

FOR SALE

12304 Kinsman Rd

Newbury Township, OH 44065

* PRICE REDUCTION * NOW \$495,000



PROPERTY OVERVIEW

Demographic Snapshot (2021 Estimated)

	1 Mile	3 Miles	5 Miles
Population	646	6,381	14,215
Households	261	2,553	5,431
Median HH Inc	\$83,169	\$70,246	\$79,524
Average HH Inc	\$144,726	\$100,976	\$106,192
Daytime Pop	343	2,914	9,516

View in Google Maps

- 13,068 SF
- 2.14 acres with additional buildable space
- 2 Docks
- 1 Drive-In Door
- 14'-16' Clear Height
- Abundant parking area
- Power: 400 AMP/250 Volt
- Corner lot with excellent visibility
- 1/4 Miles West of Commercial Intersection Rt 87 & Rt 44
- Easy access to Rt 422
- Perfect for professional use or retail
- Next to Burton, Middlefield, and Chardon
- **Offered for Sale at – WAS: \$555,000**
NOW: \$495,000



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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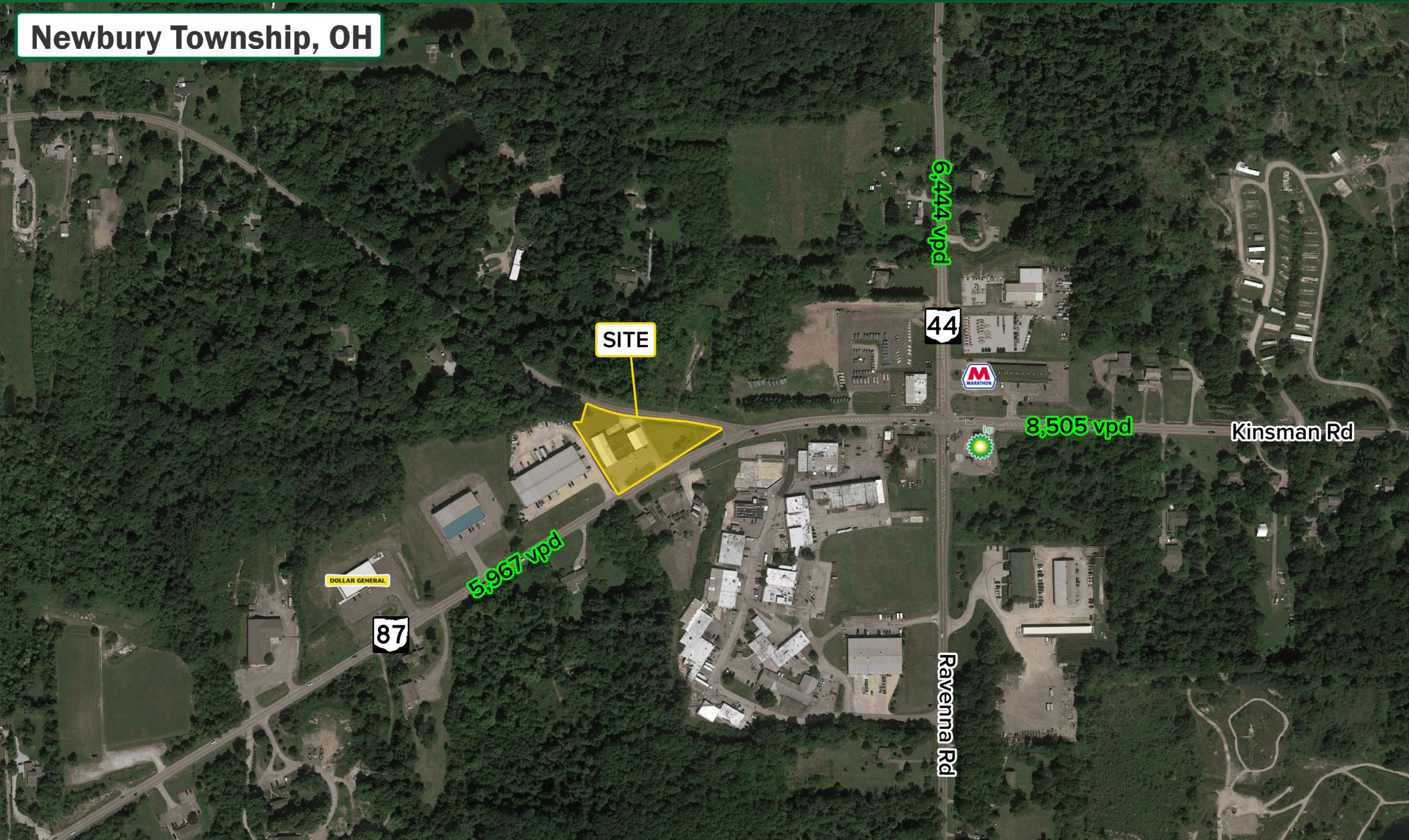
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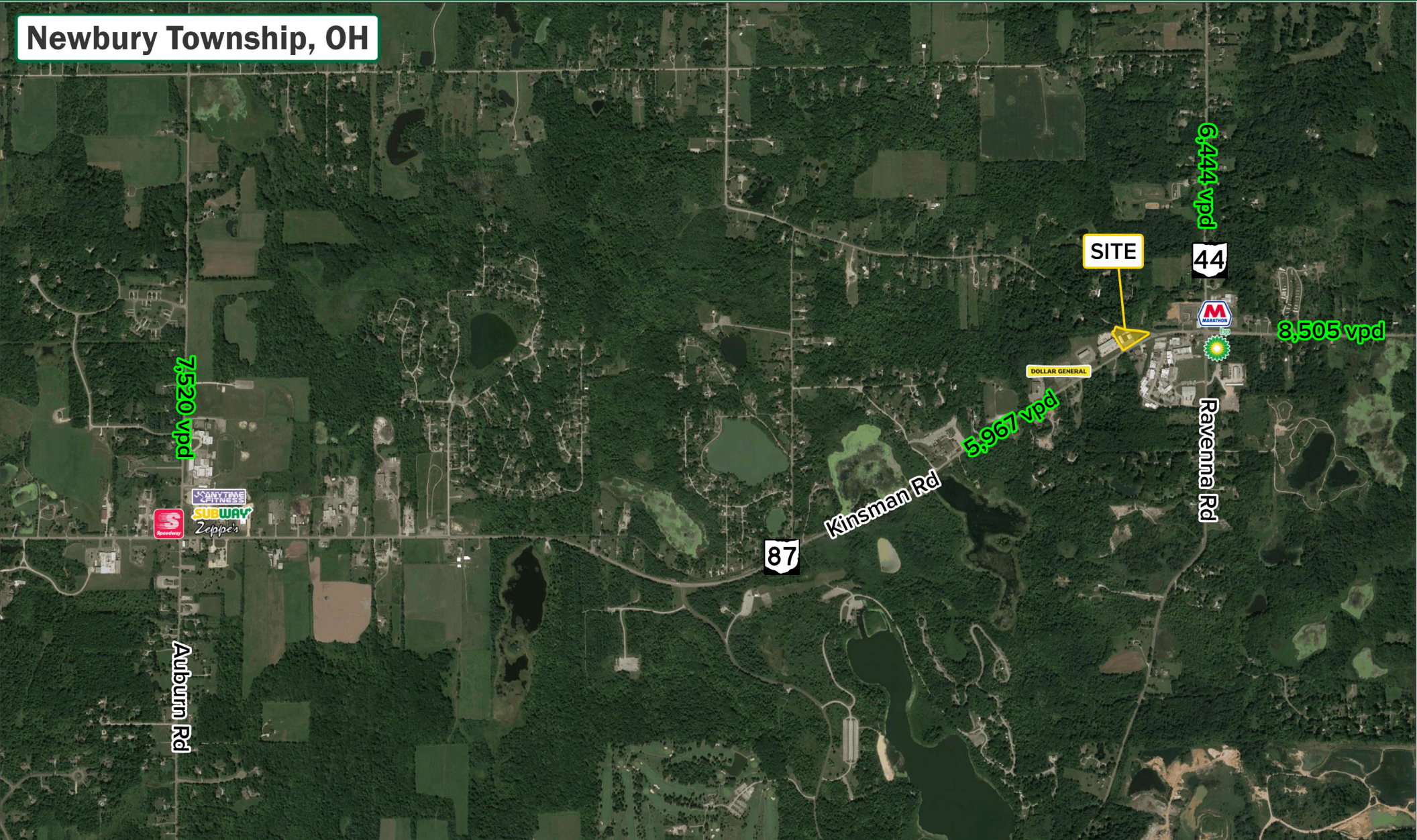
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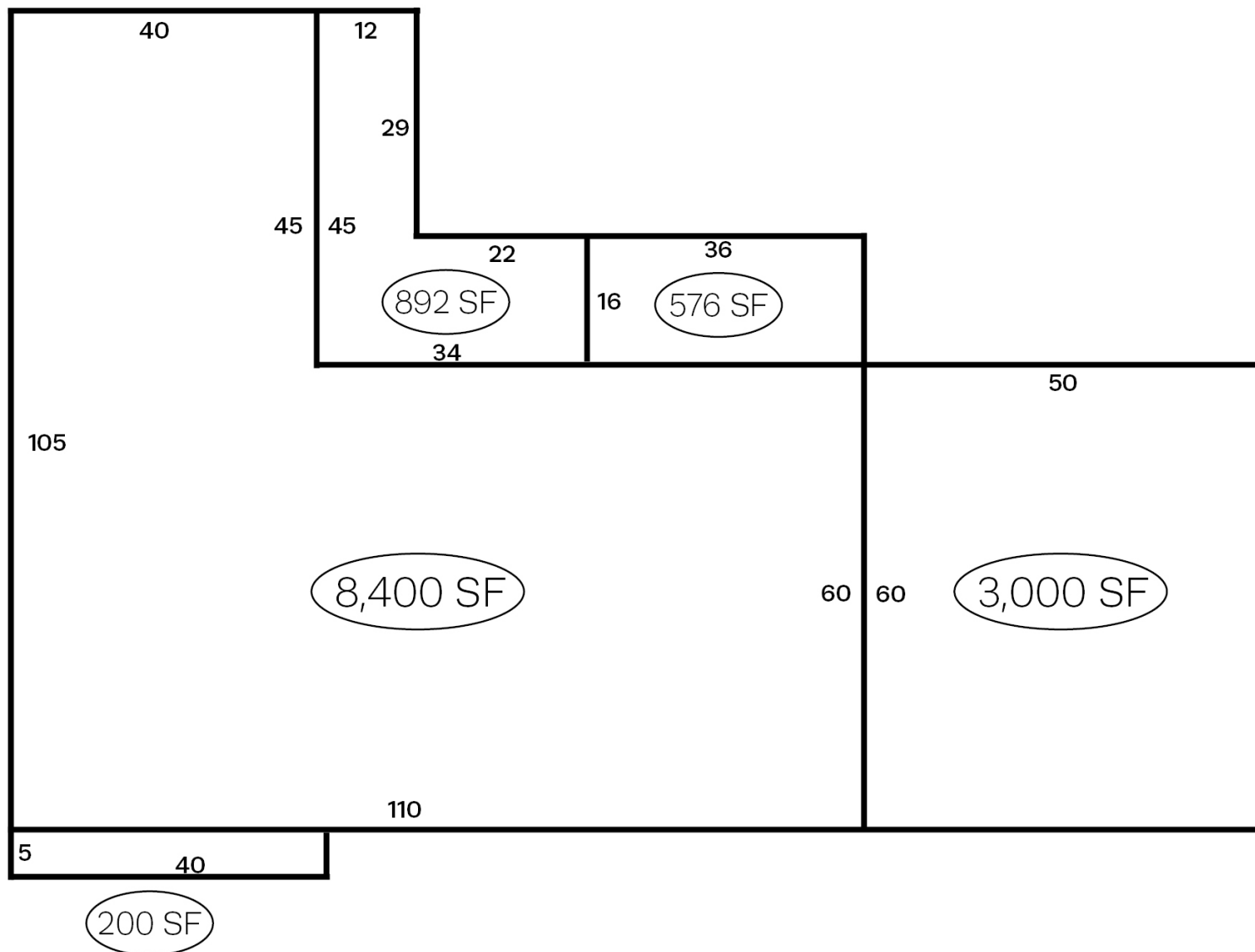
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SUMMARY PROFILE

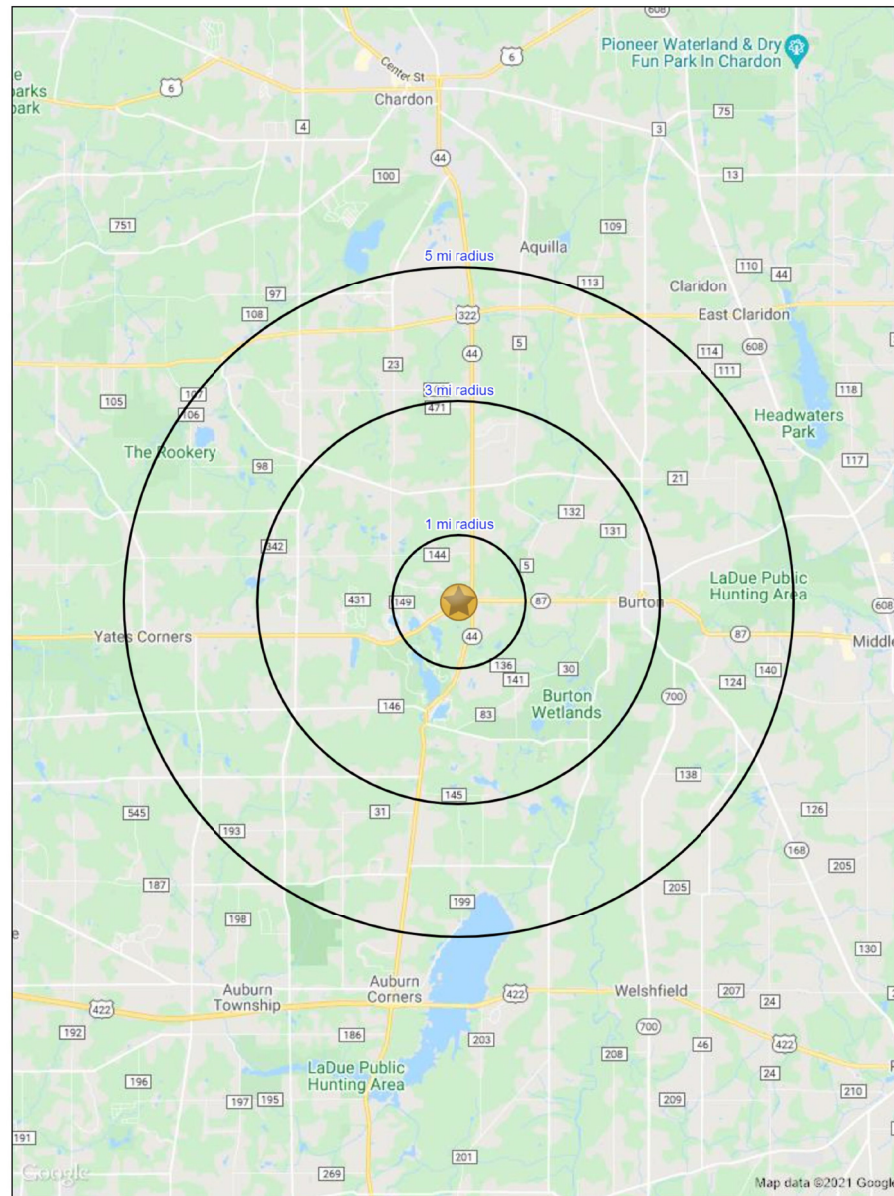
2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4706/-81.1976

12304 Kinsman Rd		1 mi radius	3 mi radius	5 mi radius
OH				
POPULATION	2021 Estimated Population	646	6,381	14,215
	2026 Projected Population	638	6,279	14,015
	2010 Census Population	649	6,341	14,030
	2000 Census Population	693	6,568	13,913
	Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2021	-0.3%	-0.1%	0.1%
HOUSEHOLDS	2021 Median Age	47.5	45.1	45.3
	2021 Estimated Households	261	2,553	5,431
	2026 Projected Households	267	2,607	5,555
	2010 Census Households	255	2,468	5,214
	2000 Census Households	255	2,420	4,866
	Projected Annual Growth 2021 to 2026	0.5%	0.4%	0.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	0.1%	0.3%	0.6%
	2021 Estimated White	96.1%	95.8%	95.9%
	2021 Estimated Black or African American	1.3%	1.6%	1.6%
	2021 Estimated Asian or Pacific Islander	0.8%	0.6%	0.7%
	2021 Estimated American Indian or Native Alaskan	-	0.1%	-
	2021 Estimated Other Races	1.8%	1.9%	1.8%
INCOME	2021 Estimated Hispanic	1.1%	1.6%	2.0%
	2021 Estimated Average Household Income	\$144,726	\$100,976	\$106,192
	2021 Estimated Median Household Income	\$83,169	\$70,246	\$79,524
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$58,480	\$40,559	\$40,858
	2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.6%	4.7%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.3%	4.3%	4.8%
	2021 Estimated High School Graduate	32.5%	30.7%	29.9%
	2021 Estimated Some College	17.1%	21.7%	21.5%
	2021 Estimated Associates Degree Only	10.1%	7.8%	7.4%
BUSINESS	2021 Estimated Bachelors Degree Only	22.3%	21.9%	21.3%
	2021 Estimated Graduate Degree	11.0%	10.0%	10.5%
	2021 Estimated Total Businesses	63	266	575
	2021 Estimated Total Employees	343	2,914	9,516
	2021 Estimated Employee Population per Business	5.5	10.9	16.6
	2021 Estimated Residential Population per Business	10.3	24.0	24.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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