

Fairlawn Land Available

Fairlawn Corporate Park

- **Office/ Research Development Opportunity Available.**
- **Lot Sizes: 2 to 114 Acres**
- **High Visibility**
- **Established Commercial Area**
- **Easy Access to I-77 and North East Ohio Region**
- **Can Be divided (Minimum 2 Acre Lots)**



Traffic Counts:

- ♦ **South Cleveland Massillon Rd. (2006): 12,240**
- ♦ **Ridgewood Rd(2006):7,110**
- ♦ **Interstate 77 (2007):65,200**

City of Fairlawn

For More Information Contact:

Mayor William J. Roth

or

Christopher Randles

Building/Zoning Commissioner

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SITE PROFILE

Fairlawn is located in Western Summit County along the western boundary of the City of Akron, the southern boundary of Bath Township and northern boundary of Copley Township. The subject vacant land is northeast of the intersection of Cleveland-Massillon Road and Ridgewood Road in the southwestern corner of the city.

This site is located in close proximity to the regional Interstate Highway System. It offers easy access to I-77, I-76, I-71, I-80 and I-90 with I-77 situated less than two miles away. This unique Interstate transportation access feature offers entrepreneurs an unusual ability to connect with most American states east of the Mississippi River within twelve hours of travel time as well as Southern Canada within five hours of travel time.

For air travel the site is uniquely located midway between two major airports. Akron-Canton Airport is less than a one half hour drive and Cleveland Hopkins International Airport is about a 30 minute drive from the site. The nearest local airport is Akron Fulton International Airport which is located 15 minutes away.

These features make this site ideal for an office and/or office-research facility of a large Fortune 500 company or other employers. The City is specifically targeting employers who would construct LEED Certified office buildings of 50,000 square feet or greater.

The demographics for Fairlawn and Akron support population characteristics which are ideal for business growth.

The median income for a household in the combined Akron-Fairlawn area is \$32,808.24, and the median income for a family is \$40,785.01. The per capita income for the Akron-Fairlawn area is \$18,160.39.

According to the 2000 decennial census, Akron has a metropolitan population of 694,960 and is also part of the larger Cleveland-Akron-Elyria Combined Statistical Area, which is the 14th largest in the country with a population of over 2.9 million. With unadjusted unemployment numbers for February, 2008 averaging 6.0% in Ohio, the number of unemployed workers in the combined statistical area is 174,000 with 41,698 being from the Akron metropolitan area.

According to <http://www.zipskinny.com>, in the 44333 zip code area, of which the subject site is a part of, indicates that 51.3% of the population 25 years or older have a Bachelors degree and an additional 23.7% have an Associate Degree or some college education. This provides an ideal source of high level employees.

There are many choices for education beyond high school within 90 minutes of Fairlawn. Three of the larger universities near the Fairlawn Corporate Park site are The University of Akron, Kent State University, and Cleveland State University located 8 miles, 15 miles, and 31 miles from the site, respectively.

These universities all have job placement services and constantly work with surrounding businesses to change their offerings to match the current job trends. All three universities offer co-op programs so students can attend school and work in their field to gain valuable work experience

The City of Fairlawn recognizes the need to help create a business climate that is favorable to businesses and provides support to Ohio workers to pursue new jobs. By providing development opportunities in Fairlawn Corporate Park, a company's vision can become a reality as evidenced by the locating of Kumho Tire of its North American Headquarters and Research Center and Veyance Technologies, Inc. of its World Headquarters and Research Center in Fairlawn Corporate Park.

