

SALE / LEASE

Unique Redevelopment Opportunity at I-71 & I- 76 Interchange

5886 GREENWICH ROAD

Seville, OH 44273

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
LOT SIZE:	109.38 Acres
AVAILABLE SF:	5,880
ZONING:	LC Local Commercial & R-R Rural Residential
MARKET:	CLE-Southwest
I-71 TRAFFIC COUNT:	50,944

PROPERTY OVERVIEW

The former Deer Pass golf course consists of 109.38 acres of land at 5886 Greenwich Road and resides within Westfield Township in Medina County. The property is situated in an environment that has recently seen increased development interest and offers incredibly valuable Interstate access as it is situated within a mile of the I-71 & I-76 interchange. The Subject Property is not serviced with city water or sewer currently. As the property currently exists, we believe it is most appropriate for a Camp Ground/RV Park, Sportsman's Club, Single Family, and Golf Course Community development. All of these uses lie within the current realm of feasible projects when accounting for zoning, sanitary, and access requirements.

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PROPERTY DETAILS & HIGHLIGHTS



- Situated in a growing region of Medina County.
- Three Minute Drive to I-71, I-76/224 Interchange.
- 2150 Feet of Frontage along Interstate 71.
- 5.5 Acres Of Commercial Land at the entryway to the property.
- Newly constructed 450,000 Sq. Ft "Class A" industrial distribution facility less than a mile away.
- Newly remodeled 2,880 sq. ft event center with a new roof, HVAC, LED lighting, and designer finishes.
- Two Pole barns for equipment storage, 1,800 & 1,200 sq. ft.
- Commercial Septic system on site.
- Stocked Fishing Lake.
- Numerous ready made natural trails throughout

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ADDITIONAL PHOTOS



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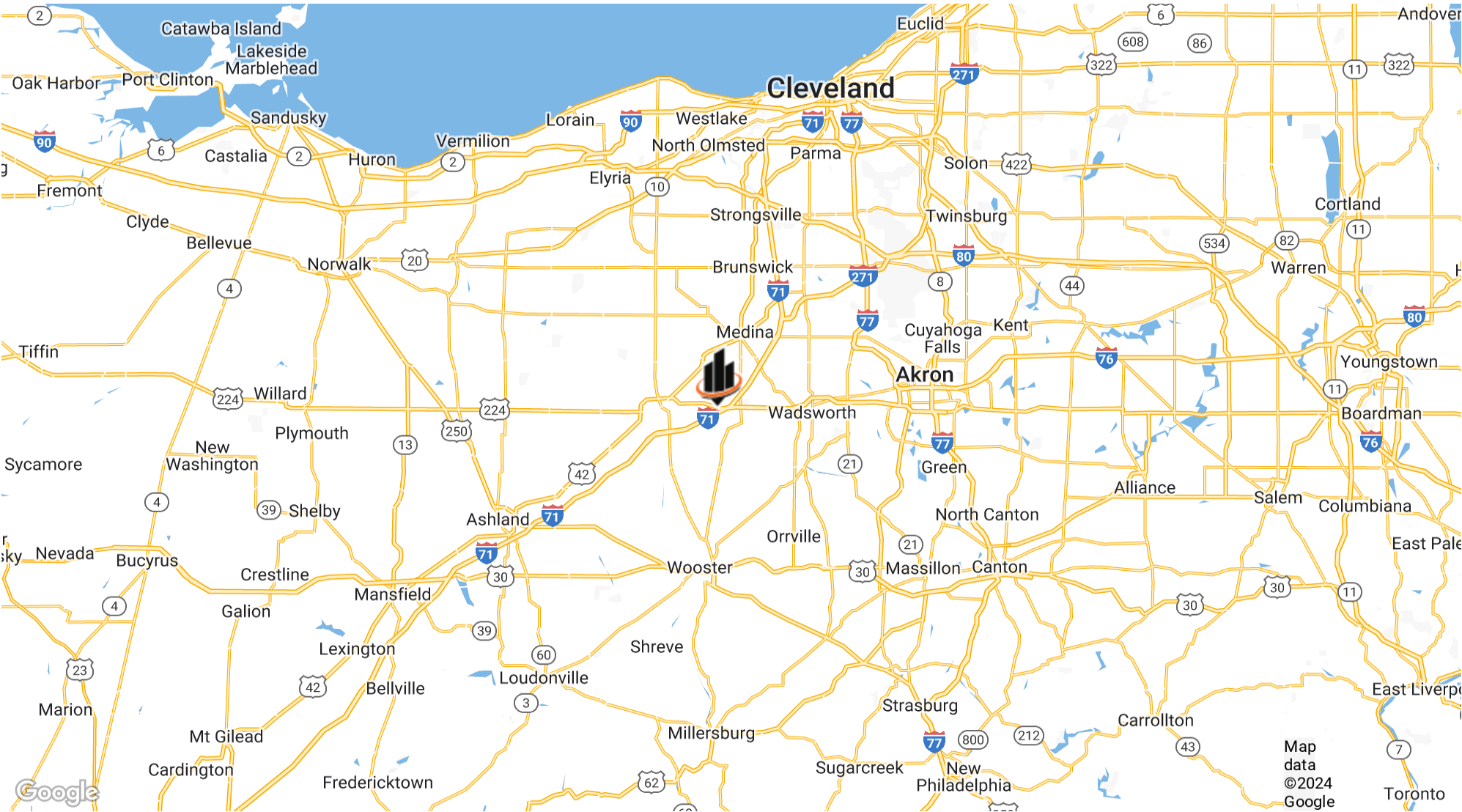


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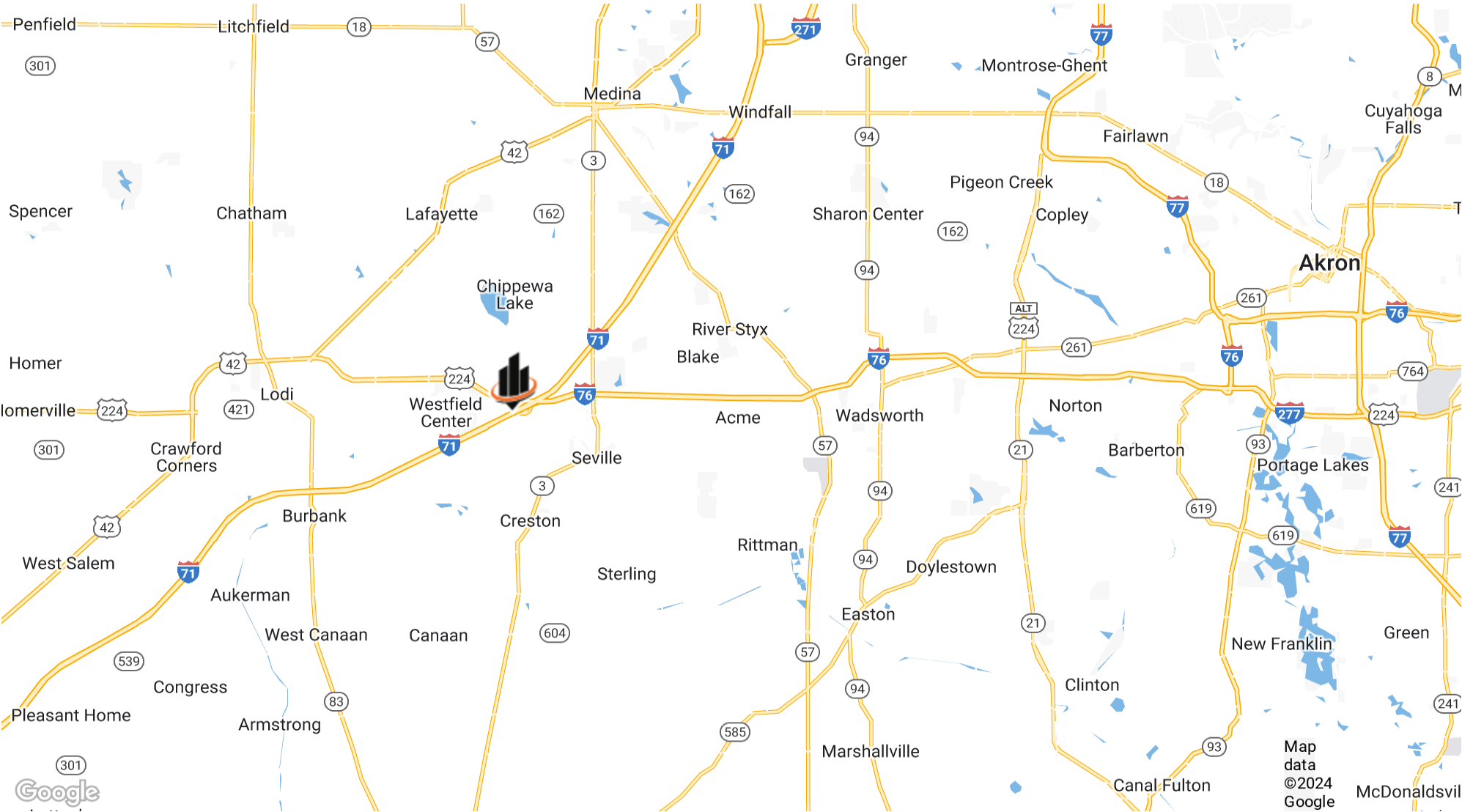
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REGIONAL MAP



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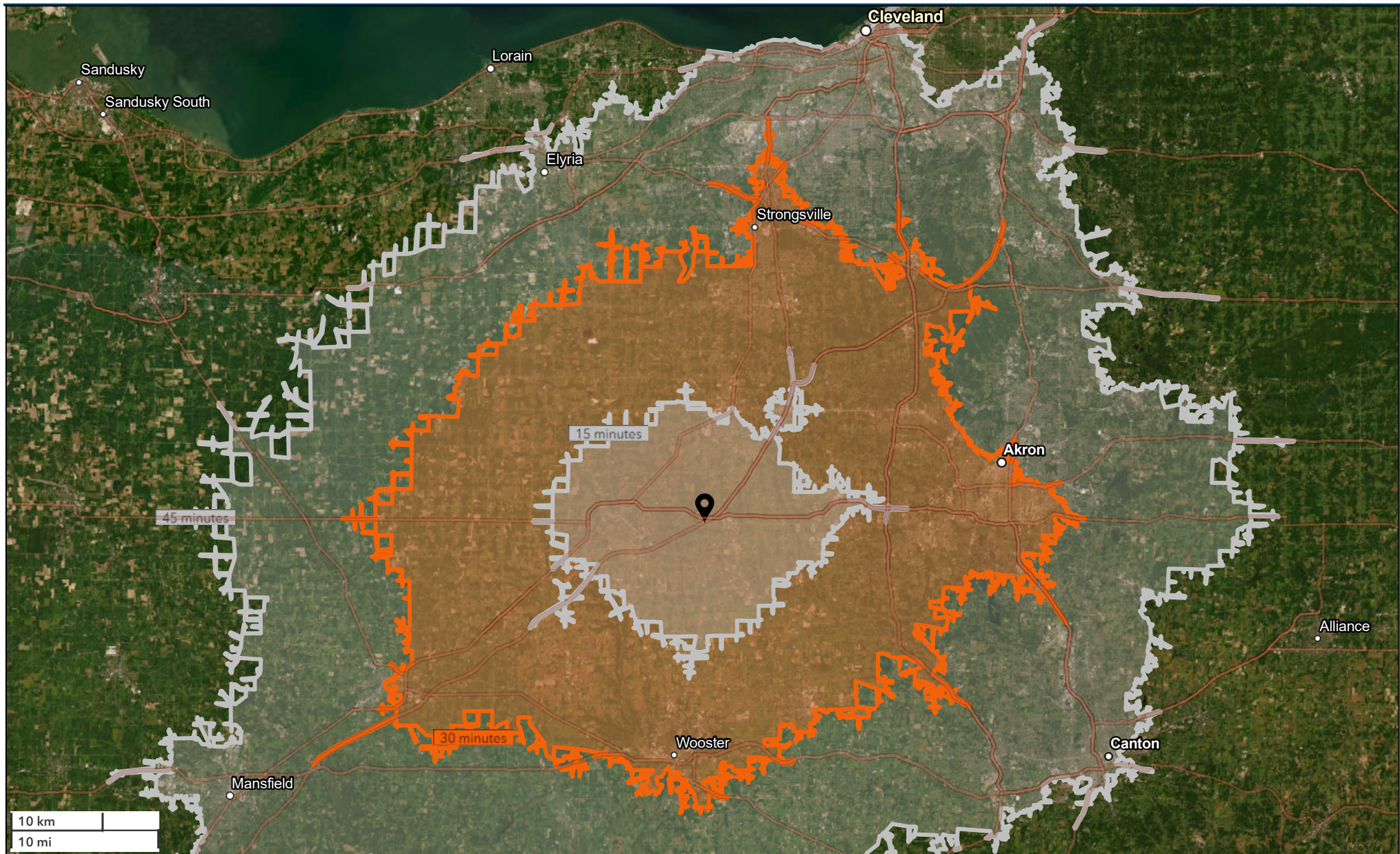
AREA MAP



RETAILER MAP



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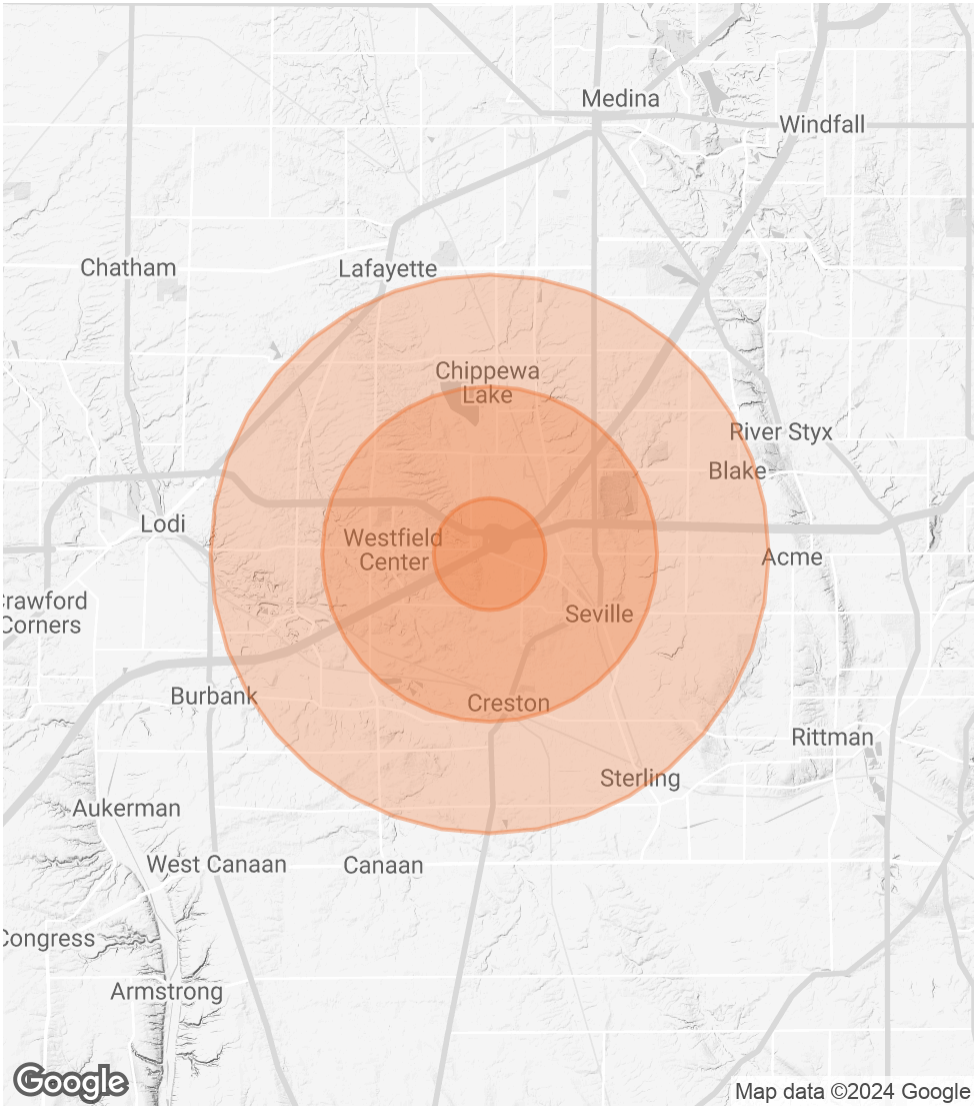


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	491	7,343	17,647
AVERAGE AGE	49.7	44.8	45.4
AVERAGE AGE (MALE)	43.9	41.1	43.2
AVERAGE AGE (FEMALE)	54.1	47.7	46.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	196	2,957	7,075
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$95,501	\$82,821	\$86,554
AVERAGE HOUSE VALUE	\$201,975	\$182,262	\$189,181

2020 American Community Survey (ACS)



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