

# 1880 Graybill Road

Green, OH 44685



## QUICK STATS

**Sale Price:** \$300,000

**Lot Size:** 1.2 Acres

**APN #:** 2802076

## PROPERTY OVERVIEW

- 1+ acre available for re-development in the heart of the City of Green.
- Re-Zoning required
- Currently zoned R-1, City recommends B-3
- 1 parcel
- Currently well and septic; water and sewer available
- Currently occupied by owner; will need ample time to vacate

## PROPERTY HIGHLIGHTS

- Close to all amenities (see aerial)
- Possibility for additional land (see agent for details)
- 3/10 of a mile from Interstate 77/ Massillon Road
- Frontage - 100'
- Depth - 533' (Irregular)

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.



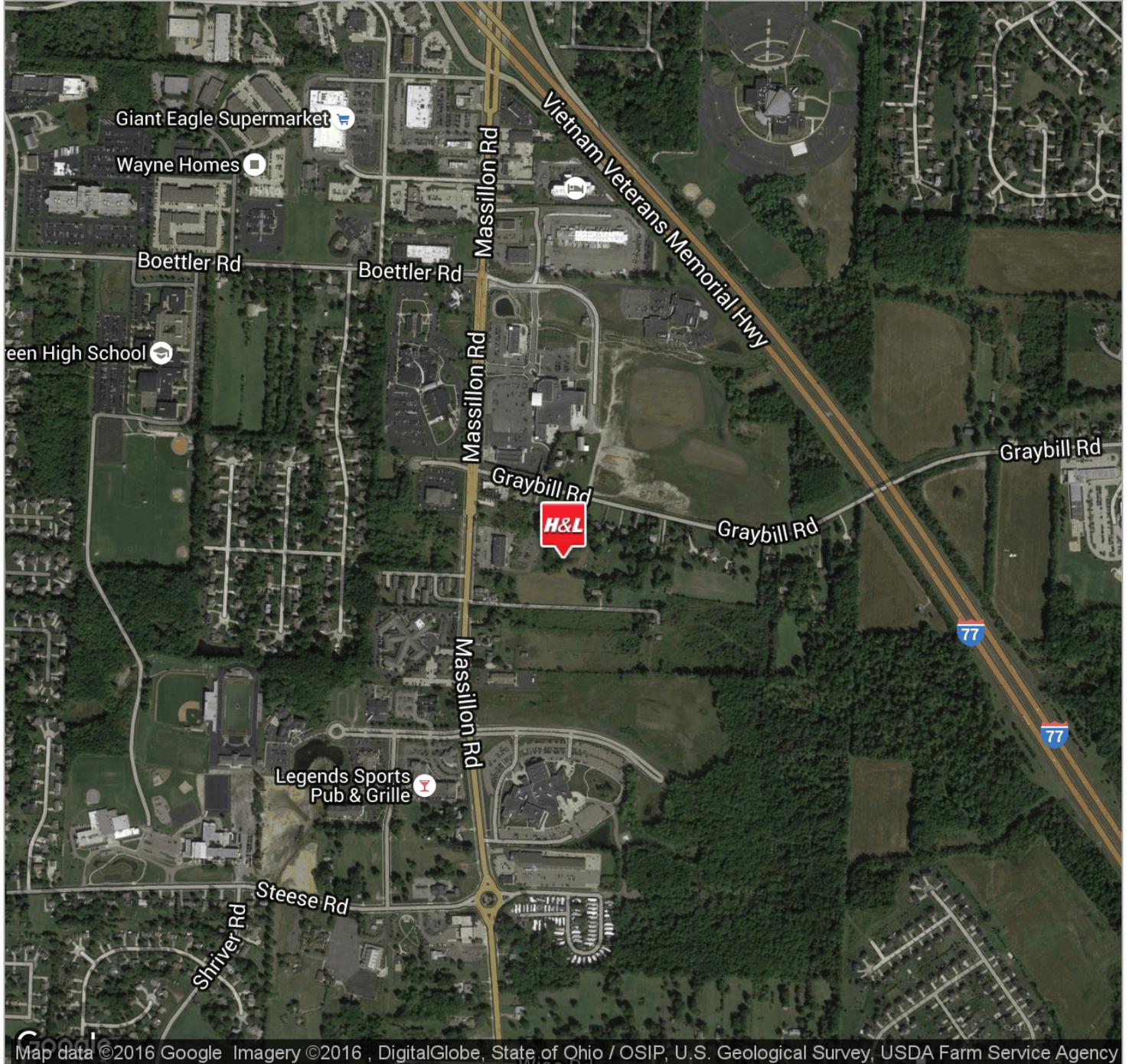
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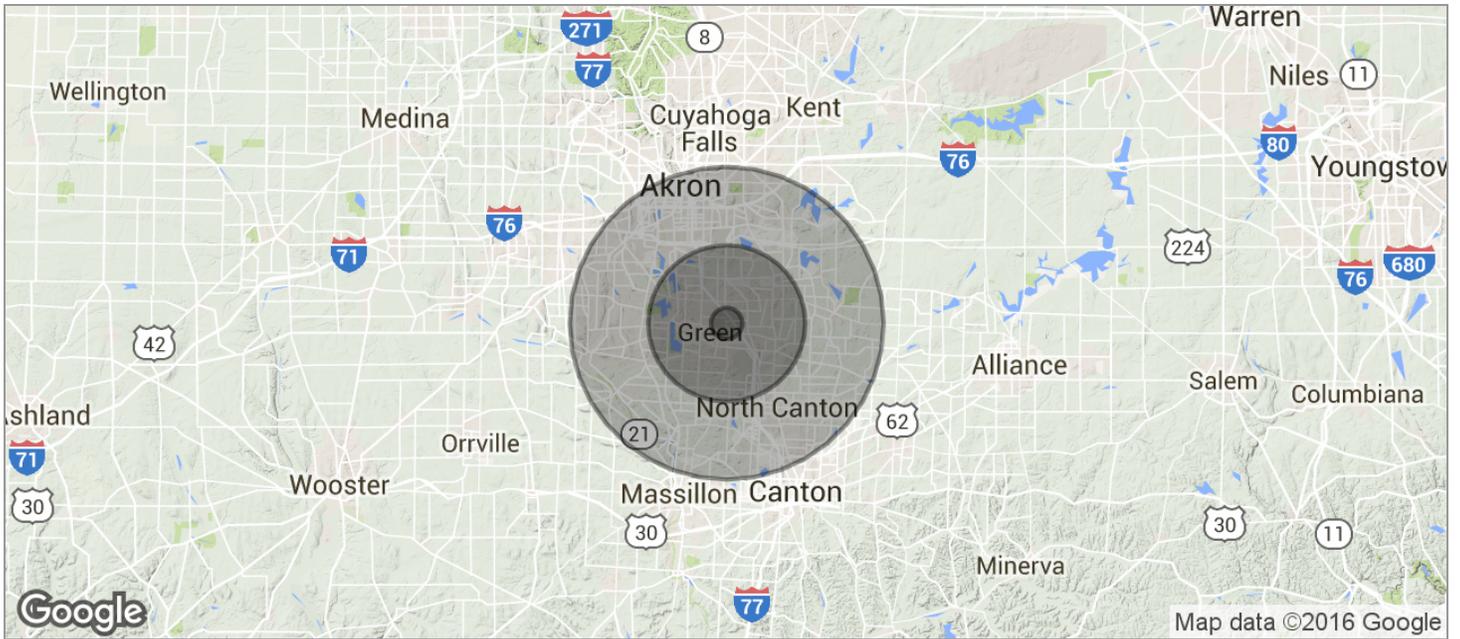
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David Kaplan, SIOR  
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	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
TOTAL POPULATION	2,078	66,055	438,352
MEDIAN AGE	41.9	41.1	39.6
MEDIAN AGE (MALE)	41.6	39.7	38.8
MEDIAN AGE (FEMALE)	43.0	42.2	40.5
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	783	25,200	177,275
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$78,056	\$76,836	\$60,420
AVERAGE HOUSE VALUE	\$193,797	\$199,118	\$161,092

\* Demographic data derived from 2010 US Census

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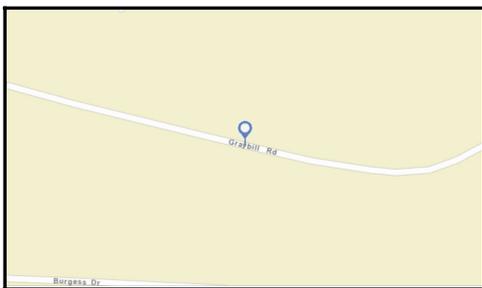
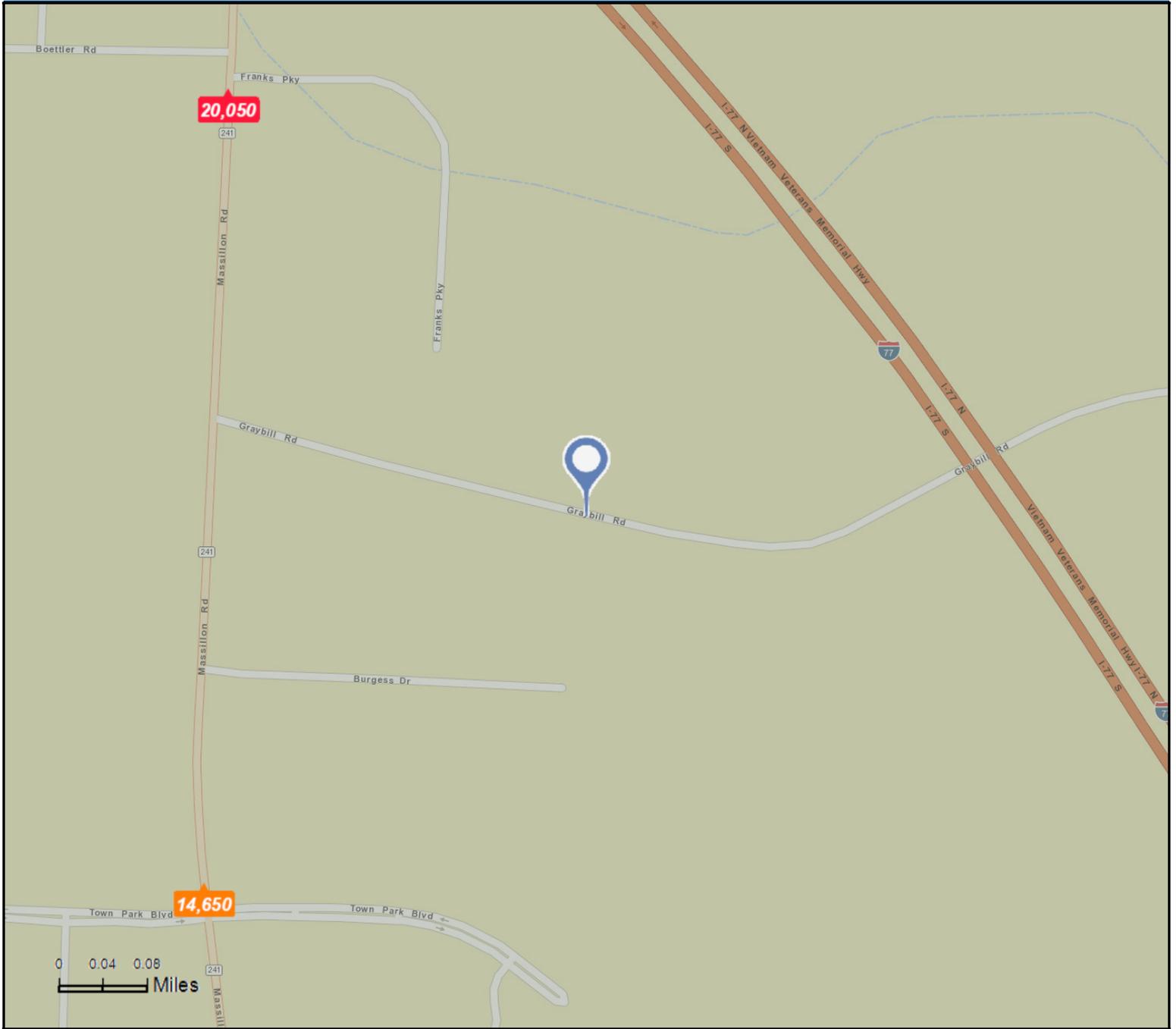
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# Traffic Count Map - Close Up

1880 Graybill Rd, Green, Ohio, 44685  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.95461  
Longitude: -81.46072



### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

March 07, 2016