

This Wadsworth Highway Retail Site is a Rare Opportunity in One of Medina County's Hottest Markets!

Located next to a proposed Chick-fil-A and a new Sheetz, this site offers highway visibility and signage, directional signage shared with Chick-fil-A at a traffic light on High Street, and easy access for regional and local retail customers.

Highway Retail Sites with this much exposure are rare. With 2.293 gross acres, we can accommodate retailers needing net useable acreage between .94 and 1.98 acres. Ideal uses at this location include:

- * Casual Dining
- * Fast Casual Restaurants
- * Retail Banking
- * Coffee/Soda drive thru
- * Specialty Retail
- * Automotive parts/tires
- * Freestanding Retail

◆ Call Today to Discuss Pricing ◆

Lot sizes available are (est. net acreage):

Lot #1 - 1.19 (1.04) Acres - 163' X 300'

Lot #2 - 1.10 (.948) Acres - 168' X 279'

Lots 1 & 2 – 2.29 (1.98) Acres - 331' X 300'

Fantastic Wadsworth Retail Site For Sale Next to Sheetz and a proposed Chick-Fil-A!



810 High Street, Wadsworth, Ohio 44281

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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119 Ghent Road in Fairlawn, Ohio 44333





119 Ghent Road
Fairlawn, Ohio 44333
Office: 330-374-5414

Highway Retail Outlot(s) Available for Purchase Next to New Chick-Fil-A!



Up to 2.293 Acres - Highway Retail Site
(Net of ROW area estimated at up to 1.98 acres)

****Directional Signage at High Street plus a possible Highway Sign**

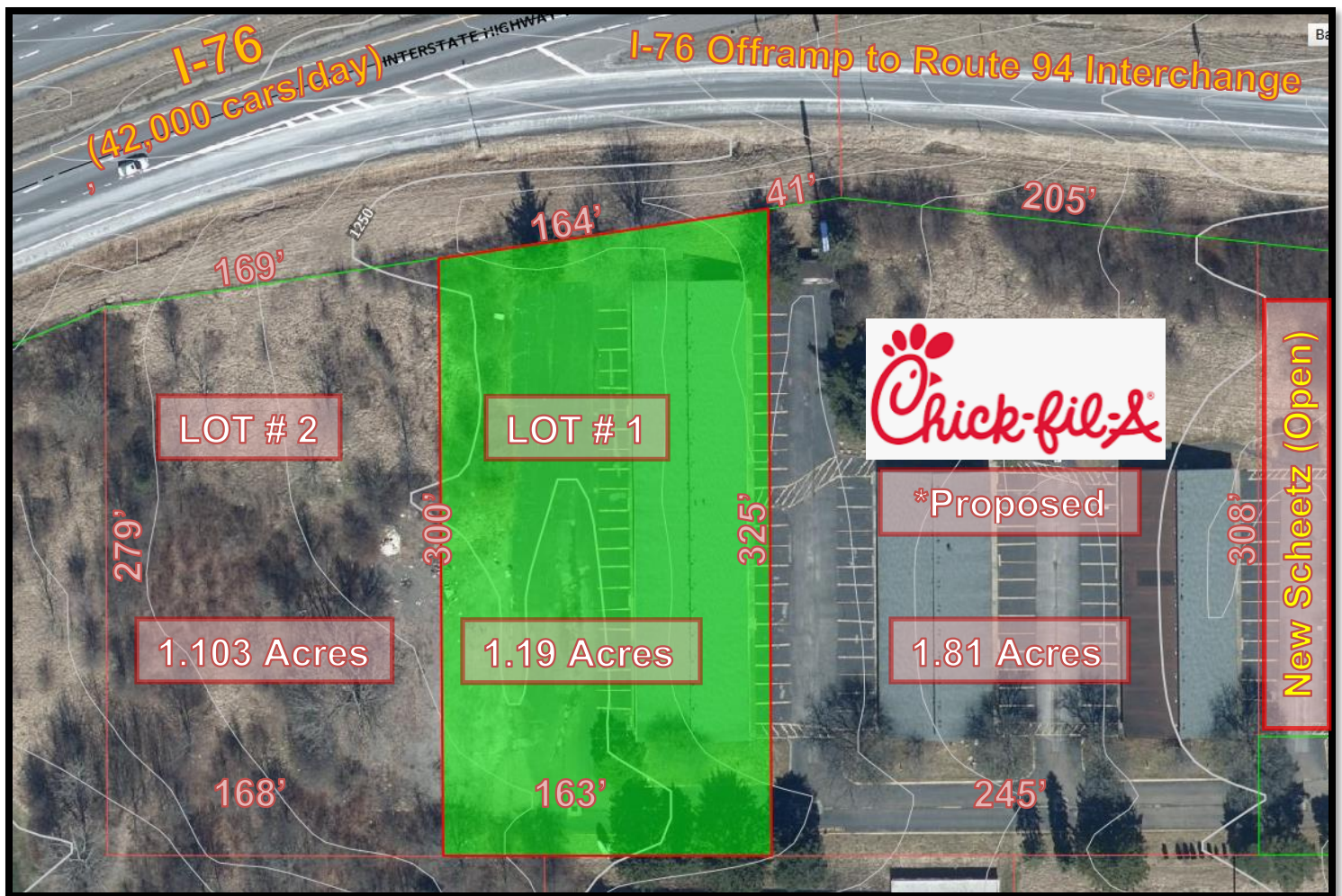


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119 Ghent Road
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Wadsworth Highway Interchange Retail Development Two Outlots Available for Purchase



Lot #1 - 1.19 acres (Net of ROW Est. = 1.04 acres) Now Available For Purchase

Lot #2 - 1.103 acres (Net of ROW Est. = .948 acre) Now Available For Purchase



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Wadsworth Highway Interchange Retail Development 2.293 Acre Outlot Available for Purchase Next to New Chick-Fil-A



2.29 acre Retail Outlot Now Available For Purchase
(Net of ROW area is estimated at 1.988 acres)

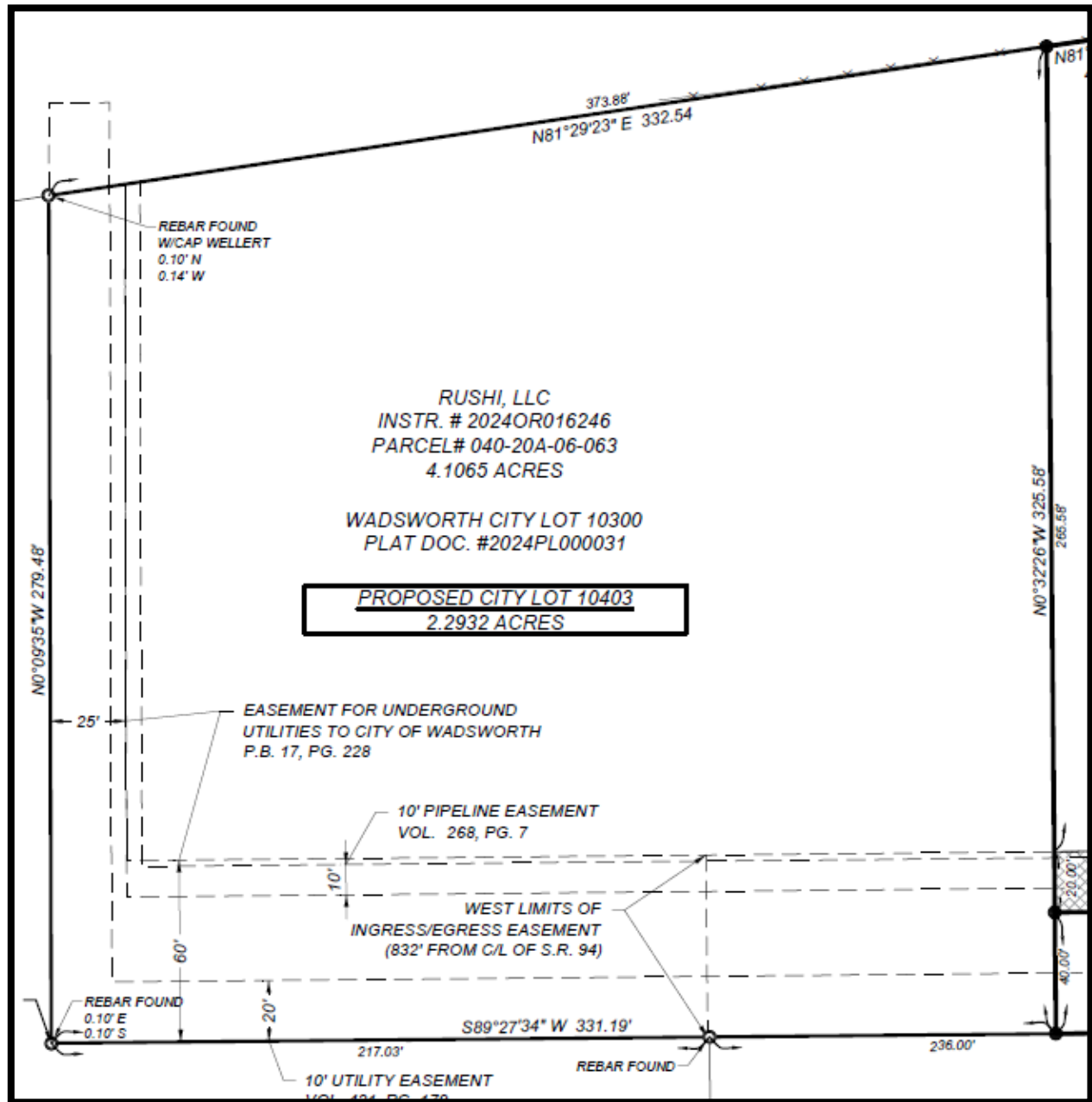


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Wadsworth Highway Interchange Retail Development Survey Plat of Remaining 2.293 Acres

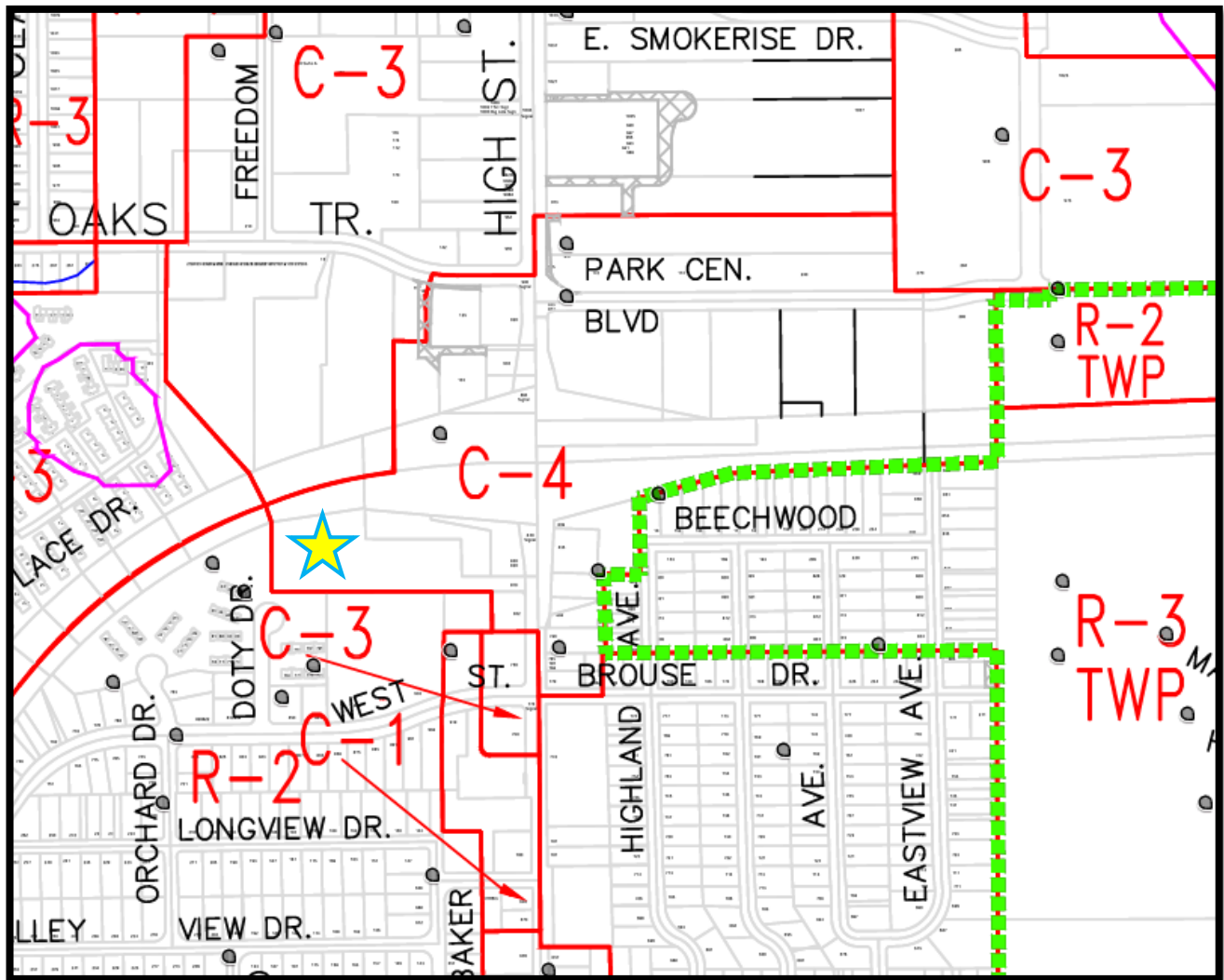


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Wadsworth Highway Interchange Retail Development Zoning Map of Remaining 2.293 Acres



C - 4 Highway Interchange Zoning District



C-4 HIGHWAY INTERCHANGE COMMERCIAL DISTRICT

§ 154.210 PURPOSE.

The purpose of this district is to provide for uses which are easily accessed from limited access and arterial roadways and thus able to serve the needs of local residents, commuters and travelers. While the district does allow for personal and professional services and retail uses, the district is not intended to accommodate regional shopping districts, wholesaling or distributions uses that would impede the functioning of the highway interchange. Access to and from individual sites shall conform to the High Street Access Management Plan and shared access drives and access roads with controlled ingress and egress to multiple site are encouraged.

('65 Code, § 1341.01) (Am. Ord. 20-001, passed 4-7-20)

§ 154.211 PERMITTED USES.

(A) Hotels and motels.

(B) Restaurants and other places selling food and beverages for on and off-site consumption.

(C) Personal and professional services; banks and similar financial services; general retail; and office uses subject to the following limitations:

(1) The maximum floor area ratio (FAR) shall not exceed 20%.

(2) No lot may contain a structure or multiple structures with a single or combined gross floor area (GFA) greater than 15,000 sq. ft.

('65 Code, § 1341.02) (Ord. 82-87, passed 12-1-87; Am. Ord. 20-001, passed 4-7-20) Penalty, see § 154.999

§ 154.212 SIGNS.

Signs shall be as permitted in §§ 154.470 through 154.486.

('65 Code, § 1341.03)

§ 154.213 AREA AND HEIGHT REGULATIONS.

(A) Minimum lot size: 35,000 square feet.

(B) Minimum front yard depth: 50 feet.

(C) Minimum rear yard depth: 25 feet.

(D) Minimum side yard width: 15 feet (25 feet on sides adjacent to residential district)

(E) Height regulations: 50 feet.

(F) Maximum floor area ratio: Proportion of floor area of all structures to total lot area may not exceed 40%.

('65 Code, § 1341.04) (Ord. 27-89, passed 6-6-89)

§ 154.214 OFF-STREET PARKING.

Off-street parking shall be as required in §§ 154.405 through 154.409.

('65 Code, § 1341.05)

§ 154.215 LANDSCAPE PLAN.

Landscape plan shall be as required in § 154.069.

('65 Code, § 1341.06)

§ 154.216 DRIVEWAYS AND ACCESS.

In the interest of public safety and to encourage the sound development of highway frontage near interchanges, the following provisions shall apply:

(A) *Access barrier.* Each building or group of buildings and its parking or service areas, shall be physically separated from the highway or thoroughfare by a curb, planting strip or other suitable barrier against unchanneled motor vehicle access.

(B) *Driveways.* Each separate use, grouping of attached buildings, or grouping of uses in a single integrated plan, shall have not more than two driveways to any one highway or thoroughfare. Insofar as practicable, the use of common driveways by two or more uses shall be provided in order to reduce the number or closeness of access points along the highways or thoroughfares, and to encourage the fronting of structures upon a parallel frontage access road and not directly upon a public highway or thoroughfare. Insofar as practicable, no driveway shall be closer than 200 feet from the intersection

of the rights-of-way of the highway or thoroughfare. In addition, no driveway shall be closer than 600 feet from the intersection of the rights-of-way of collectors and thoroughfares, unless approved by the Planning Commission prior to the issuance of a zoning certificate or conditional zoning certificate.

('65 Code, § 1341.07)

§ 154.217 SITE PLAN REVIEW AND CONFORMANCE.

(A) All uses permitted by § 154.211 shall be permitted only after the review and approval of the site plans by the Planning Commission according to § 154.070 and upon a finding by the Commission that the requirements of that section as well as all other applicable regulations of the Code of Ordinances will be met.

(B) Planned commercial development provisions of § 154.072 may be enforced by the Commission if:

(1) The proposed development is located in an undeveloped area of the C-4 District which has 150 feet or more of street frontage on any one street; or

(2) The proposed development is larger than one acre; or

(3) The Commission determines that the provisions must be enforced to provide for orderly development of the area and prevent undue traffic hazards.

('65 Code, § 1341.08)

§ 154.218 ARCHITECTURAL DESIGN REVIEW.

Architectural design review is required for all uses permitted under § 154. according to procedures detailed in §154.071.

('65 Code, § 1341.09)