



**Rare land opportunity located in SE submarket**

**54-acre industrial site for sale**

Macedonia, OH





# Location

This unique 54 acre offering is an opportunity for both end users and developers to deliver industrial product that is rail served, in close proximity to 3 major highway systems, in a proven Class A industrial submarket. The site is already zoned industrial and allows for new ownership to build up to 500,000 SF utilizing the multiple access points. Macedonia is a pro-business community that would like to see new industry brought to this location.



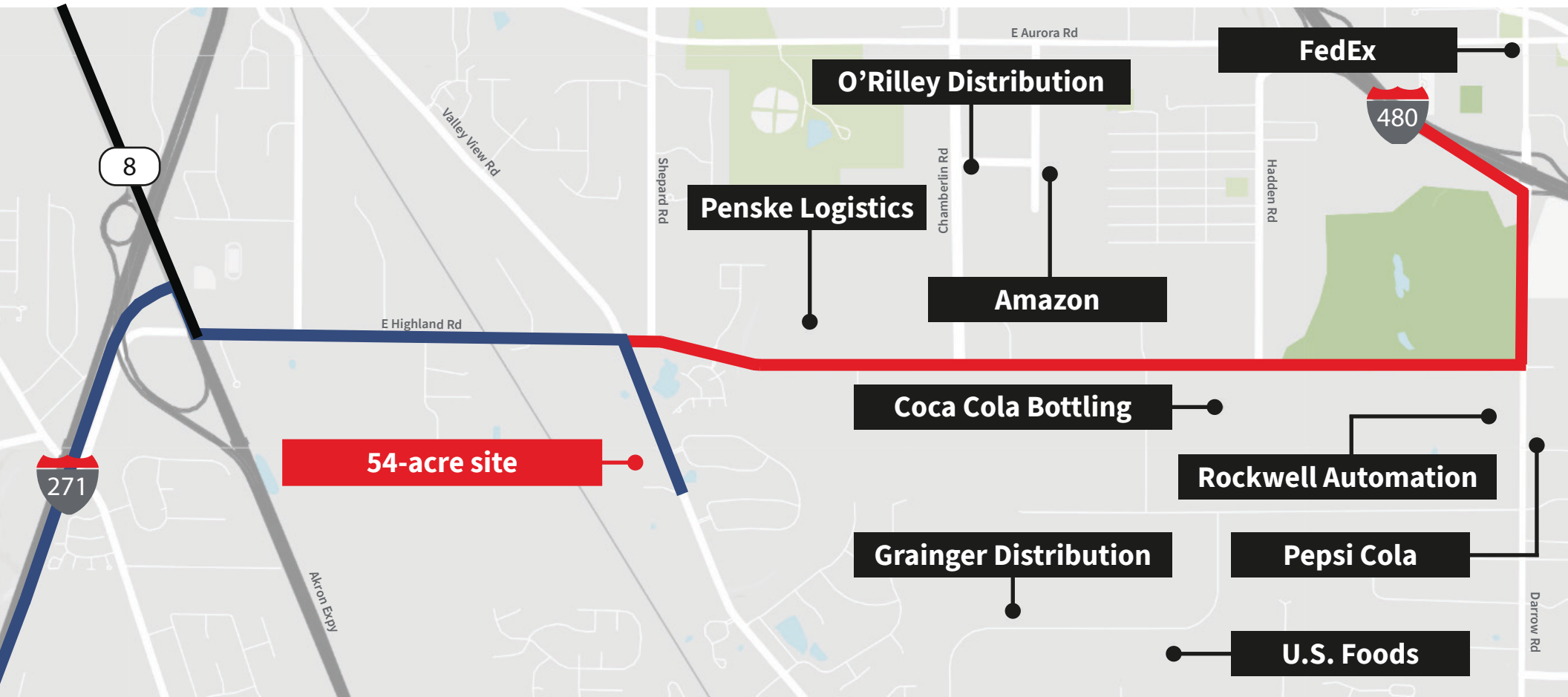
**1 mile**  
to I-271



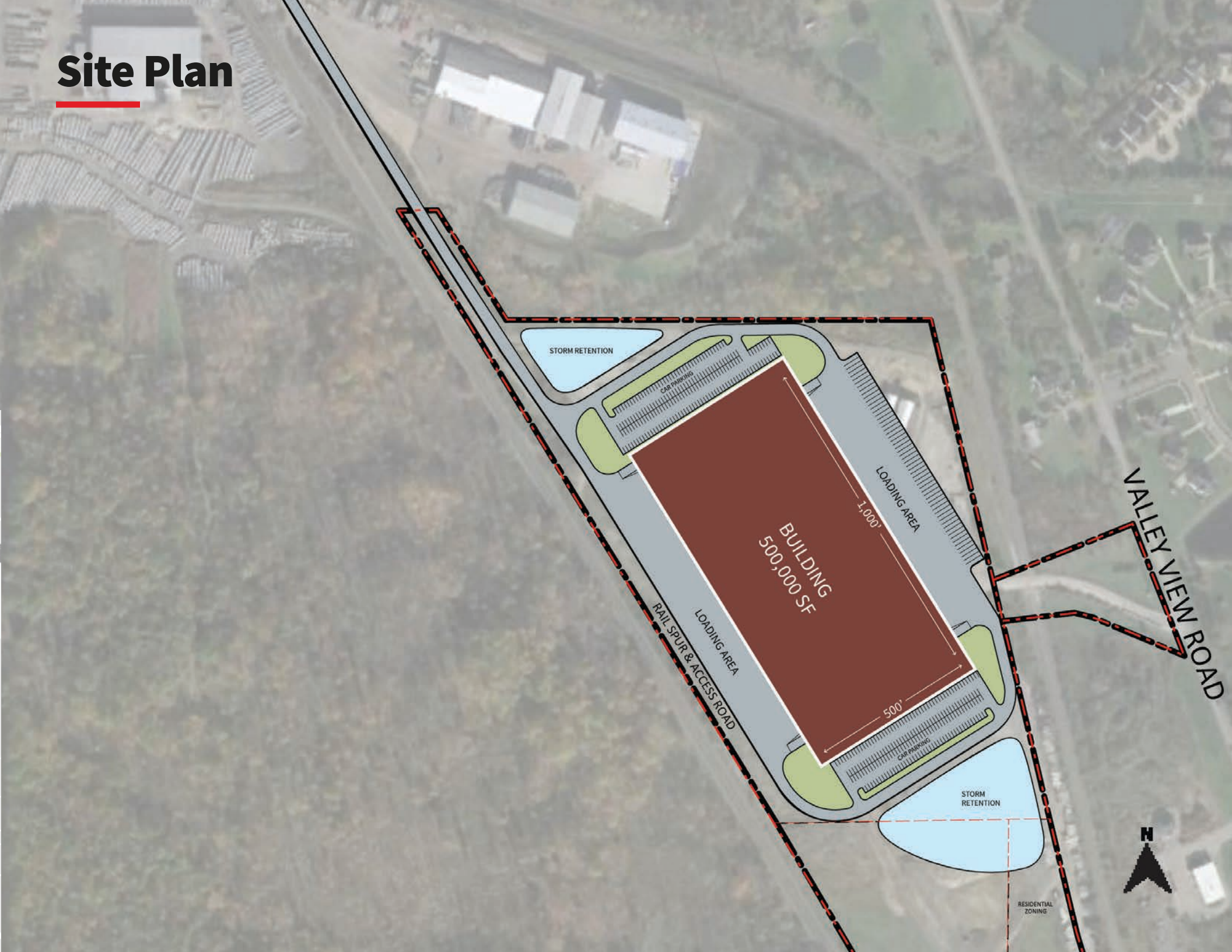
**1 mile**  
to Route 8



**3 miles**  
to I-480



# Site Plan

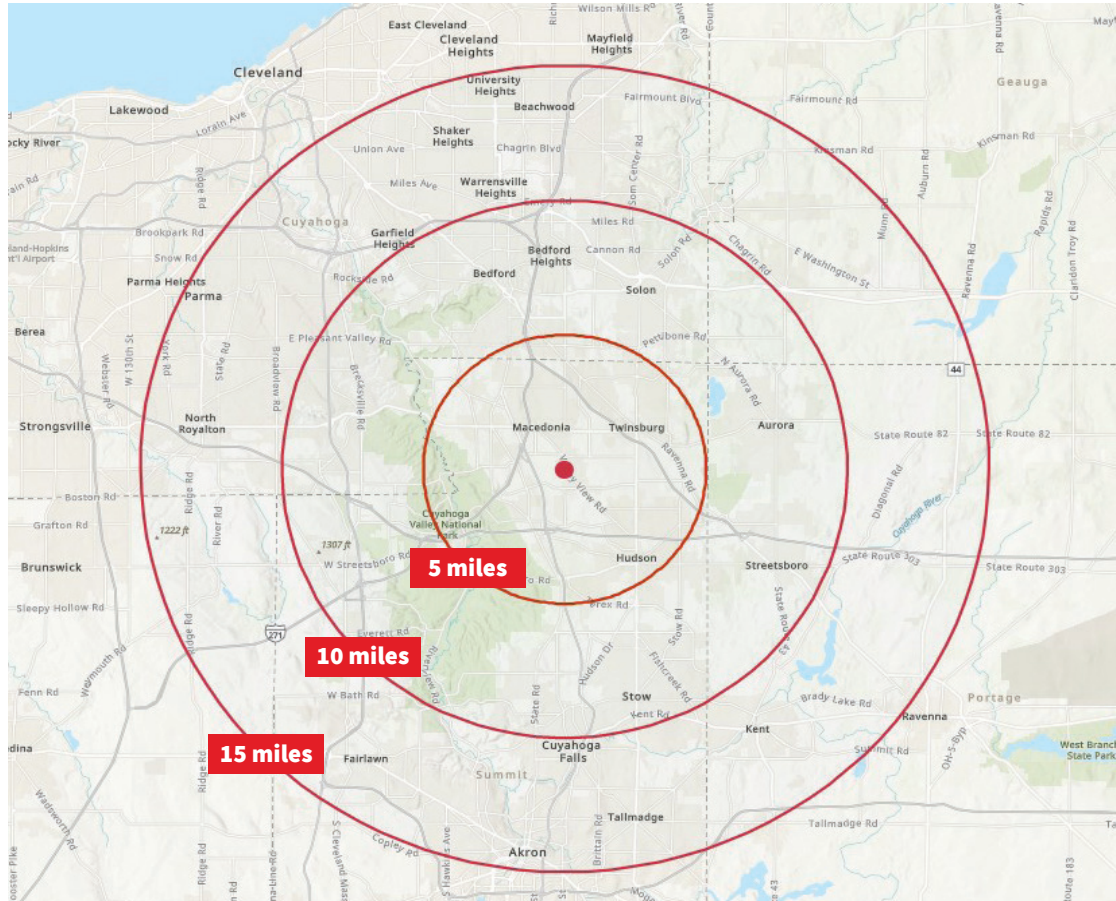




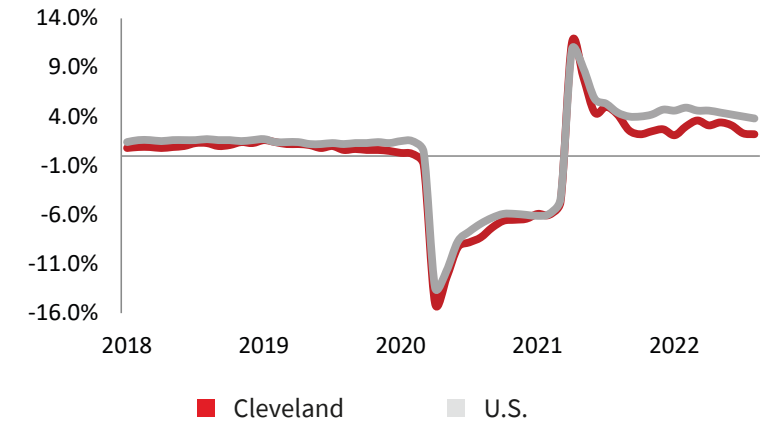
# Demographics

## Unique Offering

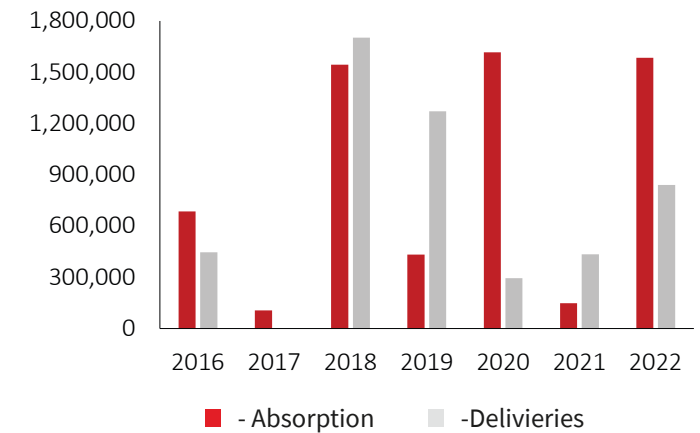
Summary	5 miles	10 miles	15 miles
Total Population	73,342	309,041	913,440
Total Employed	39,148	159,331	450,975
Median Income	\$99,097	\$79,005	\$64,427



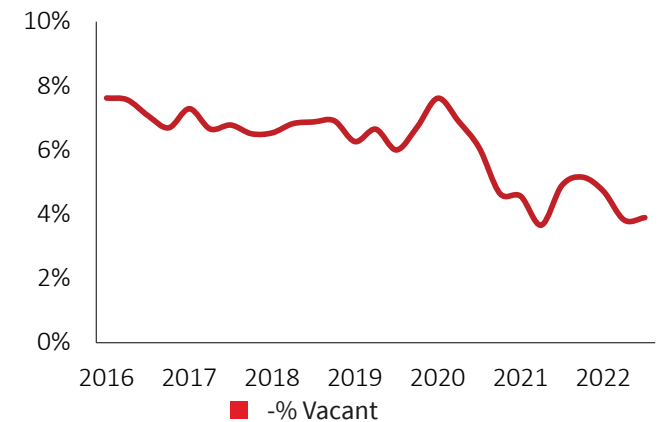
## Job Growth



## Supply & Demand (s.f.)



## Historical Vacancy (s.f.)







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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

