

High Visibility Land Opportunity

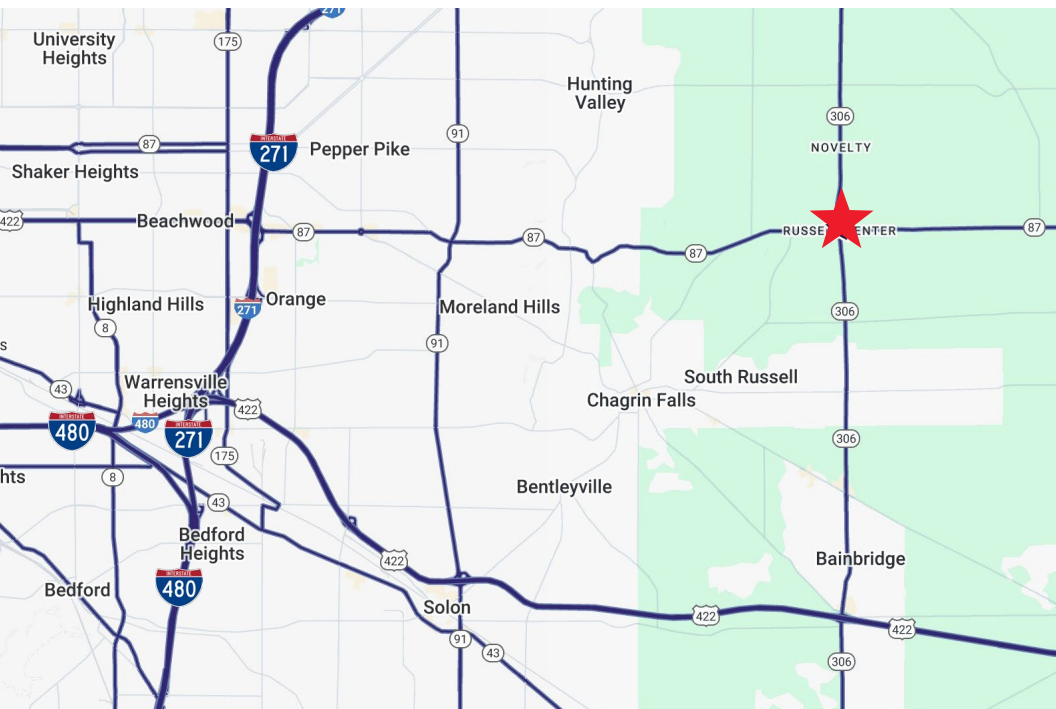
For Sale or Lease | 14853 Chillicothe Road, Novelty, Ohio 44072



14853 Chillicothe Road

- 0.99 acre parcel with over 120' of frontage along Chillicothe Road (Route 306)
- Strong traffic counts and visibility, adjacent to the corner of Kinsman and Chillicothe Road (21,000 VPD)
- Zoned Commercial Services One, permitted uses include retail, medical, office, and similar services

Pricing: Contact Brokers



Quick Stats

Land Size Available	0.99 AC
Lot Dimensions	120'x350'
Parcel #	26-213200
Traffic Chillicothe Rd	9,568 VPD
Traffic Kinsman Rd	11,563 VPD
Primary Use	Redevelopment/Retail

Novelty, Ohio

Novelty, Ohio, offers a strong environment for industrial investment, combining rural accessibility with proximity to Greater Cleveland's major markets. The community is home to specialty manufacturers and growing production companies that benefit from steady regional demand and a skilled labor pool drawn from surrounding areas. With available land, supportive local businesses, and higher-than-average property values that reflect the area's stability, Novelty provides a unique opportunity for investors seeking to establish or expand industrial operations in a location that balances growth potential with long-term security.



Top Nearby Employers

Novelty Manufacturing Co. – Specialty manufacturing of garden containers and planters, serving national demand.

The Pattie Group, Inc. – A large landscaping and grounds services company with multiple crews and projects.

Noramar Co. – Manufacturer of analytical instruments.

Novelty Nursery – Wholesale nursery and floral supplier supporting the region's landscaping industry.

H&M Landscape – Full-service landscaping company providing design, maintenance, and outdoor solutions.

ASM International – Global materials science and engineering society headquartered in Novelty, advancing innovation in materials.

Kuhnle Brothers Trucking – Regional trucking and hauling company supporting commercial and industrial clients.

O'Kelly Sign Co. – Local signage manufacturer and custom production shop.



Ohio

Ohio is home to the 7th largest economy in the United States, with a Gross Domestic Product (GDP) of approximately \$873 billion in 2023, contributing over 3% of the national GDP. The state's GDP per capita has been steadily increasing, reaching \$61,200 in 2024. Ohio's labor market is robust, with a December 2023 unemployment rate of 3.6%, slightly below the national average, and nonfarm employment growing by 1.5% in 2023. Key employment sectors driving growth include healthcare, professional services, manufacturing, and finance.

Manufacturing remains a significant part of Ohio's economy, accounting for 15% of the state's GDP compared to the national average of 10%. Over recent decades, Ohio has diversified its economy with strong growth in finance and insurance sectors, which now comprise 11% of GDP. This balance between traditional manufacturing and expanding service industries creates a resilient economic foundation supporting various development projects across the state.

Regional economic performance varies, with metropolitan areas like Columbus and Cincinnati experiencing strong growth, while some eastern regions face challenges related to slower recovery and declining manufacturing output. The state has invested heavily in infrastructure improvements, including broadband expansion and electric vehicle charging networks, aiming to support future growth and enhance competitiveness. Overall, Ohio's economy is well-positioned for continued development, making it an attractive market for real estate investment and multifamily housing.



**14853 CHILLICOTHE ROAD
NOVELTY, OHIO 44072**

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