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## Montrose Retail Sites For Sale

**Revised November, 2007**

- FOR SALE**       **FOR LEASE**
- Apartments**       **Industrial**
- Retail**       **Business Opp.**
- Commercial**       **Vacant Land**
- Office Space**       **Other**

**ADDRESS:** South Cleveland Massillon Road

**LOCATION:** Fairlawn, Ohio 44333

Located at the southwest corner of  
 Brookwall and Cleveland-Massillon Roads

**CONTACT:** Eric D. McGrew or Justine Fiehn

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### SITE DETAILS

Area: Approx. 4.7767 remaining (out of original 7.63 acre site)  
 Frontage: Approx. 188' width along Cleveland Massillon Road  
 Other: Approx. 260' of width along Brookwall Drive  
 Approx. 453' of width along Brookmont Road  
 Approx. 625' of width along Bywood Road  
 Zoning: Fairlawn B-1 Limited Business District (Primarily Office)  
 \*Important Zoning Note – This property was originally located in Copley Township with retail zoning. When it was annexed to the City of Fairlawn, it was done so with agreement for similar retail zoning once developed, as evidenced by the recent ALDI approval by the City of Fairlawn.

Gas: E.O.G.      Sewer: County  
 Water: Akron      Electric: First Energy  
 Topography: Flat  
 Survey Available: Yes  
 Nearest Interchange: I-77  
 Distance: approx. 1/2 mile  
 Traffic Count: **18,450 cars/day on Cleveland Massillon Road**  
 Restrictions: zoning and as of record  
 H & B Use: Retail Development

Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
2001 Population	29,050	65,414	143,665
2001 Households	11,220	26,664	59,203
2001 Avg. HH Income	\$77,775	\$69,338	\$56,176

### RETAIL SITES AVAILABLE

**Lot Prices for Remaining Land** - Please note that the remaining lots (nos. 3 and 4 below) have not been subdivided and some adjustments to their overall size may be possible. Total remaining acreage is fixed at 4.7767 acres.

Lot 1 = .9322 of an acre **SOLD**      Lot 2 = 1.9915 acres **SOLD**  
 Lot 6 est. .3449 acre **SOLD**

**Lot 3 estimated at 2.00 acres, For Sale @ \$1,400,000**

Lot 3 would be located next to ALDI and has approximately 188' of width along Cleveland-Massillon Road and is irregularly shaped, slightly narrower to the rear of the property (to about 162'). This site could be enlarged to more than 2 acres and is ideal for freestanding restaurants, drugstores and numerous other retail businesses.

**Lot 4 estimated at 2.7767 acres, For Sale @ \$1,800,000**

Lot 4 would be located at the corner of Brookwall Drive and Brookmont Road. With 260' of width along Brookwall, this larger retail development site would be ideal for a larger freestanding retail business or a multi-tenant shopping center.

**Possible off-site signage intended for Lot # 4:** The owners have an easement and a prior zoning variance for the construction of a directional sign (which has not been installed) at Medina Road (Route 18 and Brookmont Road). The prior variance approval may have expired and any renewal would be the responsibility of the purchaser of this lot.

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

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**SALES**

**INVESTMENT**

**LEASING**



## Aerial Photos of Montrose Retail Development Site

