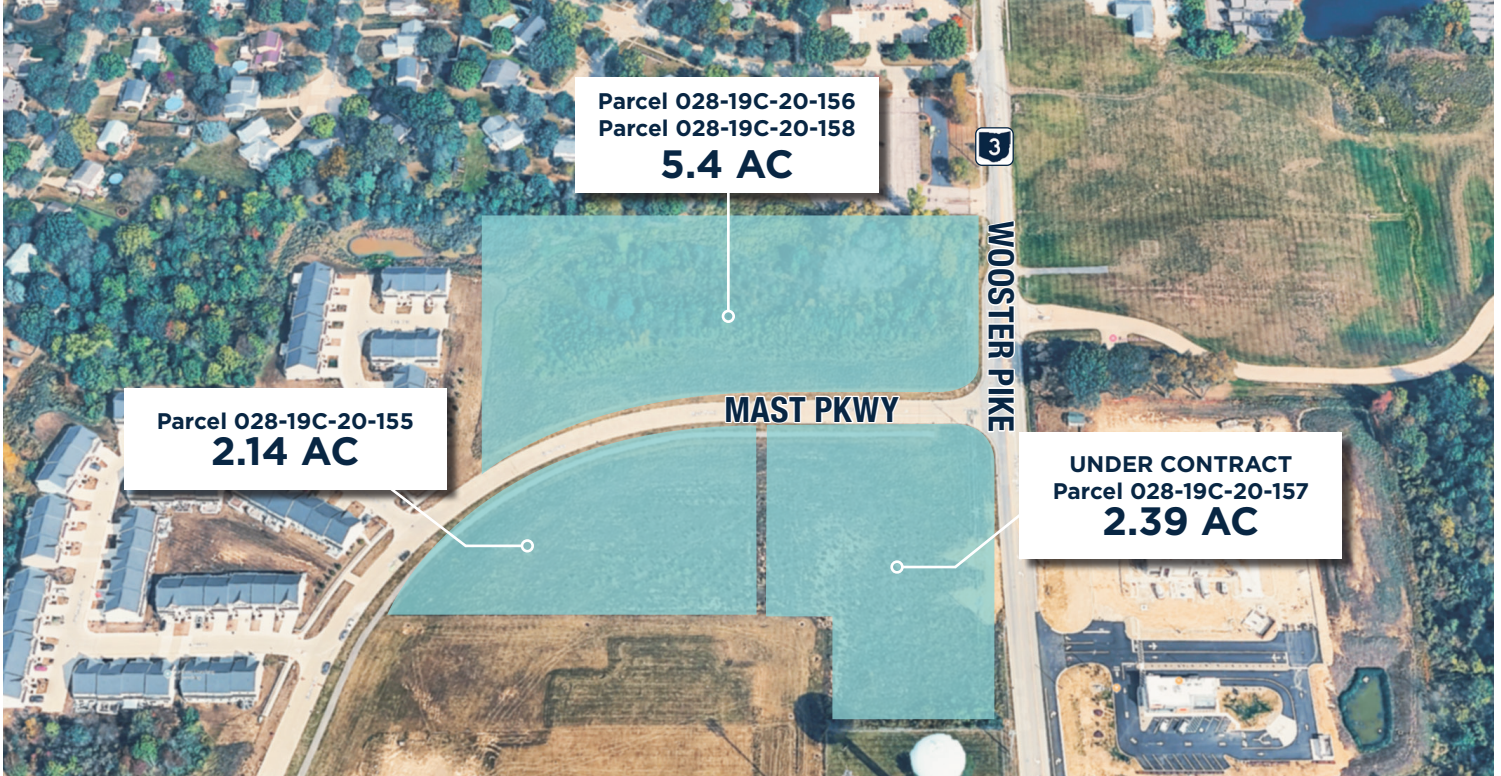


# FOR SALE

Prime Commercial Development Opportunity



## City of Medina - Corner of Mast Parkway & Wooster Pike Road



### LOCATION HIGHLIGHTS:

- **Parcel Zoning:** Ranges from C-1 - C-3 - SPD
- **High Traffic:** Gateway to Medina's retail corridor on State Route 3.
- **Anchor Neighbors:** Adjacent to Acme Fresh Market and Discount Drug Mart.
- **Residential Feed:** 500+ new homes proposed nearby.
- **Shovel Ready:** All utilities (sewer, water, gas) available on-site.

This site is a gateway to one of Medina's fastest-growing commercial corridors.

CONTACT FOR PRICING & INQUIRIES:

**Jeffrey M. Kahn, President**  
216.375.8164  
JKahn@RealEstateCPP.com

**Gerilyn Gleason, CEO**  
216.210.5914  
GGleason@RealEstateCPP.com

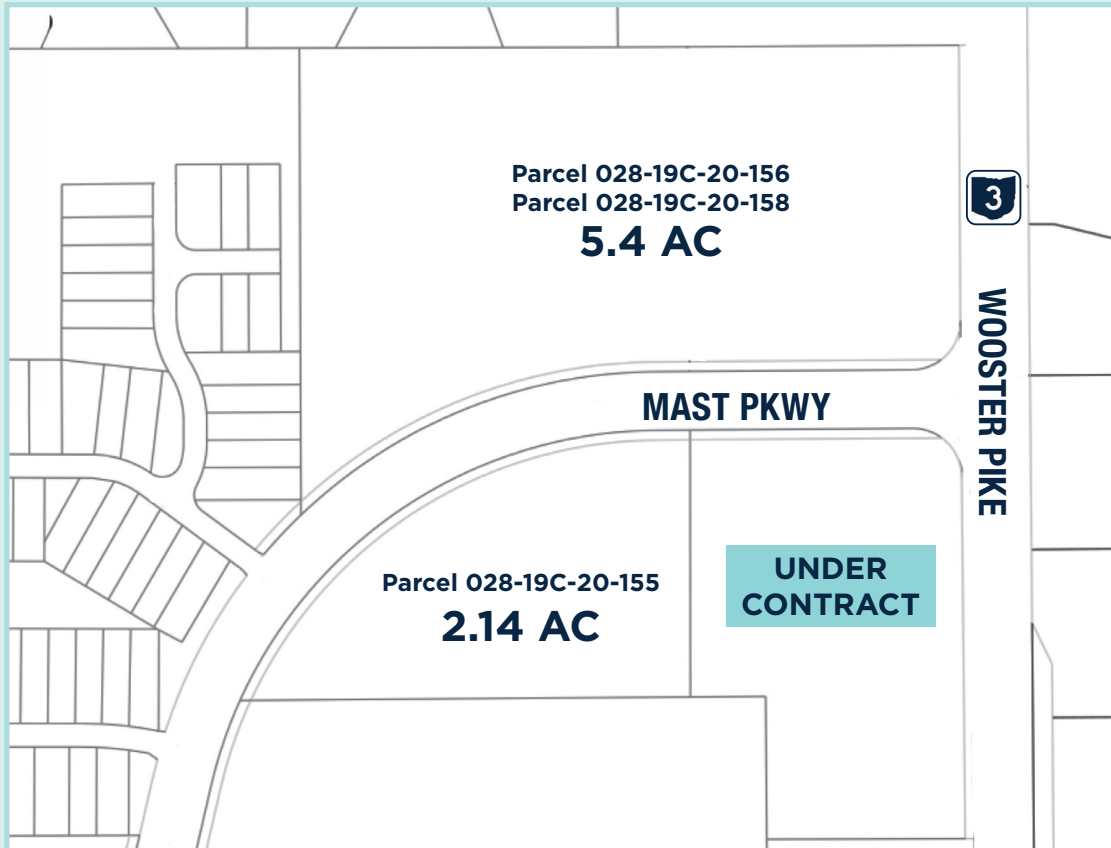
BROKERAGE • CONSULTING • DESIGN • CONSTRUCTION MANAGEMENT RealEstateCPP.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# FOR SALE

## PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

City of Medina - Corner of Mast Parkway & Wooster Pike Road



### LOCATION HIGHLIGHTS

**Developing Trade Area:** Join established nearby retailers including Taco Bell, McDonald's, Chipotle, and Discount Drug Mart.

**Residential Growth:** The property benefits from proximity to over 500 proposed new single-family homes in Montville Township, ensuring a steady customer base

### INVESTMENT POTENTIAL

**Flexibility:** Ideal for a variety of uses including retail, medical offices, or a quick-service restaurant.

## CONTACT US FOR PRICING & INQUIRIES

### Jeffrey M. Kahn, President

216.375.8164

JKahn@RealEstateCPP.com

### Gerilyn Gleason, CEO

216.210.5914

GGleason@RealEstateCPP.com



RealEstateCPP.com