



ANCHOR
RETAIL



REALTY
RESOURCES



Coming 2025



TOWNEPLACE
SUITES
MARRIOTT



11,070 vpd

534

SOUTH BROADWAY



GOODYEAR

7.3 Acres
AVAILABLE



7.3 ACRES

State Route 534
Harpersfield, Ohio 44041

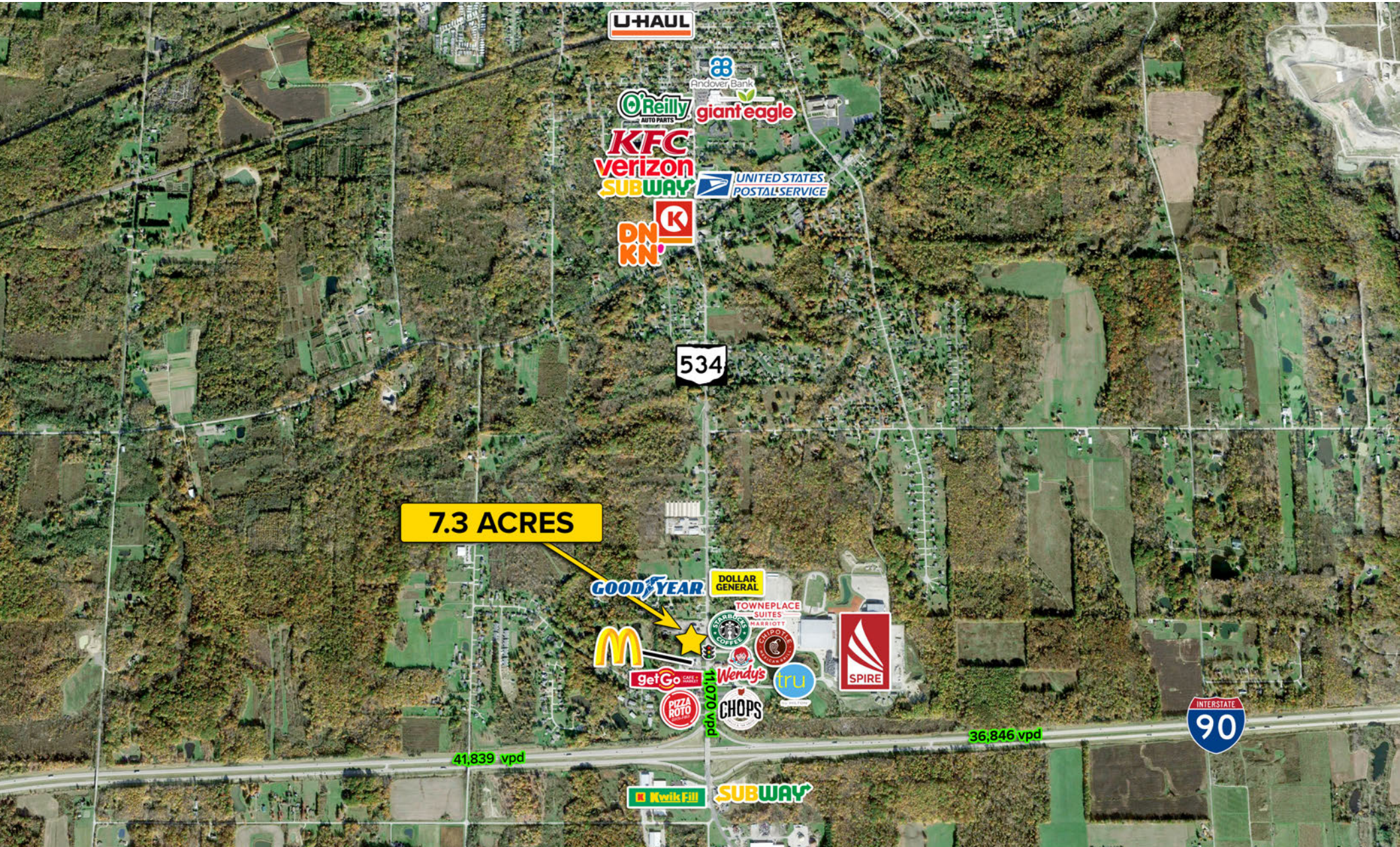


HIGHLIGHTS

- ▶ 7.3 acre commercially zoned parcel
- ▶ Fully approved signalized access to be shared with main entrance into Spire Institute
- ▶ 1,000 feet from the I-90 highway interchange
- ▶ Directly opposite new Starbucks, new Towneplace Suites, and planned Chipotle and Tru by Hilton hotel (both opening fall 2025).
- ▶ Spire Institute is one of the largest athletic trainings facilities in America, encompassing over 800 acres, with over 750,000 sf of indoor training space. Spire attracts over 1.5 million visitors annually.

AVAILABLE FOR SALE

7.3 Acres in Geneva
State Route 534 | Harpersfield, Ohio 44041



AVAILABLE FOR SALE

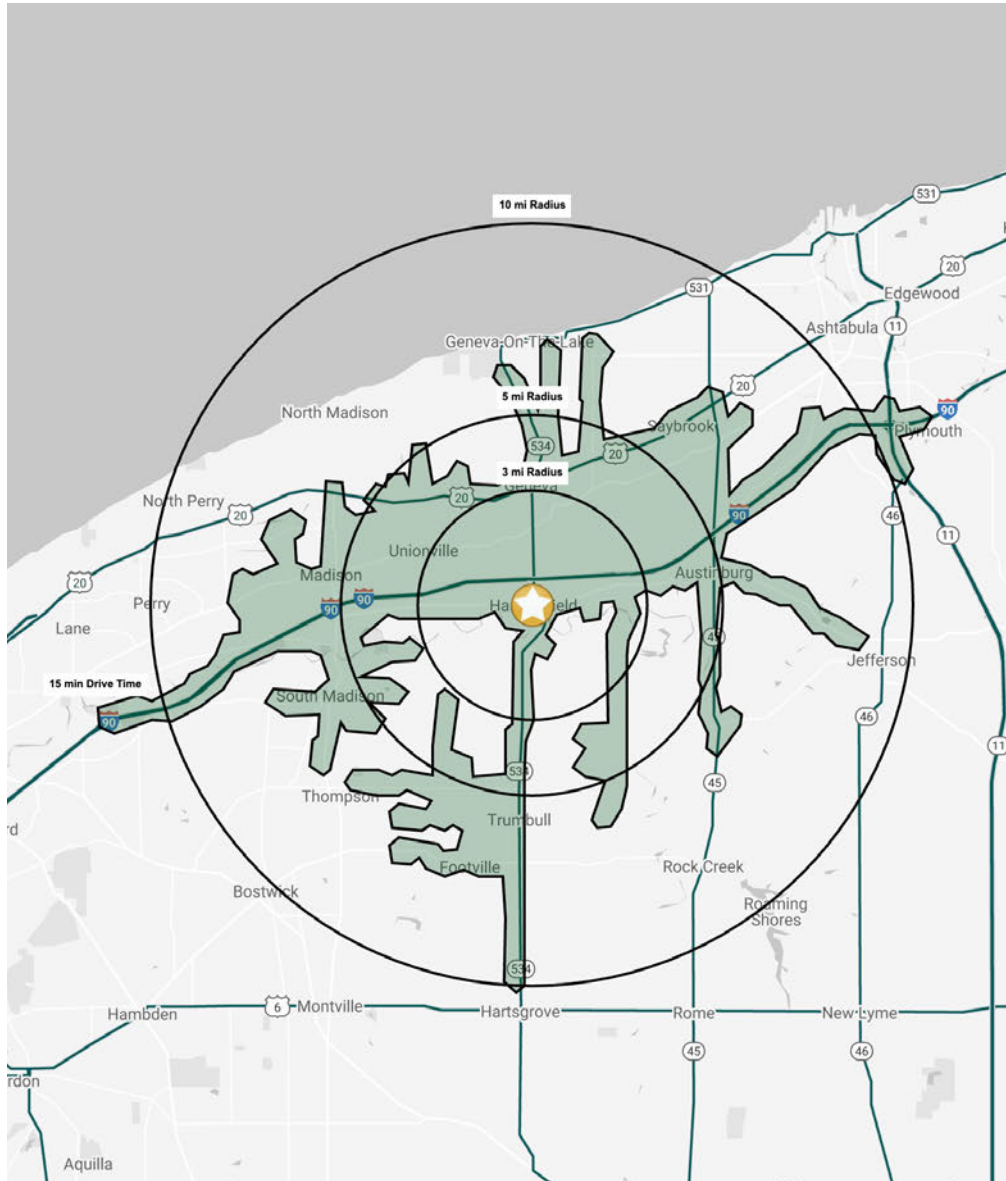
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DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILES	10 MILES	15 MIN DRIVE
POPULATION	6,246	14,364	56,520	19,419
HOUSEHOLDS	2,512	5,884	23,567	7,955
MEDIAN AGE	44.6	44.1	44.2	44.1
AVERAGE HH INCOME	\$103,409	\$90,133	\$92,251	\$93,058
MEDIAN HH INCOME	\$72,820	\$68,406	\$72,333	\$74,259
BUSINESSES	172	454	1,554	584
EMPLOYEES	1,615	4,406	14,811	5,210
EDUCATION: BACHELORS +	28.1%	25.3%	23.1%	25.1%



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