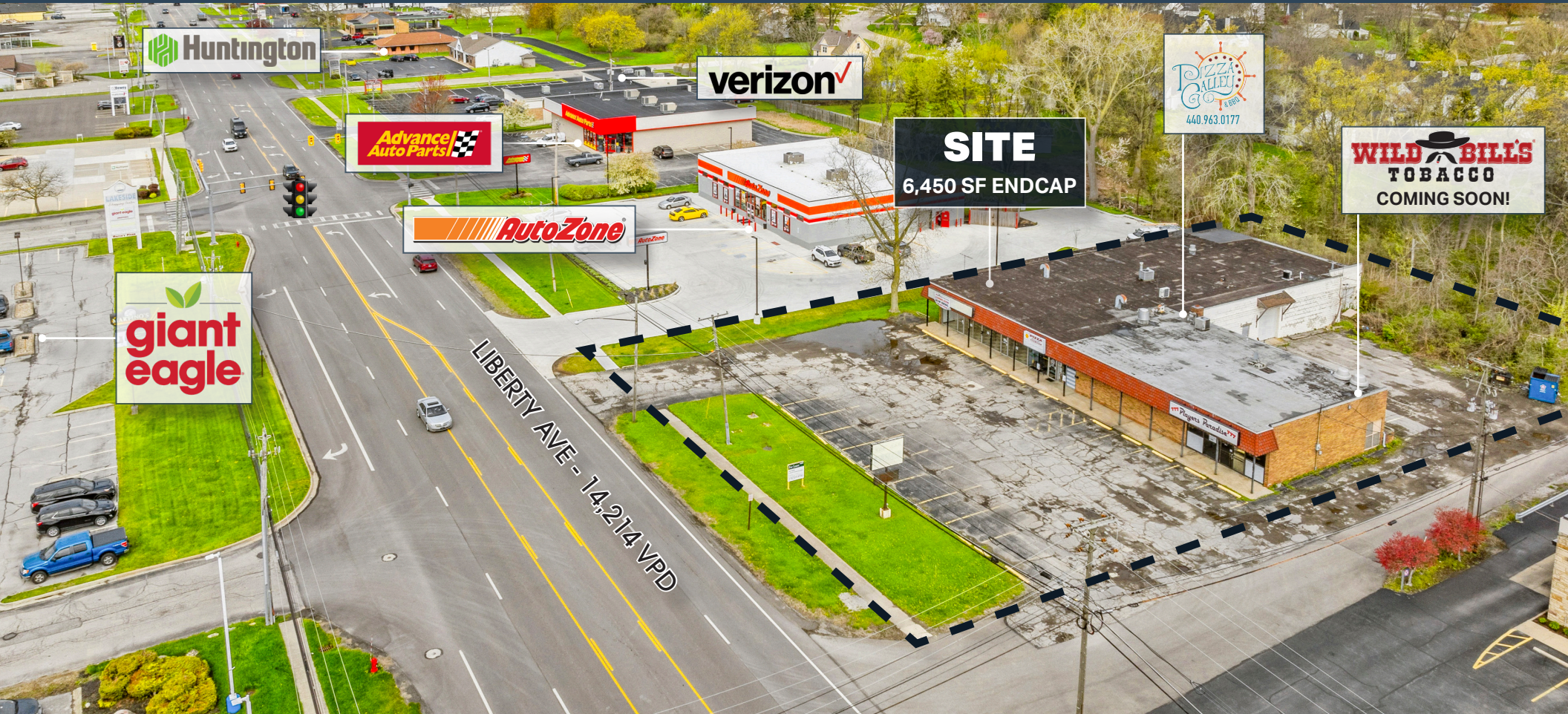


FOR LEASE

CBRE



4414 LIBERTY AVE VERMILION, OH 44089

6,450 SF RETAIL ENDCAP SPACE AVAILABLE

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PROPERTY INFORMATION:

- + 6,450 SF Endcap Retail Space plus Basement Available
- + Join Wild Bills Tobacco & Pizza Galley in the heart of the Vermilion retail corridor
- + Nearby retailers include Giant Eagle, Wendy's, AutoZone, Advance Auto Parts, Verizon, Huntington Bank, Northwest Bank, Martino's Cafe, Pet Depot and more!
- + Strong traffic counts of 14,214 VPD (Source: ODOT TIMS)
- + Zoning: B-3 Highway Commercial
- + Ample parking available with easy access
- + High household incomes of \$101,801 within a 5-mile radius



PROPOSED REDEVELOPMENT (CONCEPTUAL)



QUICK STATS - 5 MILE RADIUS



AVERAGE HOUSEHOLD INCOME

\$101,801



POPULATION

17,588



AVG HOUSING VALUE

\$280,749



EMPLOYEES

4,769



HOUSEHOLDS

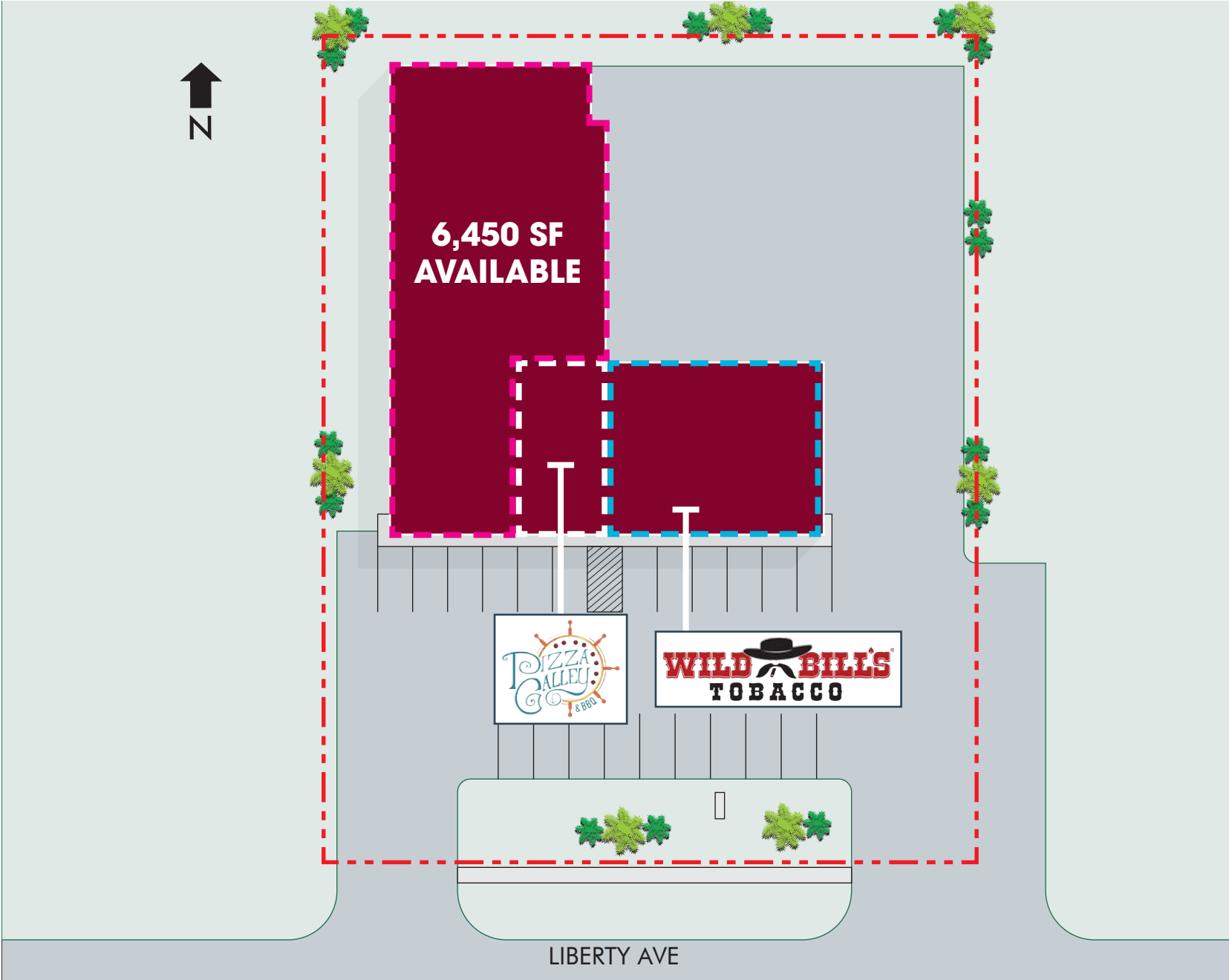
7,452



MEDIAN AGE

46.7

AERIAL VIEW



AERIAL VIEW



VERMILION RETAIL TRADE AREA



VERMILION RETAIL TRADE AREA

TRADE AREA INFO
 Libery Ave (OH-6) & Main St
 (3 Miles)

- Population: 11,342
- Daytime Population: 7,939
- Average HH Income: \$95,382
- Total Businesses: 368
- Total Employees: 3,180

MAJOR EMPLOYERS

1. Kingston Of Vermillion - 203
2. Vermillion City Schools - 110
3. Quaker Steak & Lube - 100
4. Giant Eagle - 100
5. Liberty Ford - 72

HOTELS

- 4 Hotels/87 Rooms
1. Holiday Inn Express - 66 (Off Map)
 2. Motel Plaza - 14
 3. Gilchrist Guest House B&B - 4
 4. Captain Bell House B&B - 3

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Last Updated: May 6, 2024



DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
2023 Population	3,827	17,588	93,364
2028 Projected Population	3,802	17,526	93,860
2023 Daytime Population	3,192	12,543	75,318
2023 Households	1,752	7,452	39,110
2023 Average Household Income	\$81,866	\$101,801	\$81,845
2028 Projected Household Income	\$93,832	\$115,521	\$94,124
2023 Median Household Income	\$58,577	\$77,813	\$58,012
Population 25 and Over	2,908	13,111	67,610

FOR MORE
INFORMATION
PLEASE CONTACT

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