

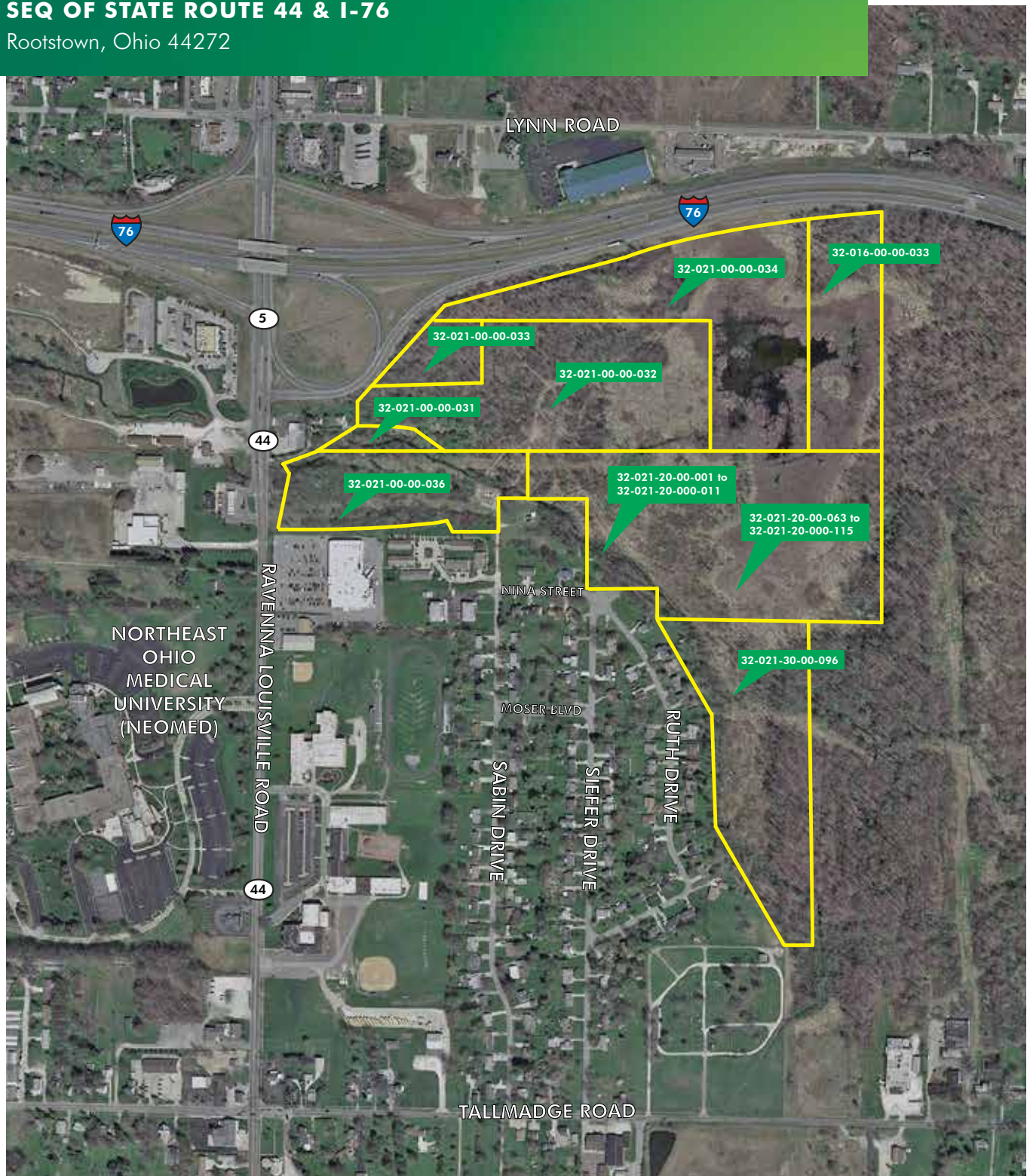
FOR SALE

DEVELOPMENT OPPORTUNITY

FOR SALE: ±82 ACRES OF LAND

SEQ OF STATE ROUTE 44 & I-76

Rootstown, Ohio 44272



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CBRE

FOR SALE ±82 ACRES OF LAND

SEQ OF
STATE ROUTE 44 & I-76
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DEVELOPMENT OPPORTUNITY

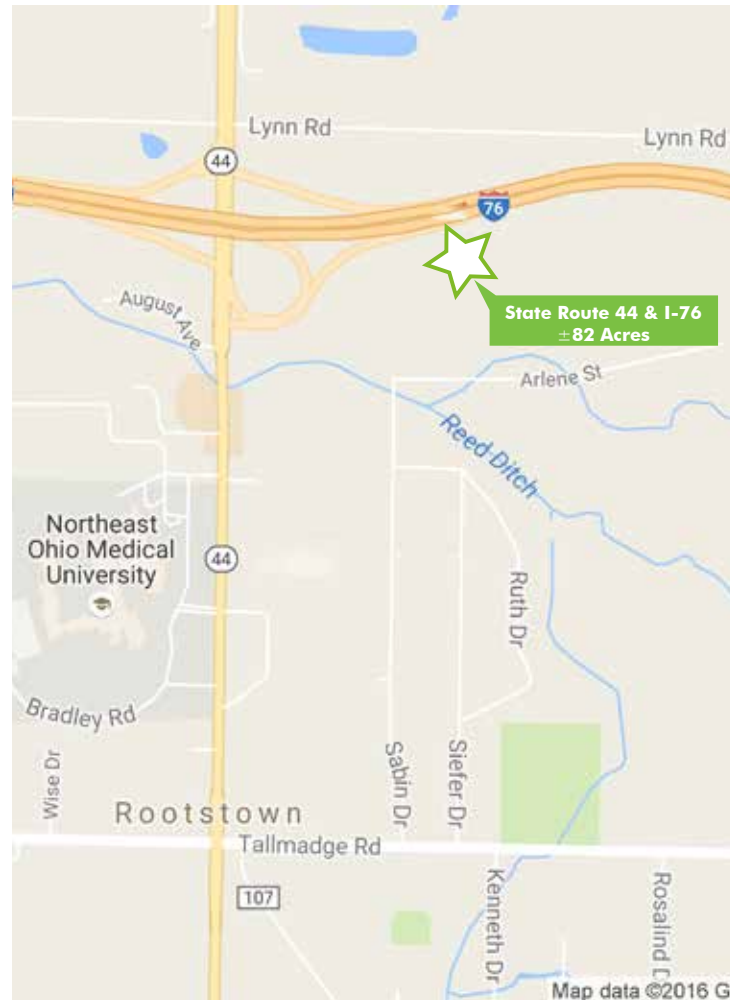
With its excellent visibility and freeway access, the ±82 acre site is zoned for Highway Interchange, Commercial and Residential (Single and Multi-Family).

- + Frontage: ±150 feet on State Route 44 and ±1,500 feet on I-76
- + Located directly across the street from the Northeast Ohio Medical University (NEOMED)
- + Utilities: Water / Sewer / Gas / Electric
- + Topography: Relatively flat

Demographics	1 Mile	3 Miles	5 Miles
Population	1,779	9,775	33,532
Average HH Income	\$67,689	\$69,111	\$61,497
Average Housing Value	\$198,529	\$179,710	\$163,288

Traffic Counts

State Route 44 and I-76	23,663 Vehicles Per Day
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CONTACT US

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