

## This Montrose Retail Site is a Rare Opportunity in One of Northeast Ohio's Hottest Markets!

Located next to a regional power Center anchored by Home Depot, this centrally located retail site offers excellent visibility to regional shopping traffic, includes a highway pole sign, Medina Road directional sign, access from two streets and can accommodate one or two tenants needing anywhere from .5 an acre or 2,000 SF up to 2.6 acres or 20,000 +/- SF.

Retail sites like this in Montrose rarely become available. It's an ideal location for:

- \* Casual Dining
- \* Fast Casual Restaurants
- \* Hotel/lodging
- \* Automotive repair/tire
- \* Specialty/Grocery
- \* Auto Sales/Service
- \* Freestanding Retail

2021 Demo's	1 mile	3 miles	5 miles
Population	4,783	32,562	66,631
Population(day)	9,183	30,483	43,830
#Households	2,371	13,008	28,158
Ave HH Inc.	\$115,291	\$123,815	\$110,945

♦ Call Today to Discuss Leasing Options ♦  
 Various sizes from 1/2 acre to 1 acre, 1.5 acres, 2.0 acres - up to 2.6 acres available

## Fantastic Montrose Retail Site(s) For Ground Lease Sites from .5 acre up to 2.62 acres NOW AVAILABLE!



99 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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119 Ghent Road in Fairlawn, Ohio 44333



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

## 99 Rothrock Road, Copley, Ohio 44321 Lot Sizes from 1/2 an acre up to 2.62 acres Available



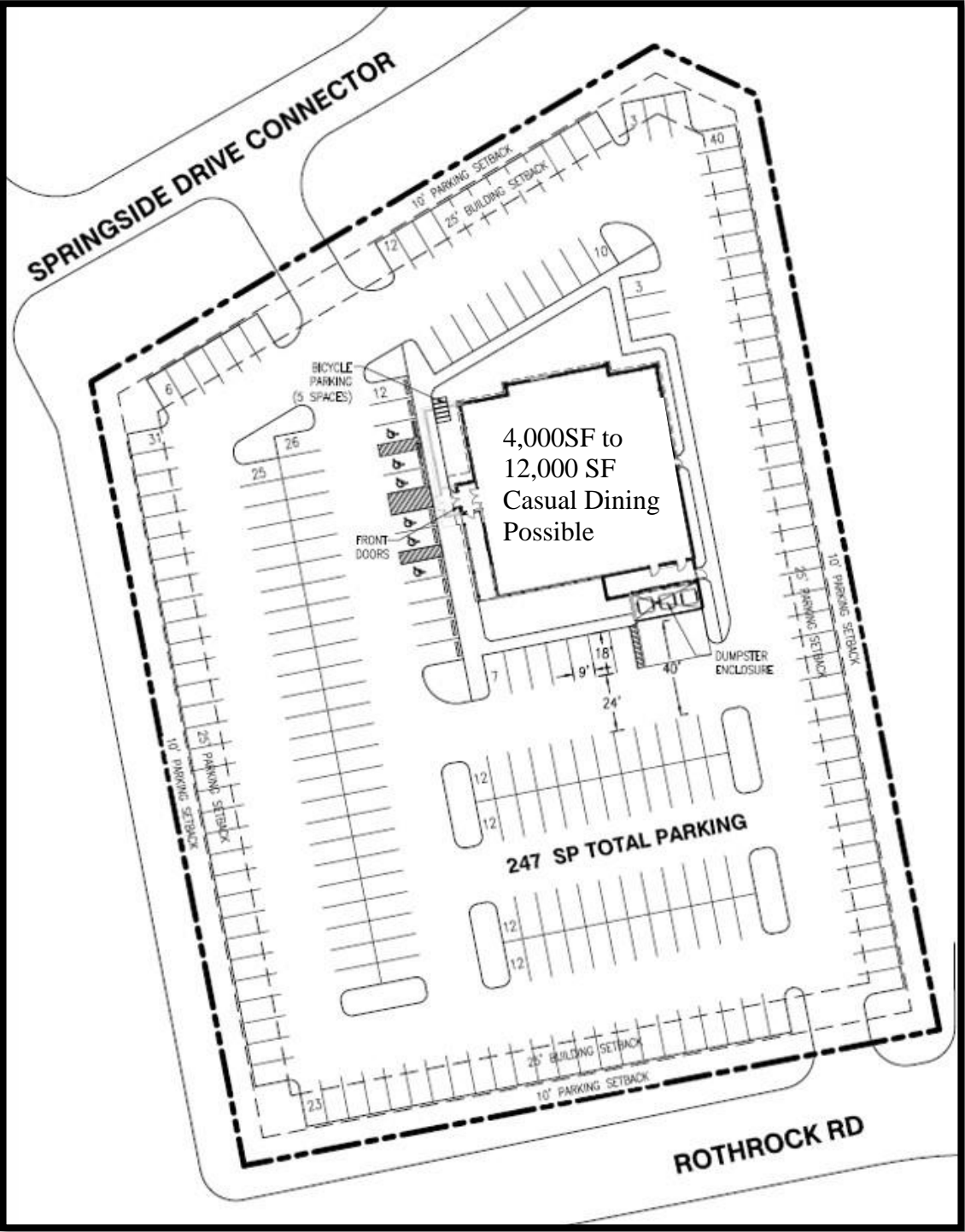
Summit County GIS Aerial with Red Property Line Overlays, Total Size = 2.62 acres  
Frontage on Two Streets – Rothrock Road and Rothrock Loop  
Added Visibility from a Directional Sign at Medina Road and an on-site Highway Pole Sign



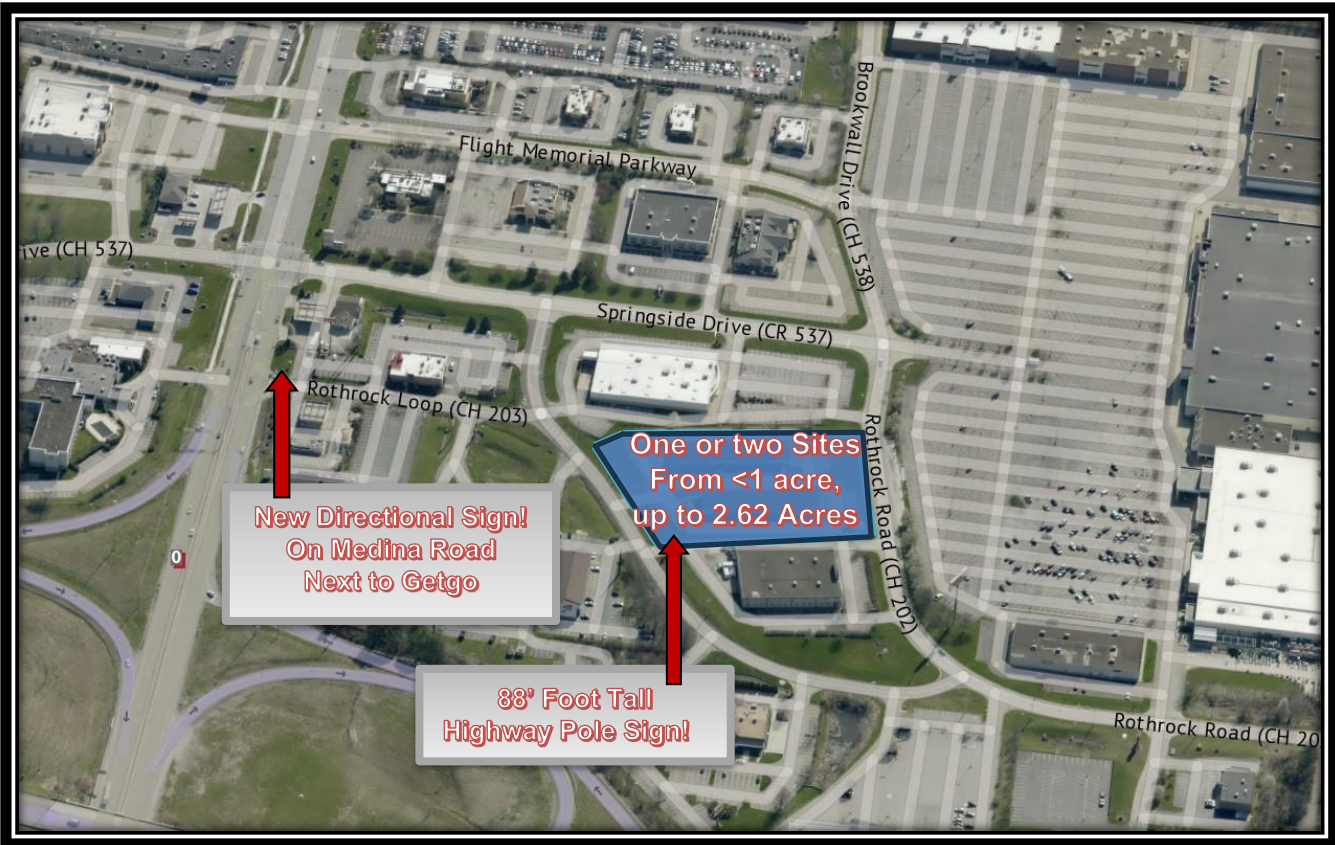
# NEW Directional Sign at Medina Road Visible to more than 30,000 cars per day!



Possible Site Layout  
For Casual Dining



# Additional Aerial Photos (Prior to Removal of Buildings)



Copley Zoning Map

