0.51	Wadsworth Rd	Rittman Rd (0.25 miles S)	2000	8,900
0.57	Eastern Rd	Newcomer Rd (0.09 miles W)	2011	2,416
0.57	Wadsworth Rd	Rittman Rd (0.32 miles S)	2000	6,140
0.59	Eastern Rd	Newcomer Rd (0.1 miles E)	2011	2,528
0.72	Wadsworth Rd	Eastern Rd (0.06 miles S)	2010	10,060
0.74	Eastern Rd	Wadsworth Rd (0.13 miles W)	2011	1,501
0.82	Newcomer Rd	Eastern Rd (0.25 miles S)	2011	192
0.88	Eastern Rd	N Main St (0.09 miles W)	2011	2,285
0.97	Doylestown Rd	Hatfield Rd (0.29 miles SE)	1997	950
1.00	Eastern Rd	Pifer Rd (0.09 miles E)	2011	2,318
1.02	Rittman Rd	Eastern Rd (0.15 miles SW)	2011	2,159
1.08	Wall Rd	Wadsworth Rd (0.53 miles E)	2007	1,130
1.11	Mennonite Rd	Stewart Dr (0.22 miles N)	2007	2,085
1.13	Eastern Rd	Mennonite Rd (0.22 miles E)	2011	1,768
1.18	Wall Rd	Wadsworth Rd (0.09 miles E)	2011	570
1.18	Eastern Rd	Hatfield Rd (0.13 miles W)	2011	2,338
1.25	Wall Rd	Mennonite Rd (0.13 miles W)	2007	420
1.27	Wall Rd	Wadsworth Rd (0.12 miles W)	2011	729
1.34	Pifer Rd	Wall Rd (0.11 miles N)	2007	420
1.38	Mennonite Rd	Wall Rd (0.07 miles S)	2011	1,931
1.41	Wall Rd	Pifer Rd (0.01 miles E)	2011	910
1.43	Eastern Rd	Hatfield Rd (0.4 miles W)	1992	1,950
1.46	Rittman Rd	Wall Rd (0.06 miles SW)	2011	2,413
1.47	Wall Rd	Pifer Rd (0.09 miles W)	2011	603
1.63	Wadsworth Rd	Milton Rd (0.08 miles N)	2000	6,740
1.69	Mount Eaton Rd N	Eastern Rd (0.4 miles NE)	2000	3,510

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

