



For Sale

7670 Auburn Rd
Concord Township, OH
14.62 Total Acres
Land For Development

14.62 Total Acres For Sale

Property Overview

- 14.62 acres of land for development adjacent to the former Lake Health Hospital
- Asking Price: **\$225,000/ acre**
- Located on the corner of Auburn Rd & Wellness Way with easy access to I-90 and SR 44
- Zoned GB-Gateway Business
- Parcel #: 08-A-020-0-00-035-0 (7.65 Acres)
- Parcel #: 08-A-020-A-00-008 (6.97 Acres)
- Permitted uses: medical, office, reserach, restaurant, gas services, automotive services, bank, recreation, adult or childcare facility, and more





SITE

WELLNESS WAY

AUBURN RD - 4,334 VPD

CAPITAL PKWY

44

12,632 VPD
CRILE RD

52,478 VPD

36,076 VPD

47,134 VPD

Vista Springs
Quail Highlands

Concord Village
Skilled Nursing &
Rehabilitation

OTSI

Avery Dennison

Concord
Biosciences

Olon USA

TriPoint Medical Center

Urgent Care

First Energy
CEI

Waffle
House

Redhawk
Grill

Quail Hollow
Country Club

Starbucks
Dunkin'
Wof Gang
B2B
Pizzeria Uno
Subway
petvalu
elements
massage
PIZZA ROTO

Lucky's Market
Huntington
nouveau
KeyBank
SUNNY STREET CAFE

Holiday Inn

THE GODDARD SCHOOL

KeyBank

SUNNY STREET CAFE

Demographics



Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2,208	63,996	192,792



Daytime Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
5,888	67,255	183,903



Daytime Workers

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
4,828	36,545	92,513



Number of Households

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
968	26,143	81,125



Average Household Income

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$203,628	\$119,787	\$113,679



Median Household Age

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
52	44.5	45.4

JLL

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