

**2.62 ACRES
FOR SALE**



2.62 ACRES AVAILABLE FOR SALE
NELSON RD, GARRETTSVILLE, OH 44231

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PROPERTY OVERVIEW

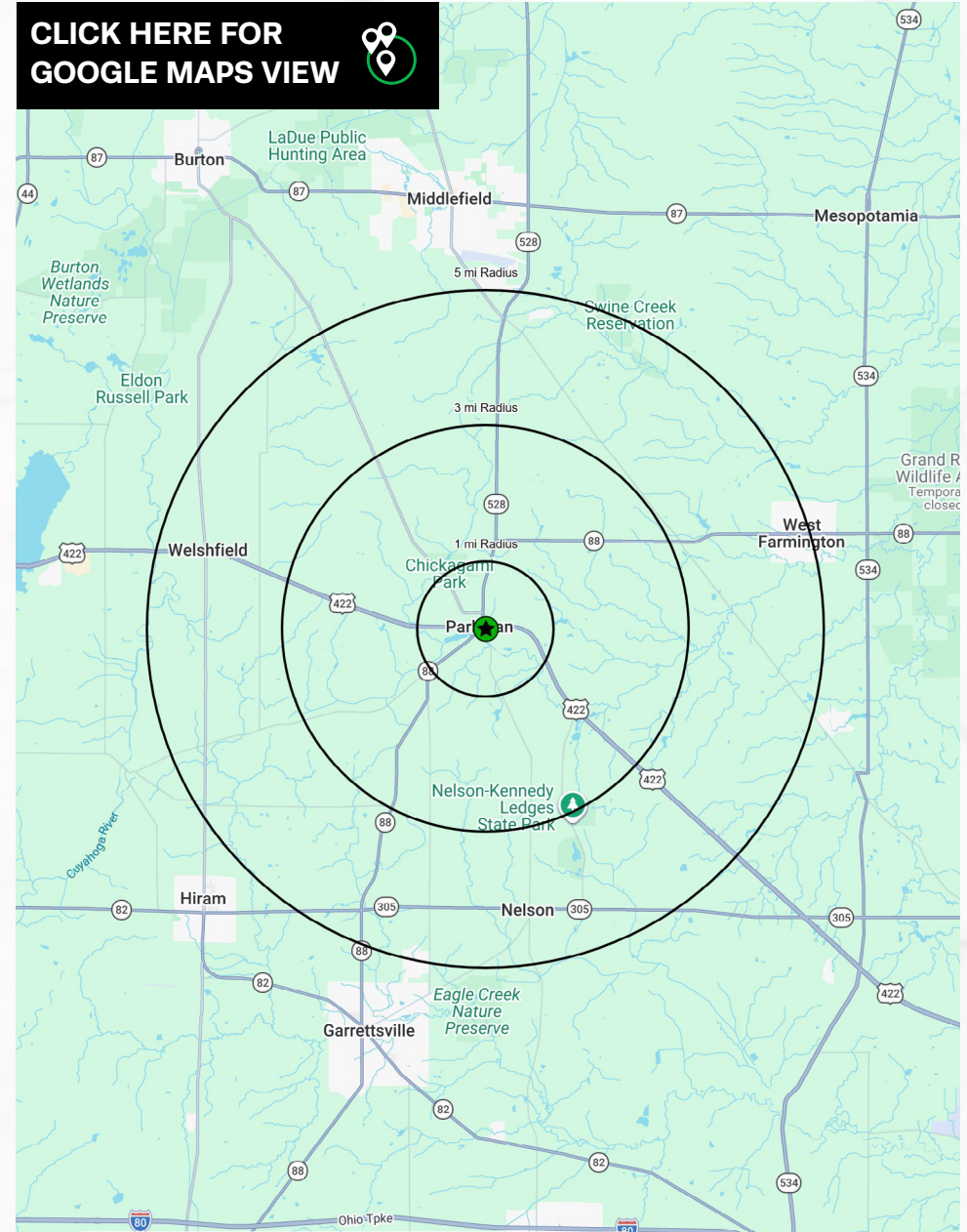
PROPERTY SUMMARY

- Prime commercial land opportunity with frontage along highly traveled US-422 corridor
- Strategically located between Cleveland and Warren, providing connectivity between the Youngstown MSA and Cleveland MSA
- Property has over 14,146 VPD off SR 422
- Property has strong visibility and level topography, ready for development

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	726	4,241	12,129
HOUSEHOLDS	200	1,248	3,914
AVERAGE HH INCOME	\$114,379	\$117,770	\$111,581
MEDIAN HH INCOME	\$93,079	\$97,281	\$88,691
DAYTIME POPULATION	216	1,378	6,203

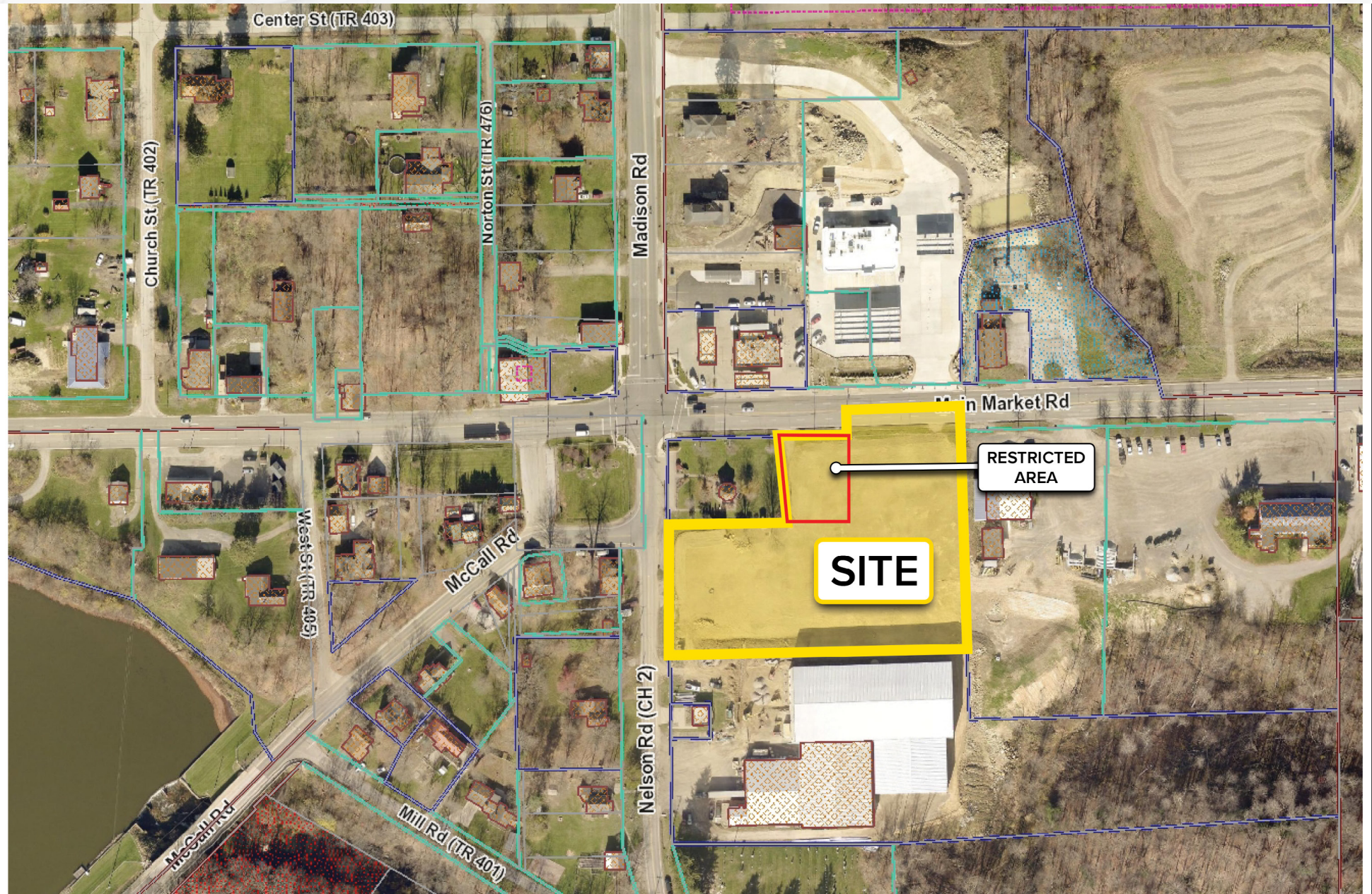
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GOOGLE MAPS VIEW



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PARCEL MAP



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MICRO AERIAL



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MACRO AERIAL

