

For Sale
Land



901 Commerce St

901 Commerce St
Wellsville, Ohio 43968

Property Description

Located in the heart of Wellsville and fronts both Commerce and 9th Street, with easy access to the Ohio River Corridor, Route 39 & Route 7

Within the Federal Opportunity Zone Program

The +/- 1.422 acre parcel is situated in a residential area with commercial and industrial nearby. It is a ready to build on, flat property with access to utilities.

Although the information is furnished regarding the sale, rental, or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

OFFERING SUMMARY

Sale Price	\$39,500
Lot Size	+/- 1.42 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,536	\$37,083
3 Miles	9,425	\$40,884
5 Miles	20,908	\$42,834

For more information

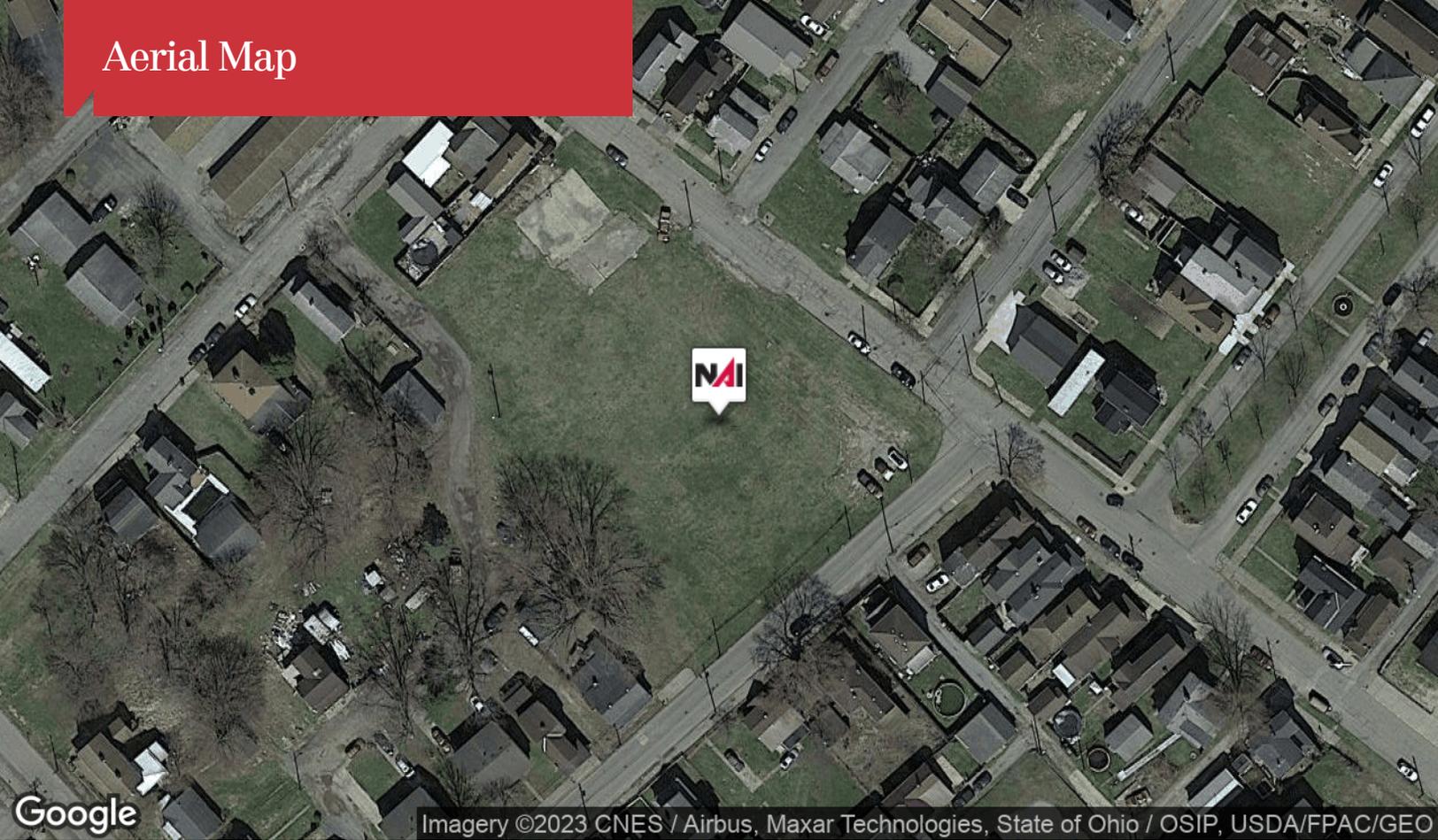
Laurie Stanbro

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Bryce Custer

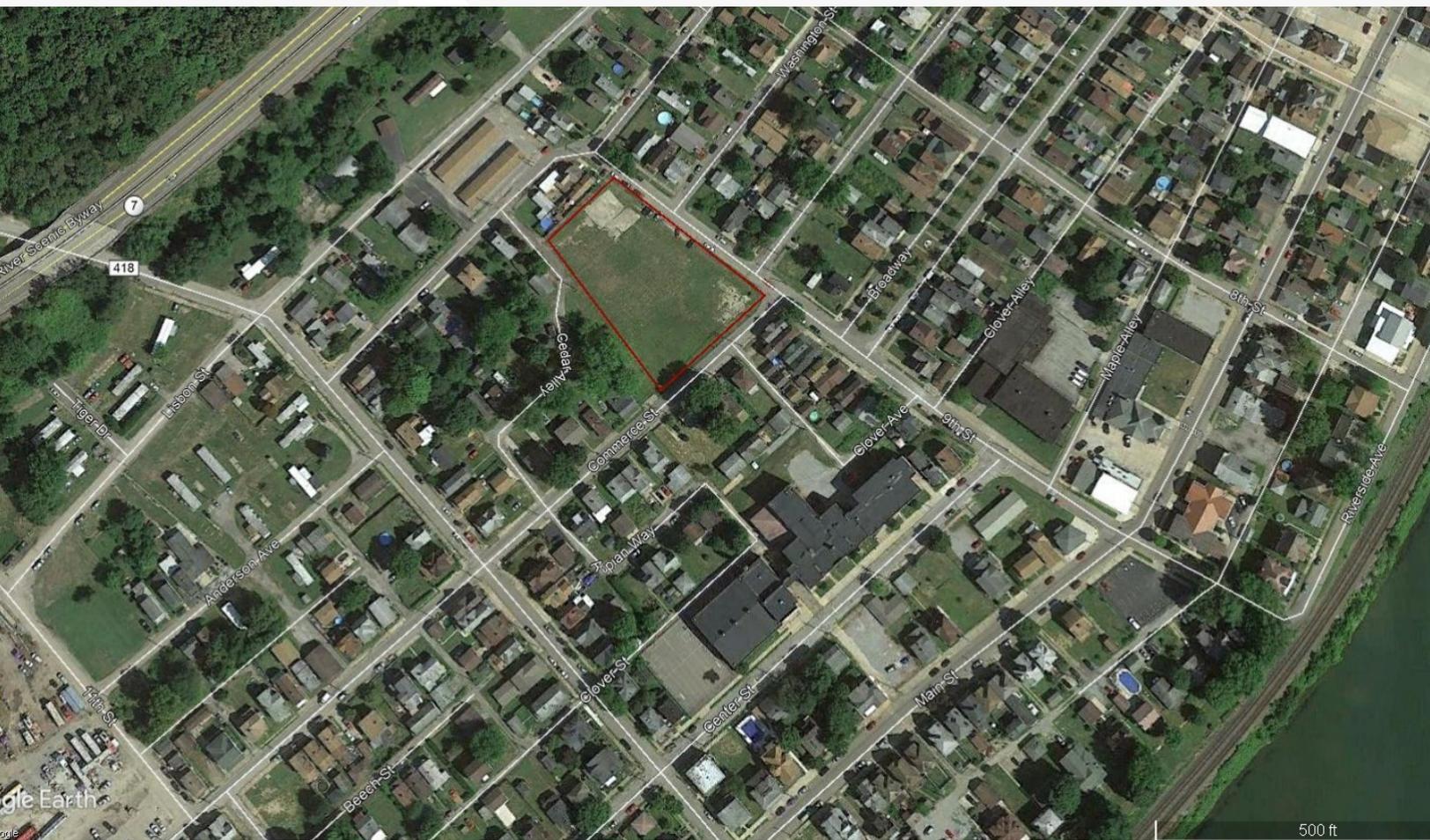
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Aerial Map



Google

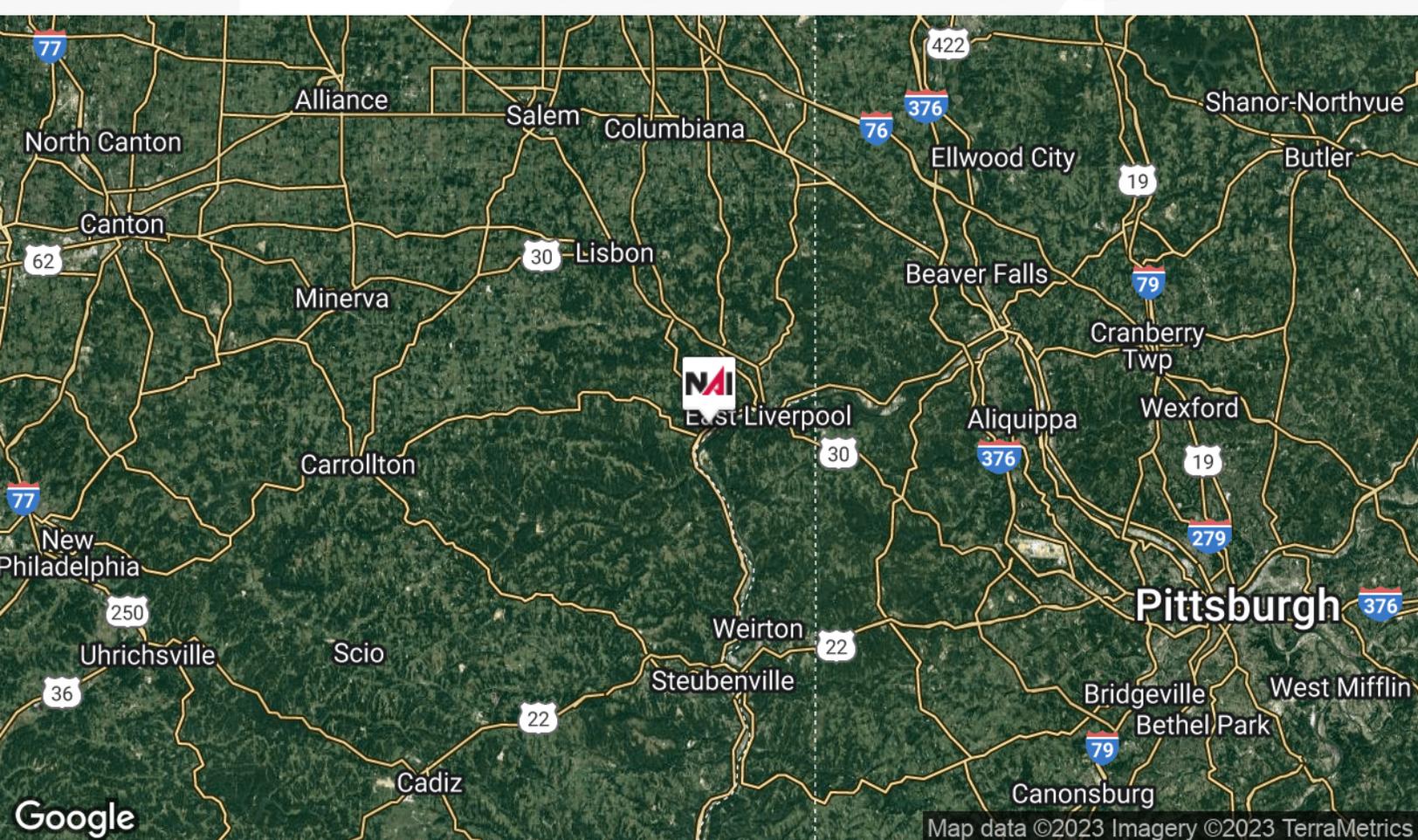
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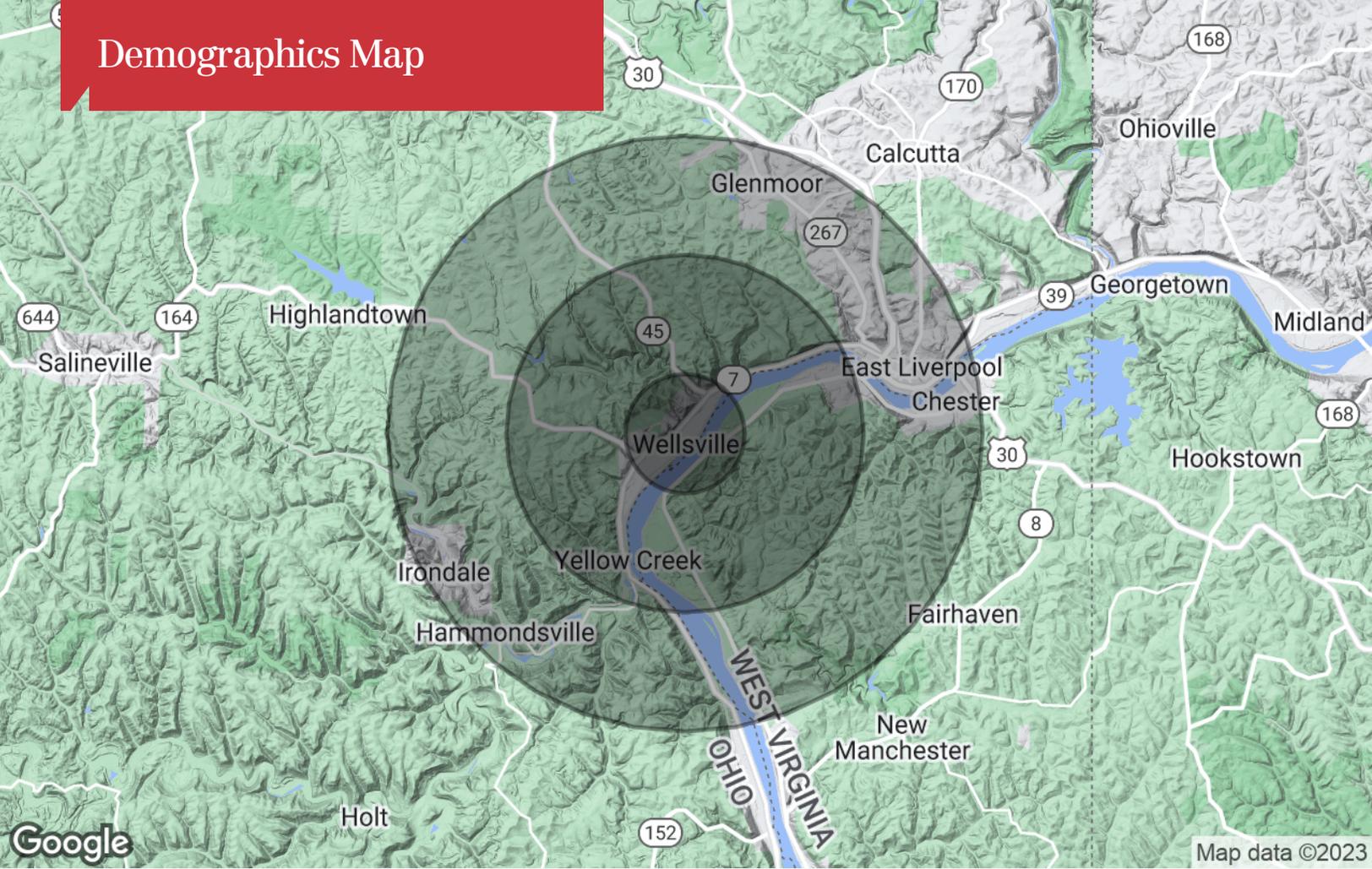
Google Earth

500 ft

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,536	9,425	20,908
MEDIAN AGE	40.2	41.8	42.0
MEDIAN AGE (MALE)	36.1	39.4	40.5
MEDIAN AGE (FEMALE)	42.7	43.5	43.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,461	3,962	8,862
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$37,083	\$40,884	\$42,834
AVERAGE HOUSE VALUE	\$97,144	\$96,629	\$97,946

* Demographic data derived from 2020 ACS - US Census



Laurie Stanbro

Vice President of Operations

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Memberships & Affiliations

Laurie is a CCIM member and currently working on her CCIM designation, she has completed the Foundations and CI-101 courses.

Education

Laurie is a graduate of New Philadelphia High School and she earned her commercial real estate license in 2017.

Professional Background

Laurie Stanbro has been with NAI Ohio River Corridor since 2017, she was promoted to Vice President of Operations in 2019, this allows her to continue development and implementation strategies for all areas of operation. She focuses on sales, leasing and site selection assignments with Custer in Carroll, Columbiana and Tuscarawas counties. She also assists Custer along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), and the Appalachian Basin for the industrial and office market.

Prior to joining the Bolivar-based firm, Stanbro had considerable sales experience in the motorcycle and automotive industry. Stanbro also has experience operating sole proprietor businesses for 17 years that gives her a unique perspective on clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk and have three children and one grandchild.

Laurie has completed multiple office and industrial transactions. She truly enjoys working with clients and does whatever it takes to achieve the best outcome for all parties involved. "At NAI Ohio River Corridor we are fortunate to have team members that realize commercial real estate is more than just a property transaction. Our team must collaborate with clients and look outside-of -the-box to make complex deals come together" according to Bryce Custer.