



ADT '23

13,457 AADT '23

Leavitt Rd



**SITE**

**FOR SALE**

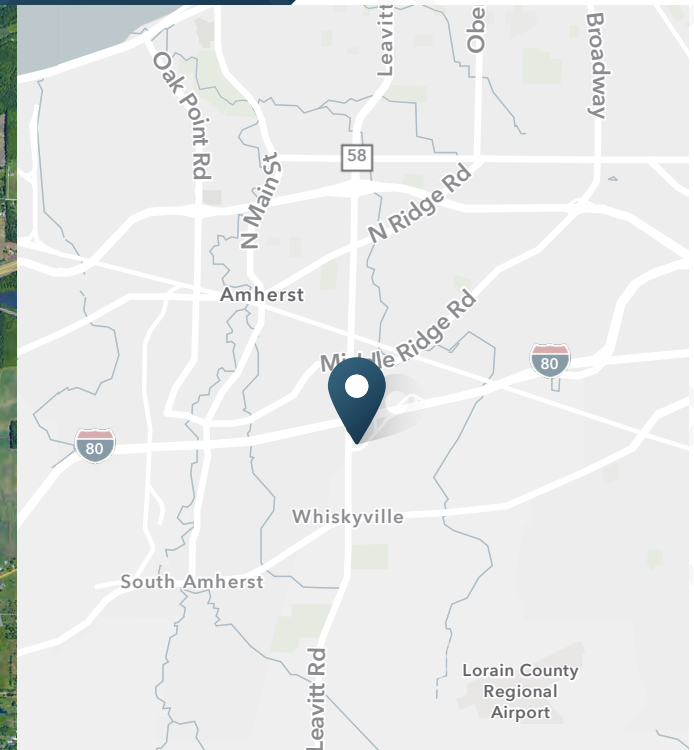
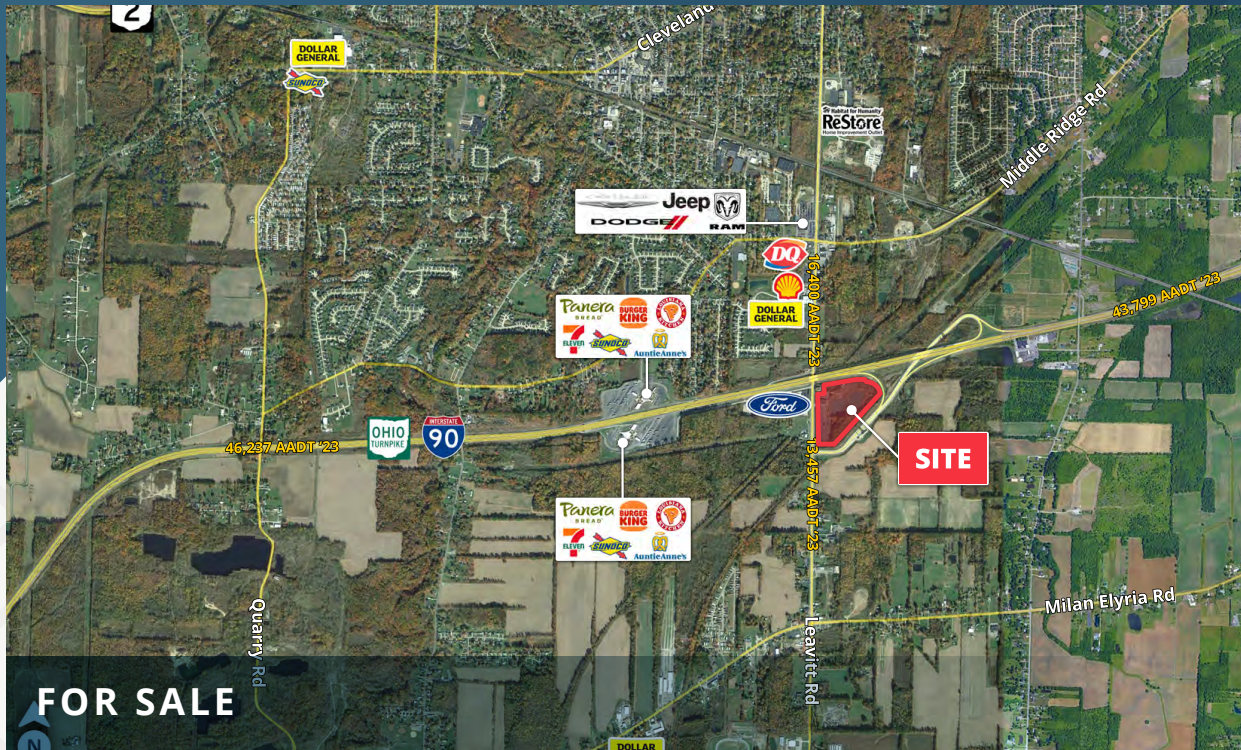
# Used Car Facility - AutoNation Ford

8015 Leavitt Rd | Amherst, OH 44001



# Used Car Facility - AutoNation Ford

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30.82± AC

Available

GB-1

Zoning

Contact  
Broker

Price

## ABOUT THE PROPERTY

- 7,629 SF building with approximately 1,178 parking spaces for sale
- Visibility and close proximity to and from I-90/I-80
- Located near numerous other dealerships including Chrysler, Jeep, Dodge, Chevrolet, & JD Byrider
- Good access at main entrance with designated left in turning lanes
- The Subject Property is currently zoned GB-1 - General Business

## JOIN THESE RETAILERS







Panera Bread, Burger King, Dunkin', Elevation, Sunoco, Auntie Anne's

Panera Bread, Burger King, Dunkin', Elevation, Sunoco, Auntie Anne's

Dollar General, Childtime Learning Centers, Shell



**SITE**

Leavitt Rd

16,400 AADT '23

13,457 AADT '23

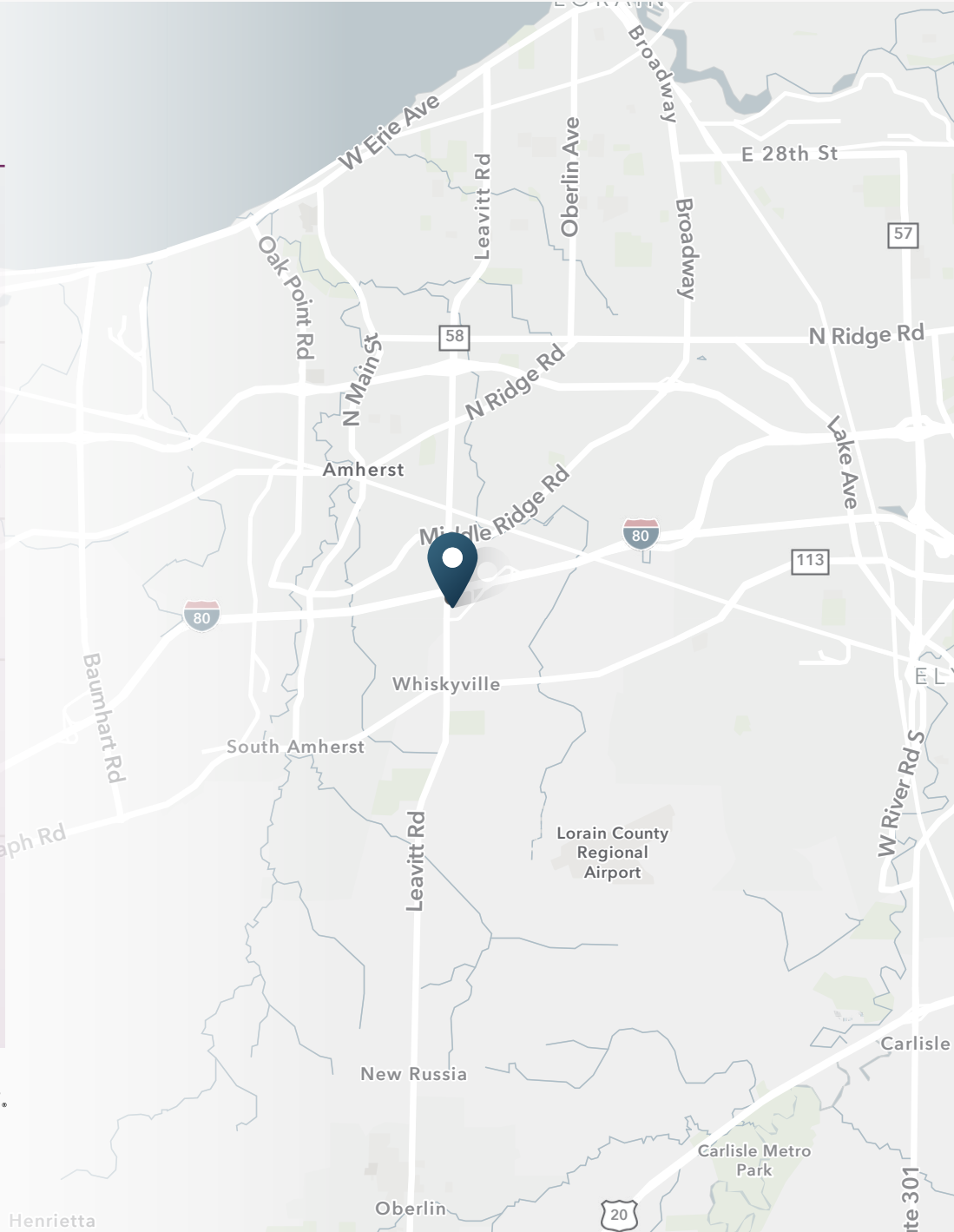
43,799 AADT '23

ESP BREWING COMPANY



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	2,222	24,142	70,747
2029 Projected Population	2,237	24,483	71,590
Proj. Annual Growth 2024 to 2029	0.13%	0.28%	0.24%
Daytime Population	1 mile	3 miles	5 miles
2024 Daytime Population	2,140	21,015	62,993
Workers	1,099	8,960	25,349
Residents	1,041	12,055	37,644
Income	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$144,680	\$107,362	\$84,881
2024 Est. Median Household Income	\$100,728	\$79,386	\$60,570
Households & Growth	1 mile	3 miles	5 miles
2024 Estimated Households	945	10,395	30,253
2029 Estimated Households	971	10,739	31,156
Proj. Annual Growth 2024 to 2029	0.54%	0.65%	0.59%
Race & Ethnicity	1 mile	3 miles	5 miles
2024 Est. White	90%	85%	71%
2024 Est. Black or African American	1%	4%	12%
2024 Est. Asian or Pacific Islander	0%	1%	1%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	8%	10%	16%
2024 Est. Hispanic (Any Race)	7%	9%	17%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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