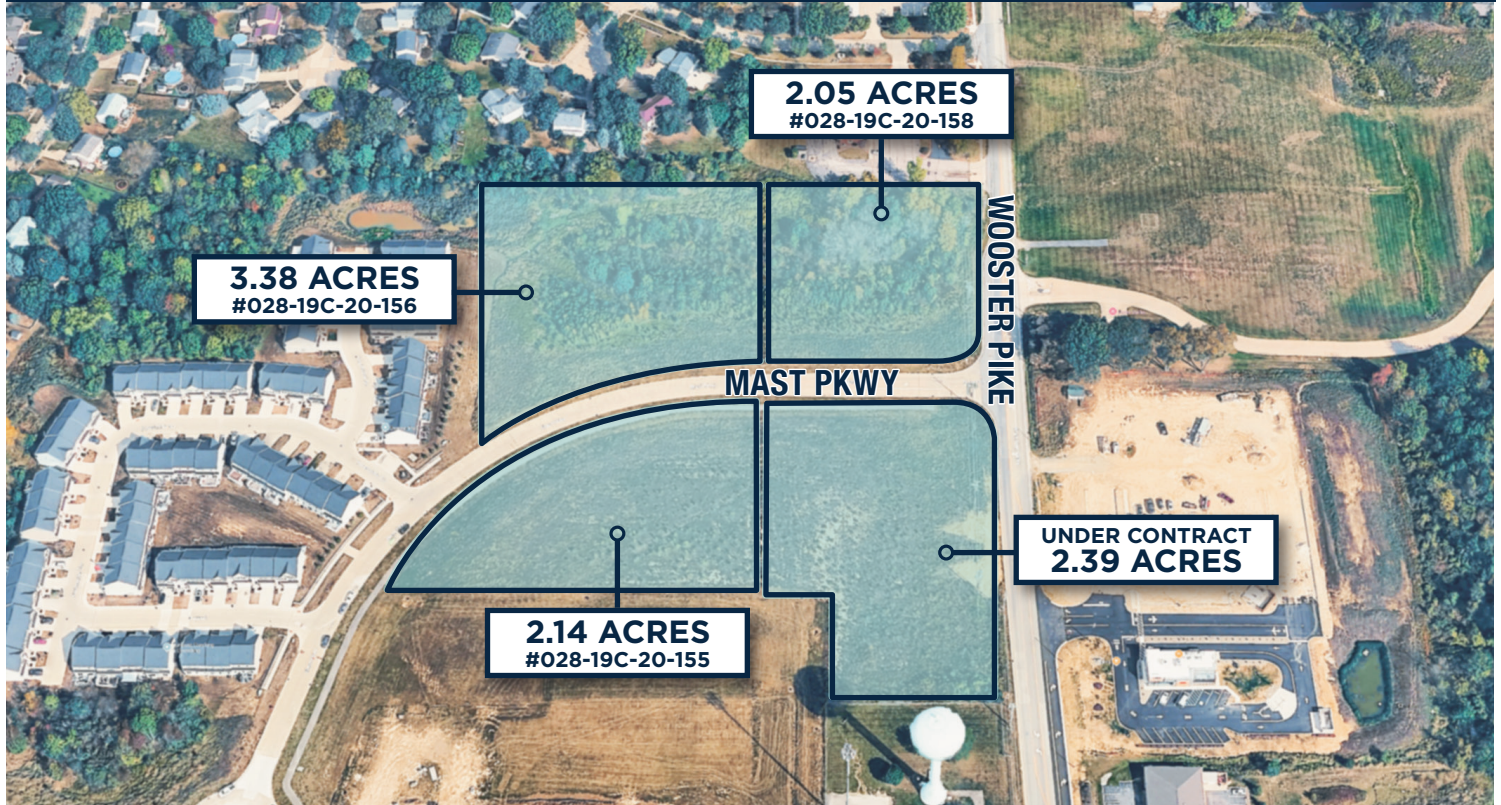


FOR SALE

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:

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216.375.8164
JKahn@RealEstateCPP.com

Gerilyn Gleason, CEO
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GGleason@RealEstateCPP.com

BROKERAGE • CONSULTING • DESIGN • CONSTRUCTION MANAGEMENT

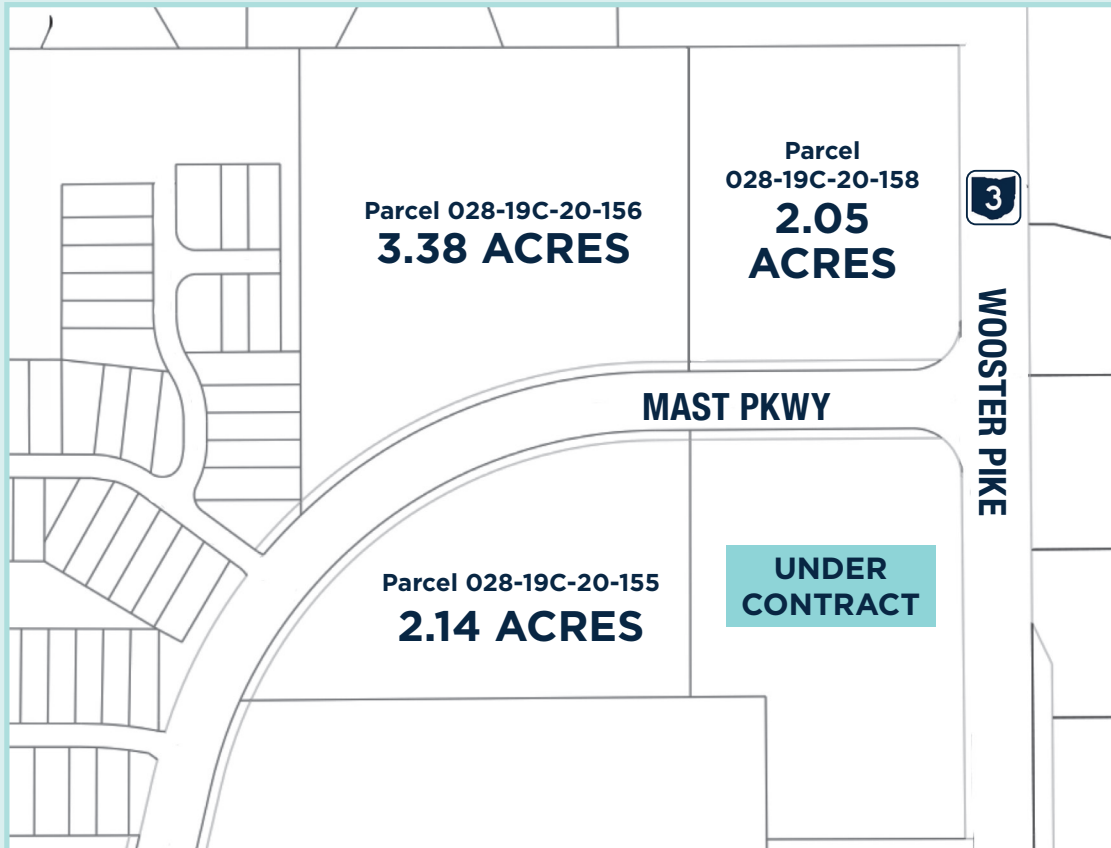
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FOR SALE

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.

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