

## Retail Development Opportunity

This 5.44 acre Retail Site is in the Montrose Regional Shopping Area, located just South of the proposed WalMart and Sam's Club. Excellent highway visibility and easy access from I-77.

- ◆ ≈ 200' Frontage X 530'/988' of Depth ◆
- ◆ 79,510 Cars Per Day on Adjacent I-77 ◆

Nearby Businesses include Best Buy, Home Depot, HH Gregg, Cracker Barrel, Hyde Park, Lowe's, WalMart, Sam's Club, Bed Bath & Beyond, Giant Eagle, Barnes & Noble, Penny's and many more.

Zoned for Retail Business, this is an ideal location for Retail Sales, Restaurants, Hotels or as part of a Larger Shopping Center Development!

2009 Demo's	1 mile	3 miles	5 miles
Population	4,676	30,215	65,117
#Households	2,007	12,215	27,799
Ave HH Inc.	\$92,037	\$103,291	\$90,657

◆ **Purchase for \$950,000** ◆

## Montrose Retail Development Site For Sale



**506 Rothrock Road, Copley, Ohio 44321**

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

for more information, please contact:

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