

# 1910-1940 Graybill Road

Green, OH 44685



## QUICK STATS

**Sale Price:** \$1,050,000

**Lot Size:** 5.1 Acres

**APN #:** 2805655, 2806328,  
2801922, 2804861

## PROPERTY OVERVIEW

- Per Acre Price: \$210,000.00
- 5+ acres available for re-development in the heart of the City of Green.
- Re-Zoning required
- Currently zoned R-1, City recommends B-3
- 4 separate parcels, 4 separate owners
- Currently well and septic; water and sewer available
- Currently occupied by owners or tenants and 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 - 478'
- Depth - 527' (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.

# 1910-1940 Graybill Road

Green, OH 44685



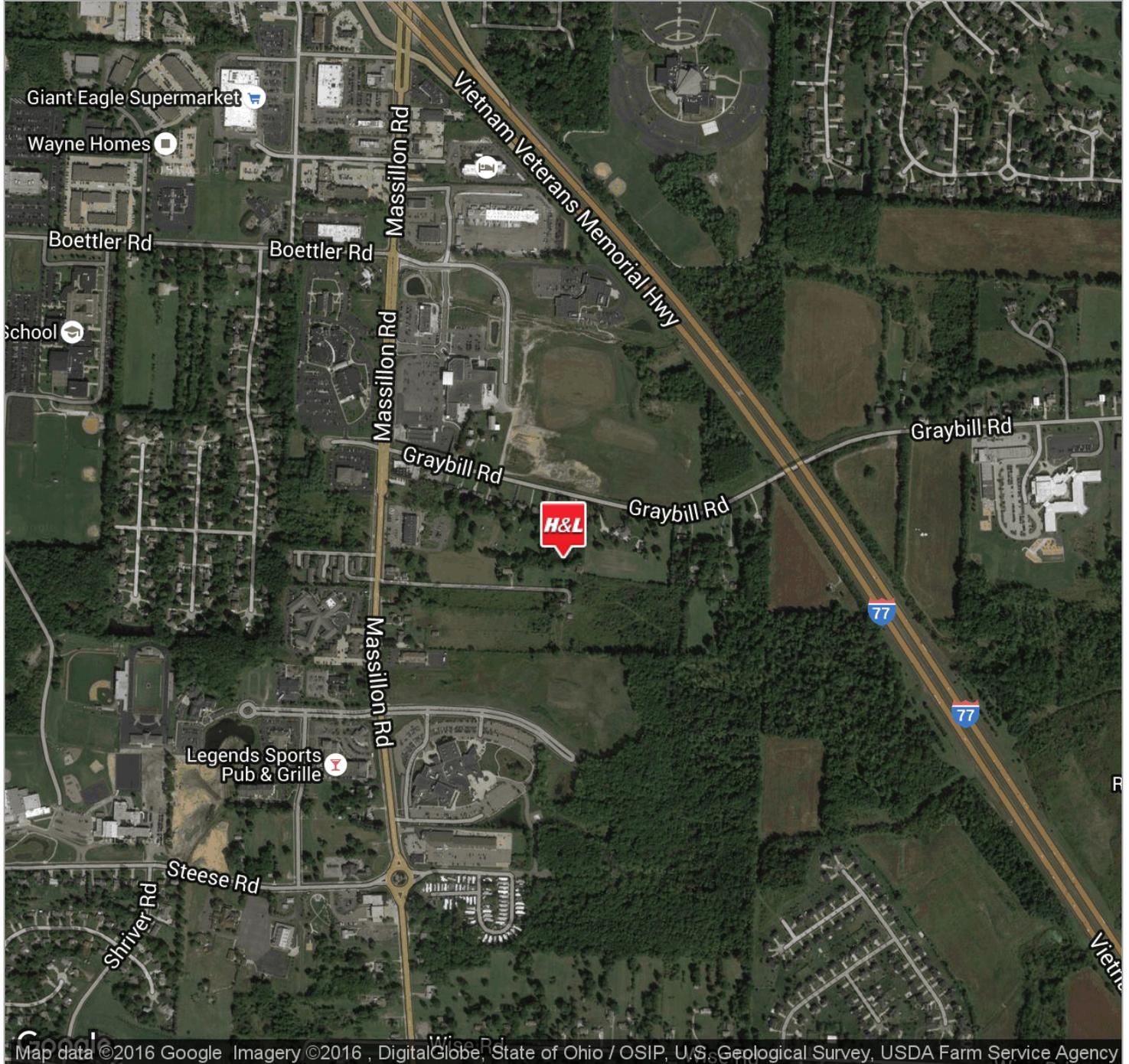
## Our Network is Your Edge.

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.

**David Kaplan, SIOR**  
330.338.5594  
dkaplan@hoffleigh.com

# 1910-1940 Graybill Road

Green, OH 44685

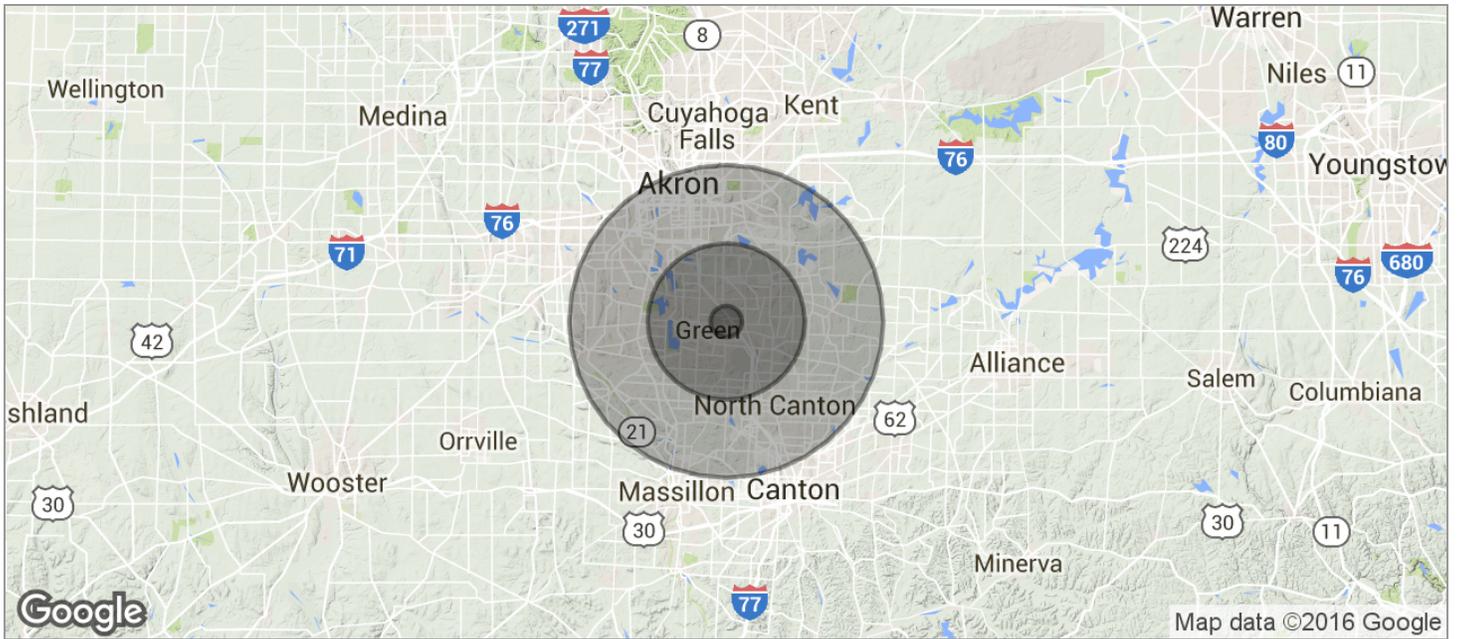


Our Network is Your Edge.

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.

# 1910-1940 Graybill Road

Green, OH 44685



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,110	66,616	440,996
MEDIAN AGE	42.1	41.1	39.6
MEDIAN AGE (MALE)	41.8	39.7	38.7
MEDIAN AGE (FEMALE)	43.2	42.1	40.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	803	25,400	178,191
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$78,442	\$77,110	\$60,499
AVERAGE HOUSE VALUE	\$195,358	\$198,963	\$160,501

\* Demographic data derived from 2010 US Census

Our Network is Your Edge.

David Kaplan, SIOR  
330.338.5594  
dkaplan@hoffleigh.com

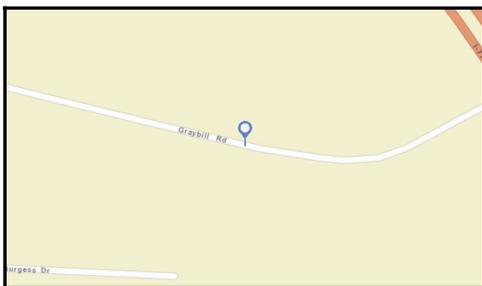
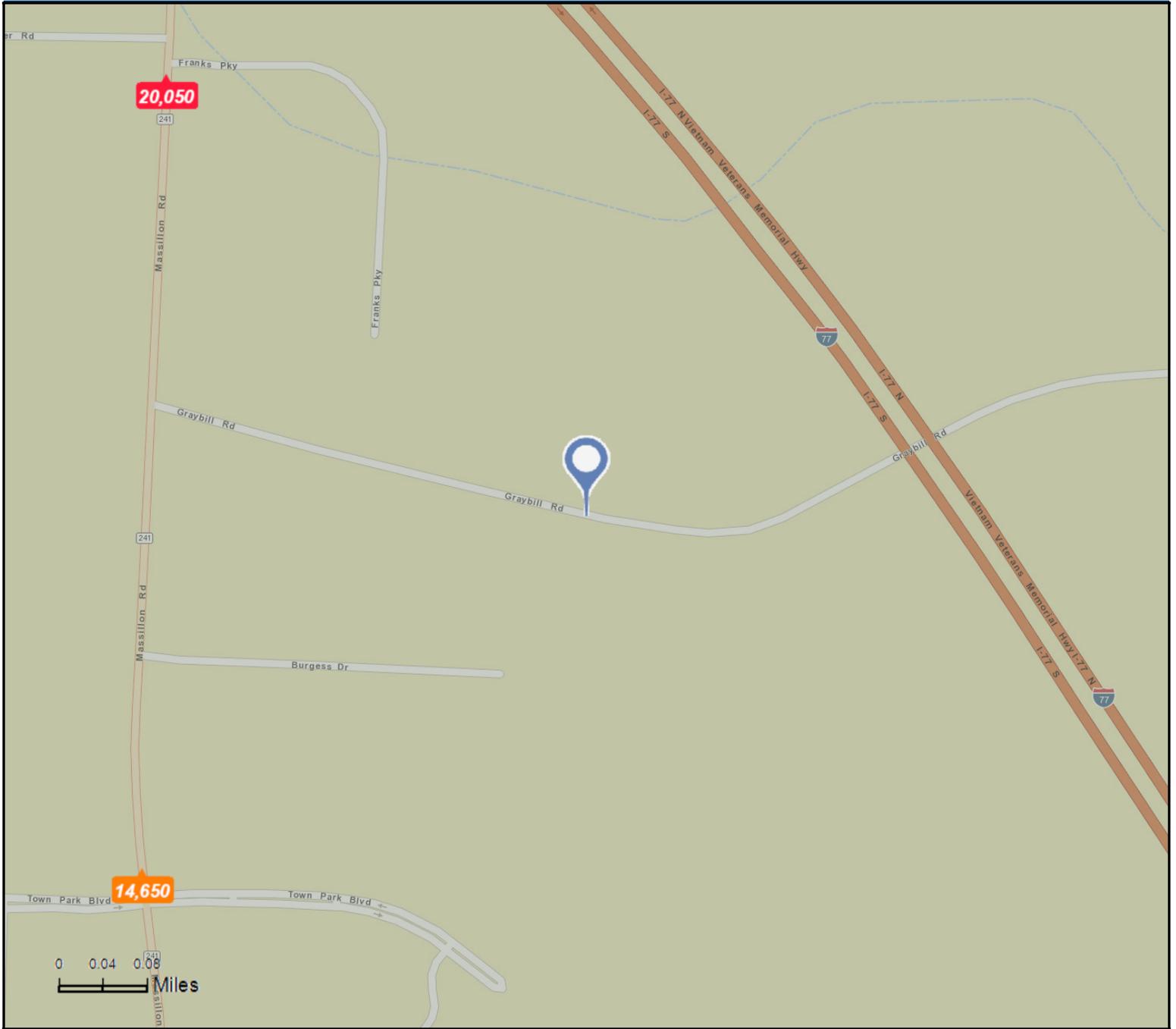
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



# Traffic Count Map - Close Up

1910 Graybill Rd, Green, Ohio, 44685  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.95447  
Longitude: -81.45991



### 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 08, 2016