



The SCHIPPER GROUP
Commercial Real Estate Development

946 E. Turkeyfoot

This premier property boasts great visibility on 619 and Fortuna drive, complete with a signalized 4-way intersection. Possible users for this prime location include: convenience store, car sales lot or other retail development. This property currently hosts an elementary school building and could be a great fit for a business looking to locate a new service in the community of Green.

Address	946 East Turkeyfoot Lake Road, Green, Ohio 44685.
Nearest Interchange	The building is located near the I-77 interchange at Arlington Road.
Local Attractions	Green Auto Mile and dense retail development immediately to the north, Akron-Canton Airport 6 miles south, located in a high-growth community.
Site Area	3.54 acres
Additional Land	up to 5.86 additional acres of adjoining land <i>(subject to approval by the City of Green)</i>
Total Building Area	18,000 sq. ft.
Building Type	Elementary School
Building Description	Two-story structure with masonry block exterior walls, brick and EIFS skin and rubber membrane roof. The building features an administrative office area, gymnasium and multiple classrooms/offices.
HVAC Systems	The building is equipped with a steam boiler that provides heat throughout the building. All main rooms have operating windows and most rooms have in-window air conditioning units.
Utilities	Public water and sewer, gas, electric, telephone, cable.
Parking	75 spaces
Signage	Monument sign on SR-619.
Sale Price	\$1,200,000
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