

# COMMERCIAL LAND FOR SALE

465 South Avenue, Tallmadge, OH 44278



## OVERVIEW

This 1.49 acre piece of commercial land is located across from the Tallmadge Acme and other retail establishments. Great visibility and exposure. Contact Jeff Davis for details.

## HIGHLIGHTS

- Flat Piece of Land
- Great Exposure
- Great Traffic Flow
- Frontage: 293'
- Sewer/Electric: Available (City)
- Two Miles from I-76

Demographics:	1 Mile	3 Mile	5 Mile
Population:	6,698	63,853	183,571
Households:	2,804	27,912	76,129
Median Age:	43.9	40.5	37.6
Avg HH Income:	\$55,309	\$52,265	\$50,336
Traffic Count:	14,610 (South Ave. @ Ferguson Dr).		

**Sale Price:**

\$324,000

**Price Per Acre:**

\$217,449

**Lot Size:**

1.49 Acres

**Zoning:**

Commercial

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Jeff Davis**

O: 330.940.9360

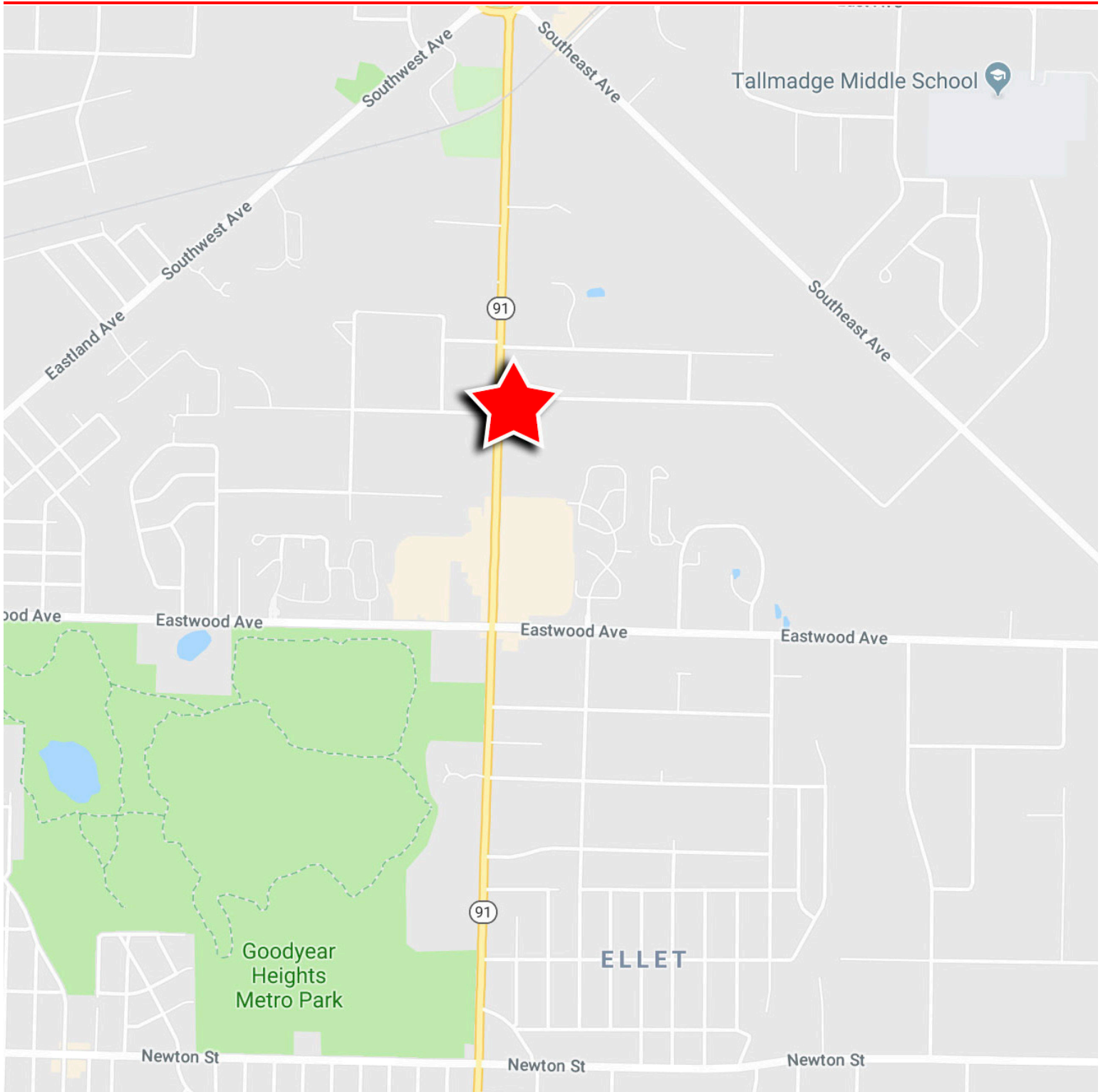
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