

PRIME RETAIL DEVELOPMENT SITE FOR LEASE



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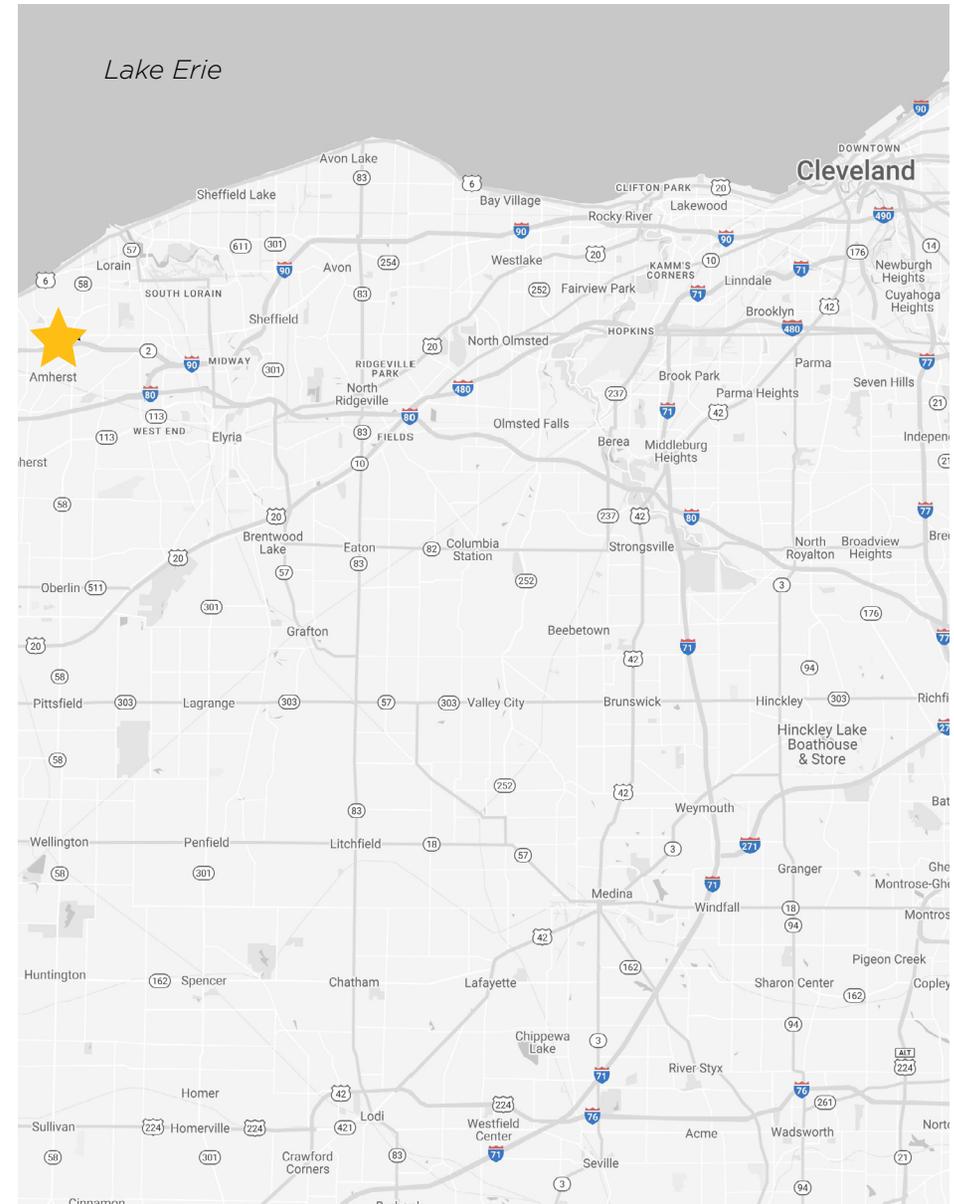
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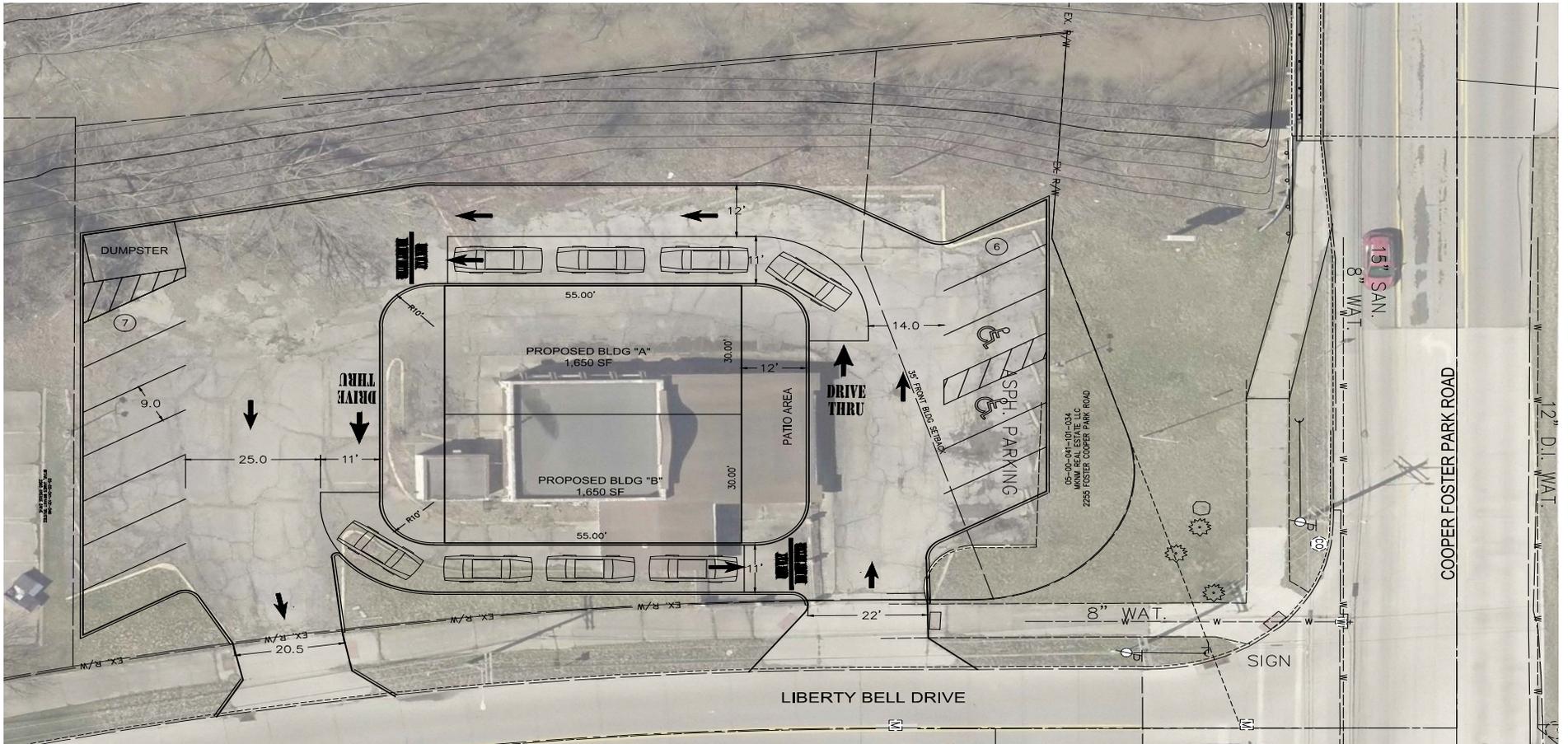
PROPERTY INFO

- **Parcel Number:** 05-00-041-101-034
- **Lot Size:** 0.49 acres
- **Access Points:** Two ingress/egress points off of Liberty Bell Avenue allowing for easy traffic flow
- **Potential Site:** Expansion up to approximately one acre
- **Location:** Close proximity to I-90 and Ohio Turnpike
- **Traffic Counts:** 31,032 VPD (N Leavitt Rd)
(source ODOT)

AREA INFO

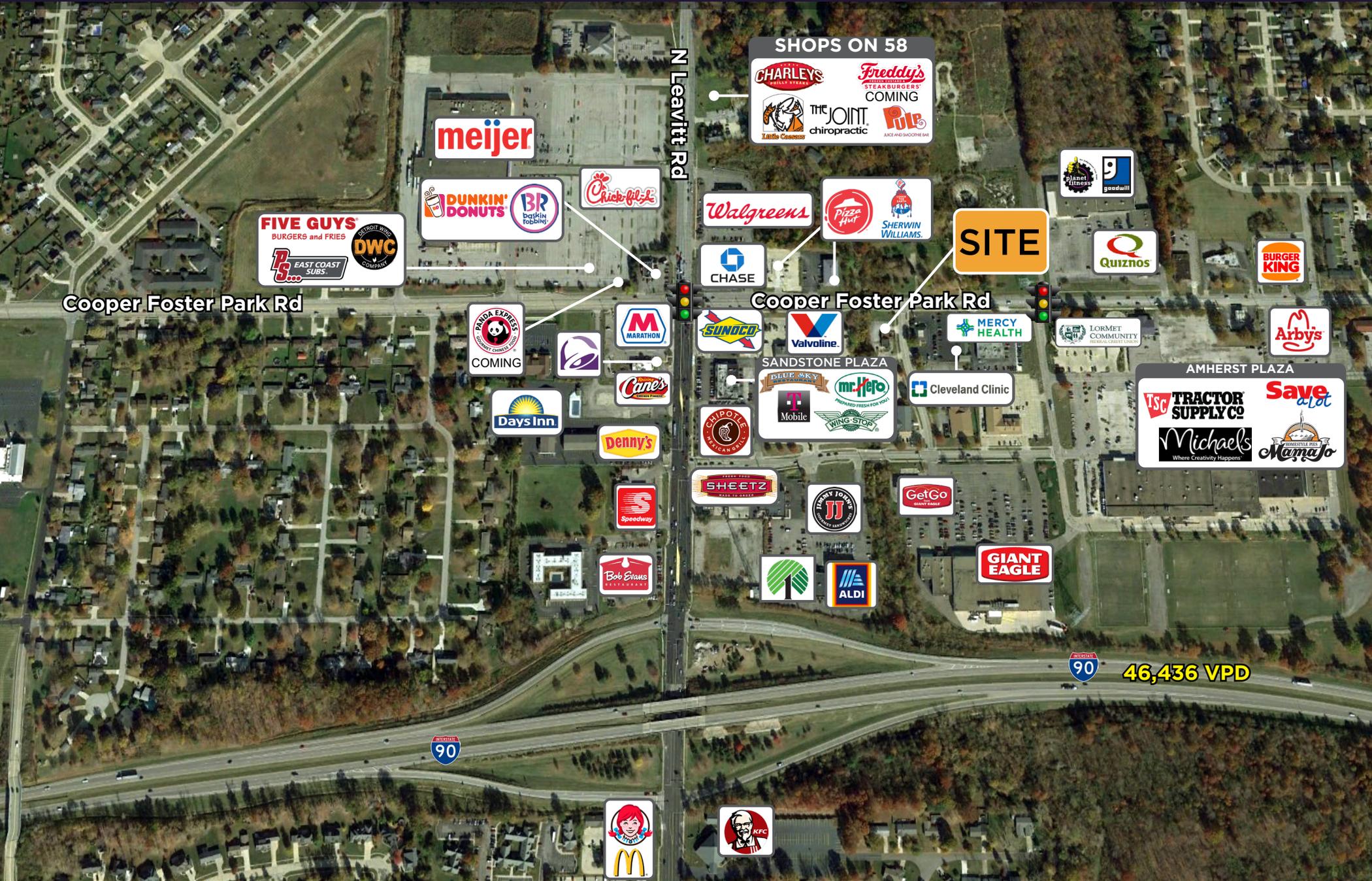
- High profile development site in the heart of the growing Amherst retail corridor
- Neighboring retailers include Walmart, Meijer's, Home Depot, Kohl's, Giant Eagle, Aldi, Tractor Supply, Michaels & more!
- Neighboring restaurants include Chipotle, Arby's, Burger King, Bob Evans, Dunkin' Donuts, McDonald's, Wendy's, and Charleys Cheesesteaks
- **COMING SOON:** Raising Canes, Freddy's Frozen Custard & Steakburgers, and Panda Express
- Located ¼ mile from the brand new Meijer!
- Within a 5 mile radius of the site, the average household income is \$74,022 and population is 93,549





FOR MORE INFORMATION:

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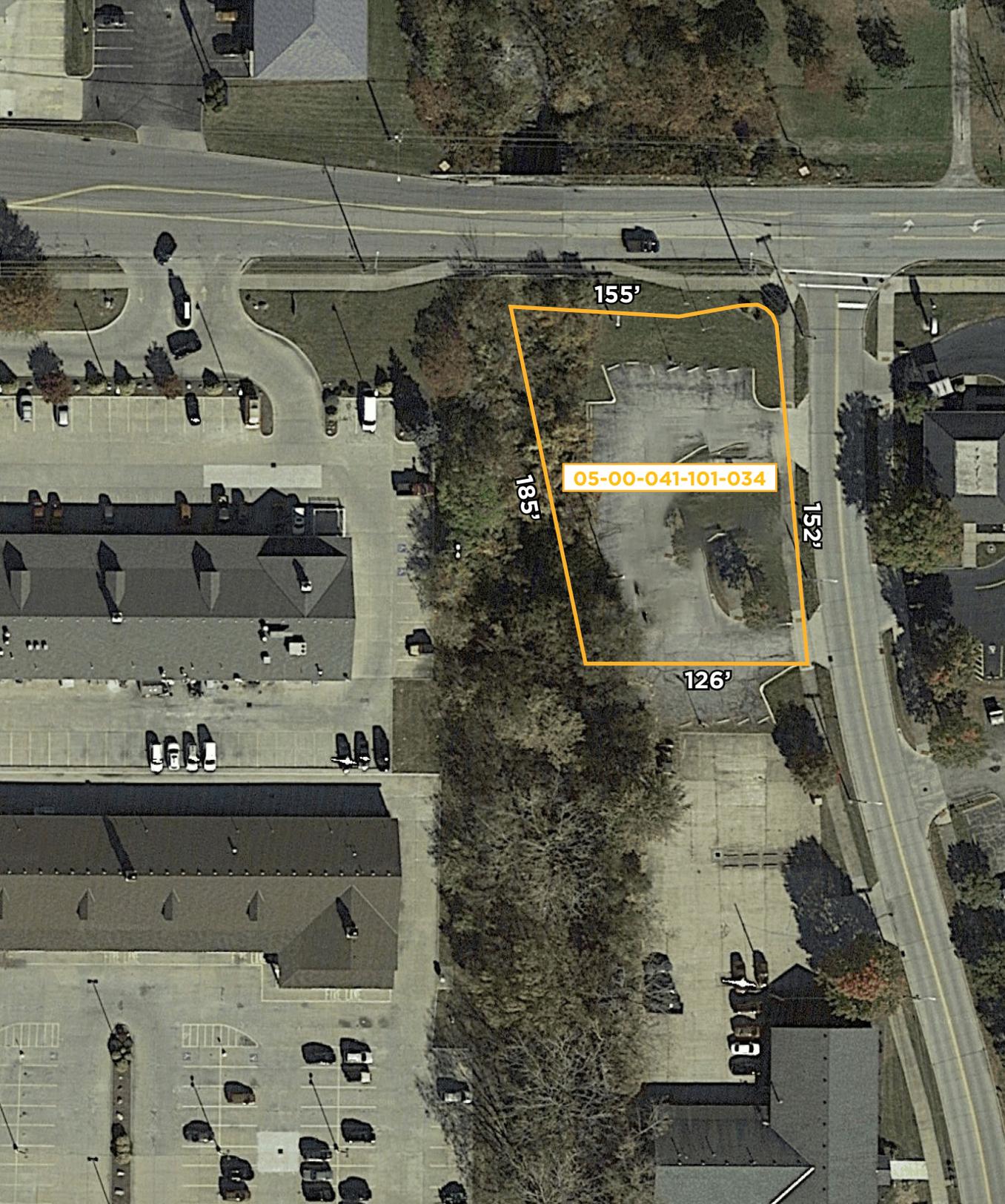
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2023 DEMOGRAPHICS**3 MILES****5 MILES****12 MINUTES**

POPULATION	2023 Population	56,000	93,549	84,518
HOUSEHOLDS	2023 Households	23,329	39,207	35,830
	2023 Average Household Size	2.4	2.4	2.3
INCOME	2023 Average Household Income	\$81,188	\$74,022	\$76,797
	2028 Projected Household Income	\$63,269	\$55,822	\$58,544
BUSINESS	2023 Businesses	1,266	2,358	2,441
	2023 Employees	15,928	29,544	29,382

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