

515 HUB PARKWAY

Valley View, Ohio 44125

8.789 Acres Divisible to 4.4 Acres / For Sale



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LOT SIZE

8.789 acres
Divisible to 4.4 Acres

SALE PRICE

\$1,274,405.00
(\$145,000/acre)

PARCEL#

573-27-013, 003, 004






ADVANTAGES

- Located in prominent business park
- Fully improved - all utilities at street
- Fiber (AT&T and Charter) at street
- Protective covenants - enhance value
- Zoning : Office, Research, and Light Industrial / Manufacturing

EMPLOYEE ADVANTAGES

- Beautiful park-like setting
- Less than 1 mile to the Towpath Trail
- Less than 2 miles to the Bedford Reservation Metro Parks which includes Tinker's Creek Gorge, Bridal Veil Falls, many other breath taking views and Shawnee Hills Golf course
- Less than 2 miles to the Cuyahoga Valley National Park

DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 AVERAGE HOUSEHOLD INCOME	 HOUSEHOLDS RENTER	 HOUSEHOLD OWNER
3 Miles	28,390	\$75,115	\$112,067	15.8%	77.8%
7 Miles	261,607	\$55,773	\$84,397	25.0%	62.5%
15 Minute Radius	168,389	\$61,482	\$81,913	22.1%	68.5%

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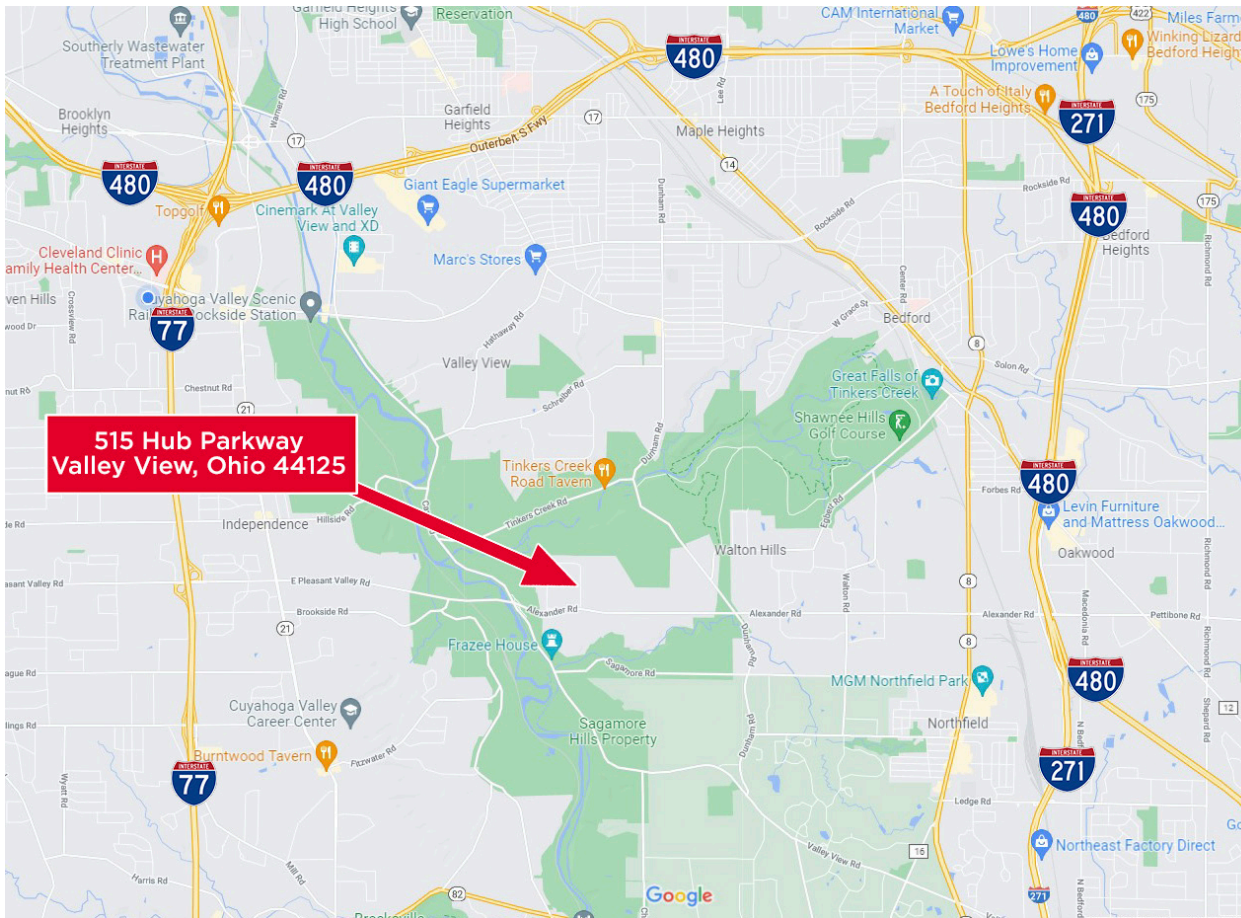
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GREAT CENTRAL LOCATION

- Skilled work force in close proximity
- Easy access to I-77, I-480, and I-271
- 20 minutes to Hopkins Int. Airport
- 20 minutes to Downtown Cleveland
- 30 minutes to Akron

COMMUNITY HIGHLIGHTS

- Very business friendly community
- 4th lowest RE Taxes in NE Ohio
- Potential Real Estate Tax abatement
- Potential income tax credits
- Potential job creation grants

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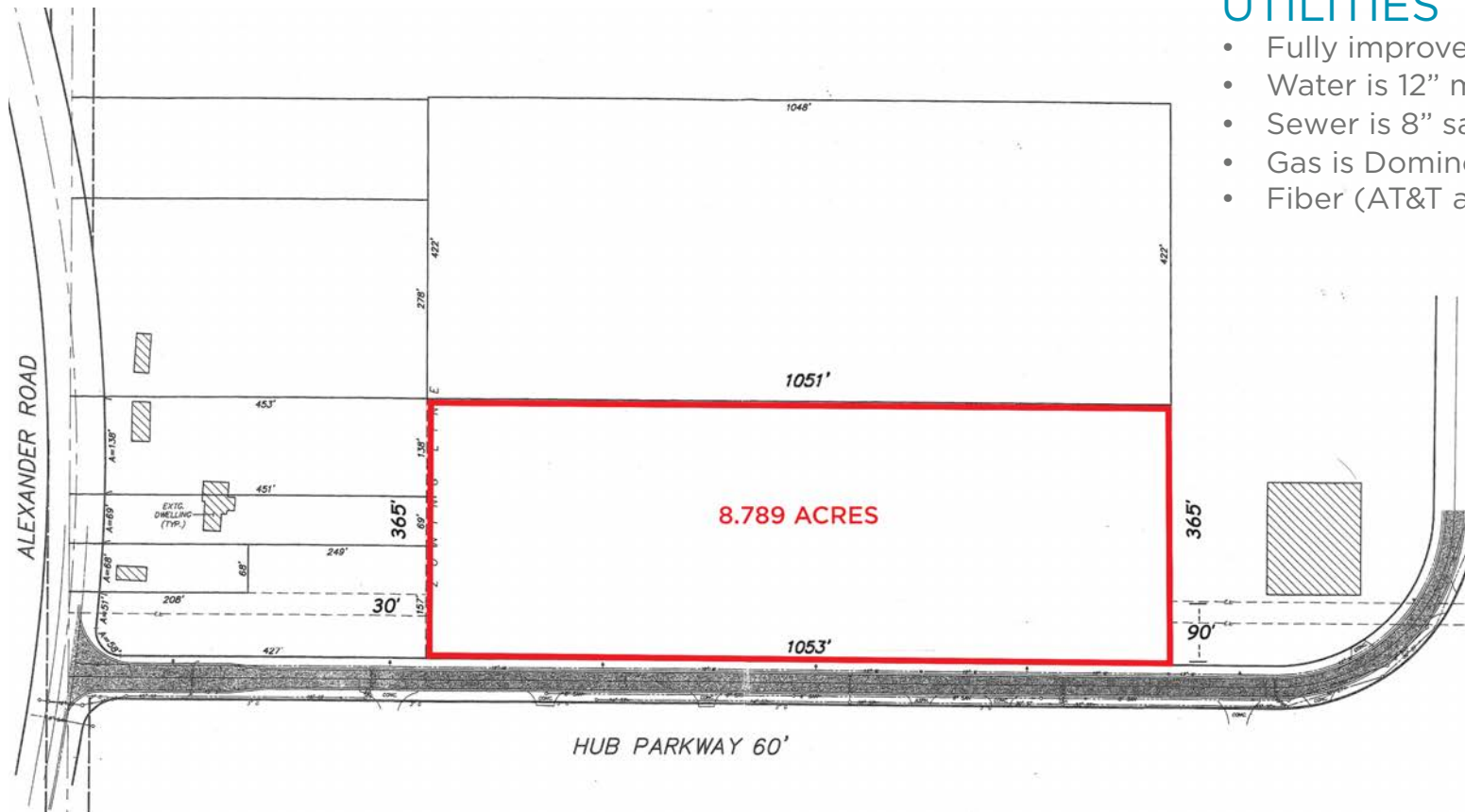


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SITE PLAN



UTILITIES

- Fully improved - all utilities at street
- Water is 12" main westside of street
- Sewer is 8" sanitary eastside of street
- Gas is Dominion
- Fiber (AT&T and Charter) at street

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