

Residential Development Opportunity

This 2.4 acre site is in the Montrose Regional Shopping Area with excellent highway visibility and easy access from I-77.

- ◆ 173' of frontage X 640' 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 R-3 Residential allows up to 3 units per acre, Office, commercial or retail use possible with a change of zoning.

2015 Demo's	1 mile	3 miles	5 miles
Population	5,651	27,737	63,265
#Households	2,543	11,327	26,934
Ave HH Inc.	\$119,462	\$110,232	\$93,615

◆ **Purchase for \$150,000** ◆

Montrose Development Site For Sale



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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