

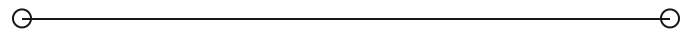


SALE OR LEASE

2.5 Acre Commercial Site (Hard Corner)

FISHCREEK RD & SOWUL BLVD

Stow, OH 44224



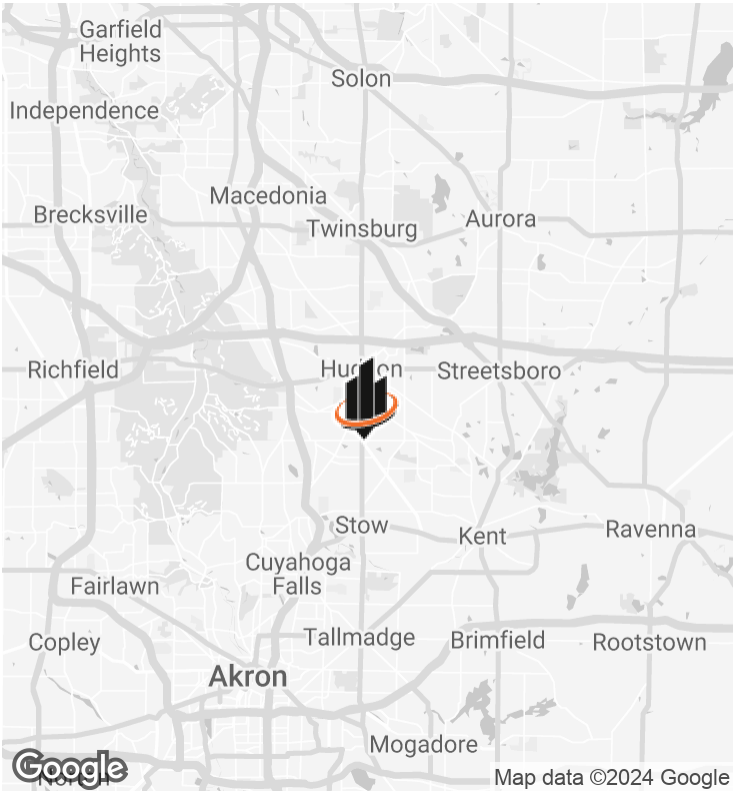
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2.5 ACRES - HARD CORNER - FISHCREEK & SOWUL



OFFERING SUMMARY

SALE PRICE:	\$520,000
LOT SIZE:	2.5 Acres
ZONING:	C-3 Community Retail
APN:	5617786
LEASE:	Ground or Build to Suit

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OVERVIEW

2.5 acre hard corner available for sale or lease (ground or build to suit) located at Fishcreek Rd & Sowul Blvd near SR-91 (Darrow Road) in Stow at the Hudson border.

PROPERTY HIGHLIGHTS

- Hard corner @ Fishcreek Rd & Sowul Blvd
- 9,000 VPD (Fishcreek Rd)
- 41,295 rooftops (5 mi); Population 106,000 (5 mi)
- \$86k average HH income (5 mi); \$77k average HH income (10 min drive)
- Versatile zoning allows many uses (retail, office, mixed-use, etc.)
- Steps from Giant Eagle and Stow Hudson Towne Centre retail center
- Across from The Landing of Stow assisted living, Altercare Western Reserve, and Rockport Colony Condos.
- Next to Summit Metroparks Bike & Hike Trail

ADDITIONAL PHOTOS



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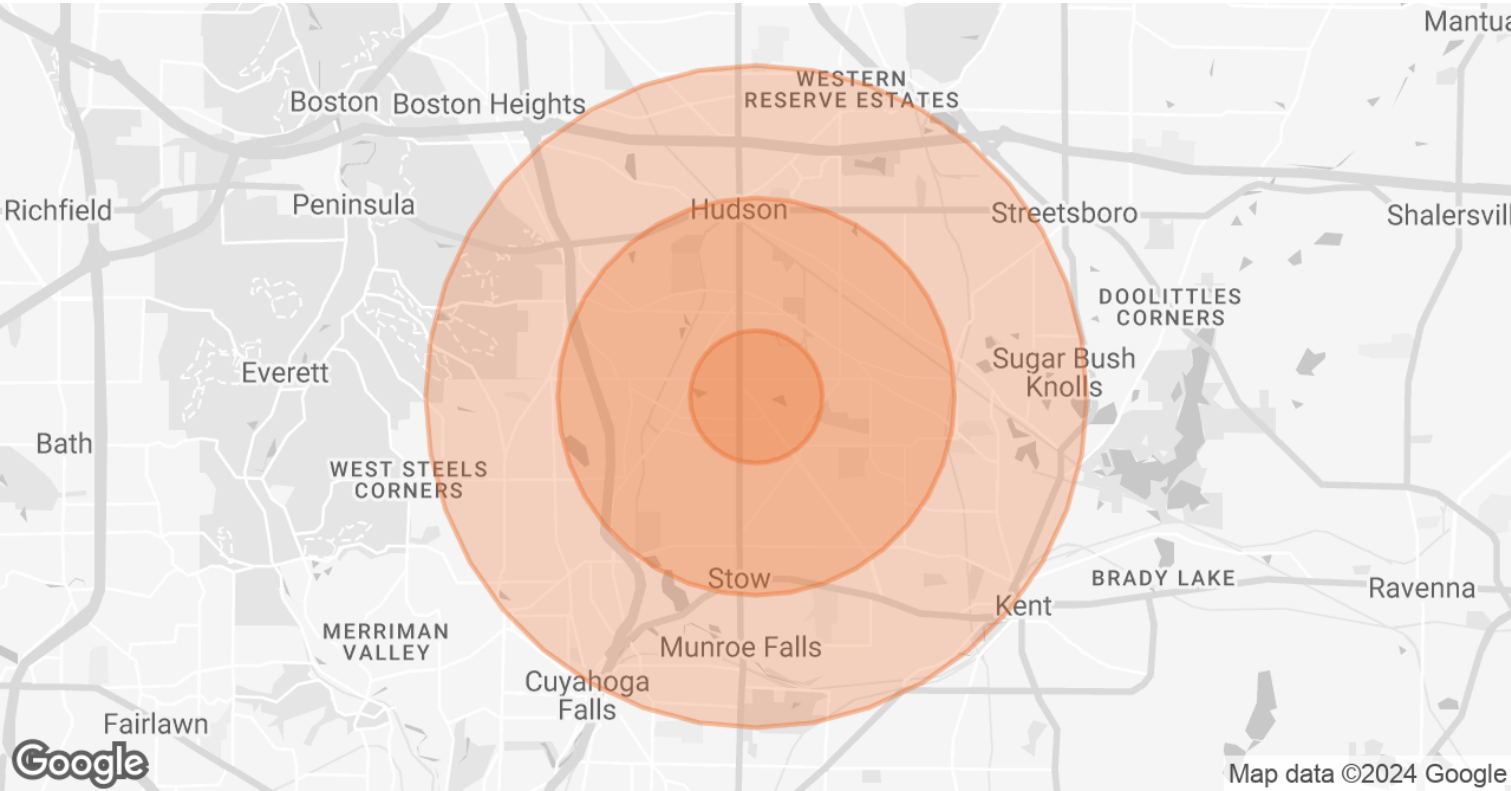
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,157	42,650	105,645
AVERAGE AGE	38.1	40.1	39.9
AVERAGE AGE (MALE)	36.8	38.7	38.8
AVERAGE AGE (FEMALE)	39.5	41.6	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,642	16,333	41,279
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$86,502	\$86,412	\$85,385
AVERAGE HOUSE VALUE	\$259,855	\$227,570	\$228,700

* Demographic data derived from 2020 ACS - US Census

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