



641 Graham Road
Stow, Ohio

Property Features

- Great location with excellent visibility
- Close proximity to Graham Square Plaza Shopping Center, Krieger fresh market & BMW
- Easy access to SR 8 & I-77
- Well located on high traffic, signalized corner of Graham & Wyoga Lake
- Ideal site for medical, dental, small local business office, bank or credit union
- SR 8 & Graham road: 🚗 76,240 CPD

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Aerial

641 Graham Rd.
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Site Plan Details:

- North Arrow:** Indicated by a circle with an arrow pointing towards the top right.
- Property Lines and Bearings:**
 - Top boundary: 209.14' N68°55'48"E
 - Left boundary: 88.88' N43°02'12"W
 - Bottom boundary: 115.90' S50°32'44"W
 - Right boundary: 245.37' S13°00'30"W
 - Internal vertical line: 195.42' S50°32'44"W
 - Internal horizontal line: 195.42' S50°32'44"W
- Easements:**
 - GRAR PROPERTY DETENTION EASEMENT (hatched area on the left)
 - EXCESS CVS PROPERTY DETENTION EASEMENT (hatched area on the right)
- Setbacks:**
 - 25'-0" BUILDING SETBACK (along the left and top boundaries)
 - 10'-0" PARKING SETBACK (along the bottom boundary)
 - 25'-0" BUILDING SETBACK (along the right boundary)
 - 10'-0" PARKING SETBACK (along the bottom boundary)
- Site Data Table:**

SITE DATA	
PARCEL #	5619157
LOT SIZE :	+/- 1 ACRE
ZONING:	C-6 OFFICE
PARKING REQ'D:	1/EMPLOYEE
PARKING PROVIDED:	5 SPACES

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Demographics



Executive Summary

Graham Rd, Stow, OH, 44221
Rings: 1, 3, 5 mile radii

Latitude: 41.161658255
Longitude: -81.48758082

	1 mile	3 miles	5 miles
Population			
2000 Population	10,994	66,570	138,288
2010 Population	11,488	67,605	139,615
2013 Population	11,514	67,329	140,509
2018 Population	11,497	66,917	141,228
2000-2010 Annual Rate	0.44%	0.15%	0.10%
2010-2013 Annual Rate	0.07%	-0.13%	0.20%
2013-2018 Annual Rate	-0.03%	-0.12%	0.10%
2013 Male Population	46.2%	47.7%	48.0%
2013 Female Population	53.8%	52.3%	52.0%
2013 Median Age	40.7	40.6	39.9

In the identified area, the current year population is 140,509. In 2010, the Census count in the area was 139,615. The rate of change since 2010 was 0.20% annually. The five-year projection for the population in the area is 141,228 representing a change of 0.10% annually from 2013 to 2018. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	92.3%	92.8%	85.1%
2013 Black Alone	3.9%	3.6%	9.4%
2013 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2013 Asian Alone	1.2%	1.4%	2.4%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	0.4%	0.3%	0.7%
2013 Two or More Races	2.1%	1.7%	2.2%
2013 Hispanic Origin (Any Race)	1.7%	1.6%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.9 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	4,627	28,298	57,620
2010 Households	5,131	29,731	60,062
2013 Total Households	5,160	29,706	60,646
2018 Total Households	5,184	29,684	61,270
2000-2010 Annual Rate	1.04%	0.50%	0.42%
2010-2013 Annual Rate	0.17%	-0.03%	0.30%
2013-2018 Annual Rate	0.09%	-0.01%	0.20%
2013 Average Household Size	2.21	2.24	2.29

The household count in this area has changed from 60,062 in 2010 to 60,646 in the current year, a change of 0.30% annually. The five-year projection of households is 61,270, a change of 0.20% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2010. The number of families in the current year is 36,031 in the specified area.

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Median Household Income			
2013 Median Household Income	\$46,361	\$49,228	\$48,242
2018 Median Household Income	\$54,303	\$56,684	\$56,472
2013-2018 Annual Rate	3.21%	2.86%	3.20%
Average Household Income			
2013 Average Household Income	\$56,432	\$62,081	\$62,377
2018 Average Household Income	\$63,991	\$70,928	\$71,762
2013-2018 Annual Rate	2.55%	2.70%	2.84%
Per Capita Income			
2013 Per Capita Income	\$25,316	\$27,543	\$27,199
2018 Per Capita Income	\$28,873	\$31,613	\$31,420
2013-2018 Annual Rate	2.66%	2.79%	2.93%

Households by Income

Current median household income is \$48,242 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$56,472 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$62,377 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$71,762 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$27,199 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$31,420 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	4,818	29,714	61,100
2000 Owner Occupied Housing Units	3,720	19,638	38,349
2000 Owner Occupied Housing Units	908	8,661	19,271
2000 Vacant Housing Units	190	1,415	3,480
2010 Total Housing Units	5,444	31,844	65,466
2010 Owner Occupied Housing Units	3,541	19,572	38,096
2010 Renter Occupied Housing Units	1,590	10,159	21,966
2010 Vacant Housing Units	313	2,113	5,404
2013 Total Housing Units	5,460	31,975	65,913
2013 Owner Occupied Housing Units	3,446	18,908	37,101
2013 Renter Occupied Housing Units	1,714	10,798	23,545
2013 Vacant Housing Units	300	2,269	5,267
2018 Total Housing Units	5,537	32,165	66,472
2018 Owner Occupied Housing Units	3,506	19,074	37,825
2018 Renter Occupied Housing Units	1,678	10,610	23,445
2018 Vacant Housing Units	353	2,481	5,202

Currently, 56.3% of the 65,913 housing units in the area are owner occupied; 35.7%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 65,466 housing units in the area - 58.2% owner occupied, 33.6% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 0.30%. Median home value in the area is \$141,291, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.72% annually to \$169,606.

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