

Google Maps

WADSWORTH

4.65 ACRES FOR DEVELOPMENT

**FOR GROUND
LEASE OR SALE**

Park Center Dr.

WADSWORTH, OH 44281

DiFranco Commercial Real Estate is pleased to present in association with The Terra Group 4.65 acres of land in Wadsworth Ohio.

- Site is shadow anchored to GetGo and Aldi and in the heart of over 1 million square feet of retail and office within the city of Wadsworth



- Site is conveniently located off I-76 (36,941 VPD) with traffic signal access to Great Oaks Plaza and access to the Smokerise connection with access to Wadsworth Commons.
- Part of the Akron MSA with a population over 700,000 and a large traffic draw from surrounding Norton, Barberton, Rittman, Copley, Seville and more
- Site is clean with sewer and water at street, and US fish and Wildlife service shows no history of Wetlands

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Projected	6,508	28,805	45,710
2020 Estimate	6,330	28,041	44,781
INCOME	1 MILE	3 MILE	5 MILE
2020 Average	\$92,832	\$90,481	\$91,452
2020 Median	\$74,258	\$73,397	\$74,432
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Projected	2,797	11,363	17,631
2020 Estimate	2,720	11,060	17,270

PHOTOS

OVERLAY / CONTOURS / DIMENSIONS



ZONING CODE / MAP

Currently Zoned in C-4 district (Highway Interchange Commercial District) which allows:

- (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:

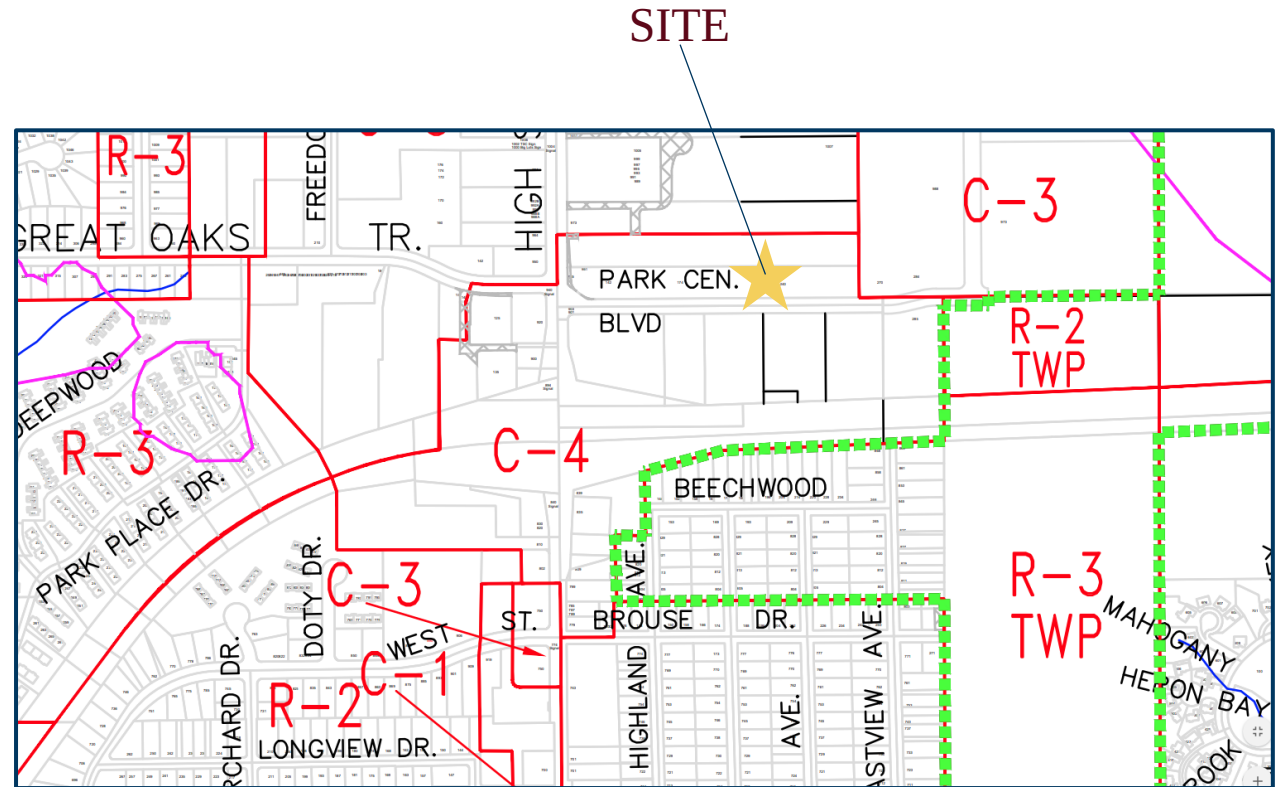
note site is adjacent to C-3 District

Link to zoning code:

https://codelibrary.amlegal.com/codes/wadsworth/latest/wadsworth_oh/0-0-0-70739

Link to zoning map:

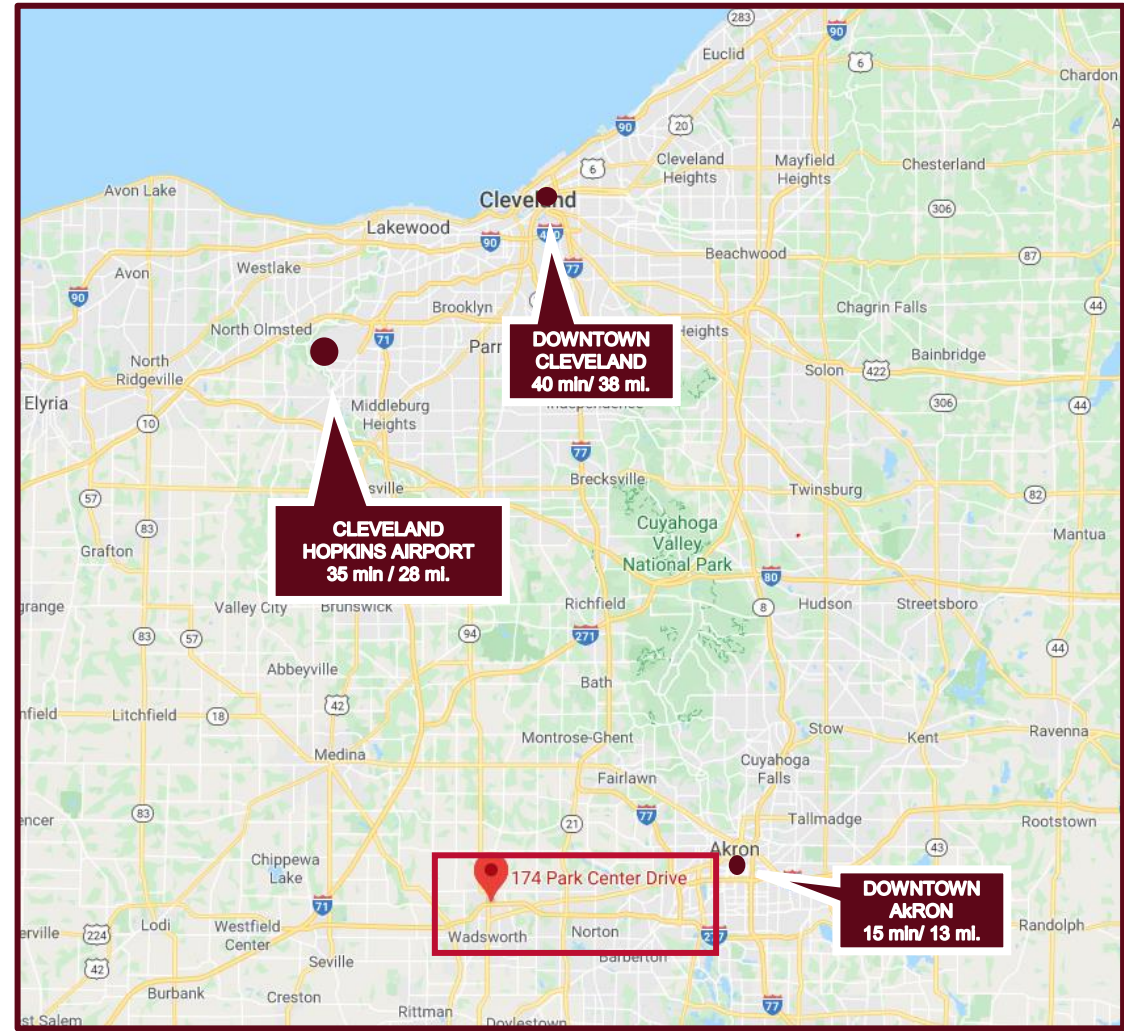
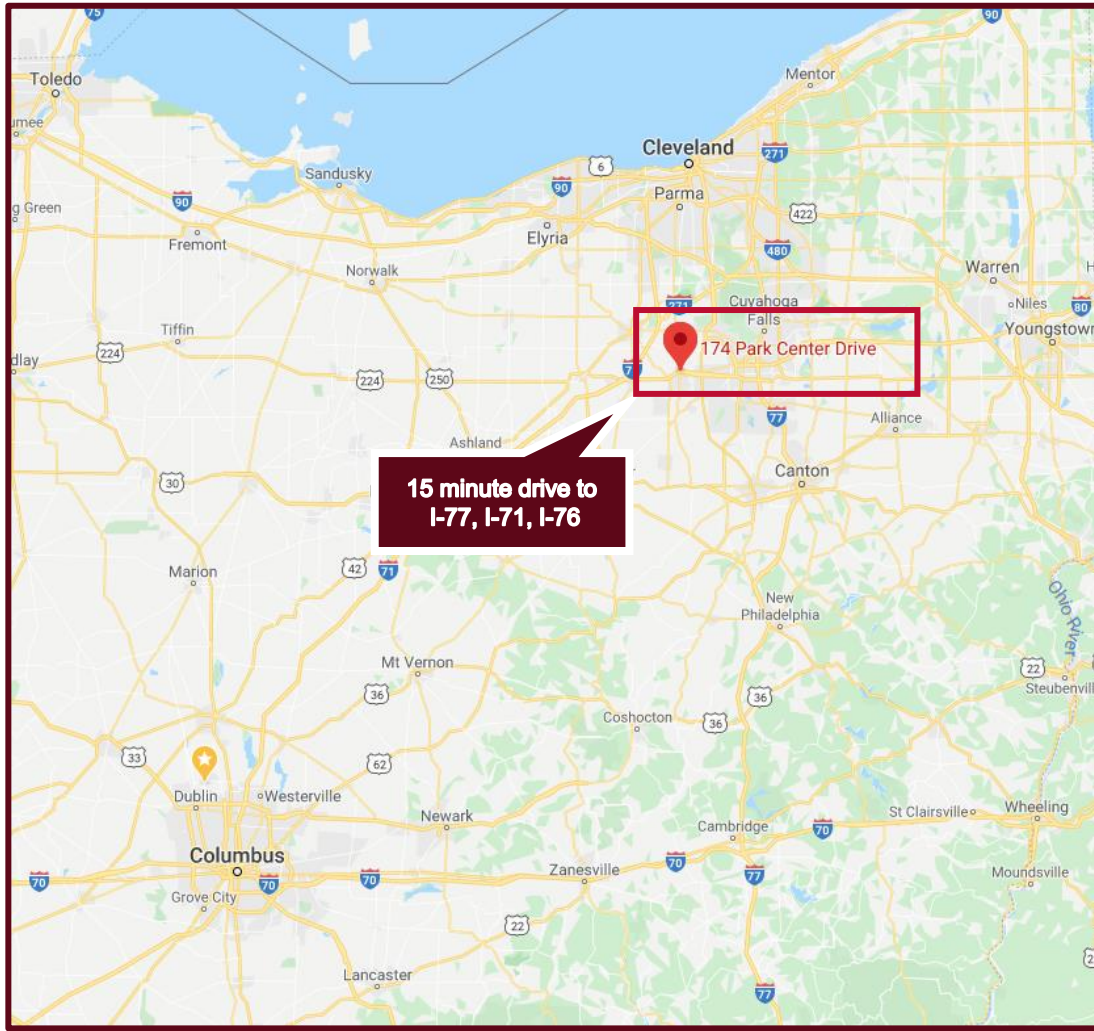
<https://www.wadsworthcity.com/DocumentCenter/View/1186/Zoning-Map-2016-Reduced-PDF?bidId=>



TRADE AERIAL



LOCATION MAPPING



FOR MORE INFO

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