

# ANCHOR OPPORTUNITY AT GATEWAY PLAZA

199 GATEWAY AVENUE, CONNEAUT, OHIO 44030

FOR LEASE  
65,000 SF



- **LOCATED DIRECTLY OFF I-90**
- **JOIN AUTOZONE, DOLLAR TREE AND TACO BELL (NEW 2025)**

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**CBRE**



# THE OPPORTUNITY

- 65,000 SF Anchor Opportunity at Gateway Plaza
- Located directly off I-90, join AutoZone, Dollar Tree and Taco Bell (new 2025)!
- Average household incomes of \$83k+ within a 1-mile radius
- Traffic counts of 26,429 VPD along I-90 and 6,838 VPD along Route 7 (Source: ODOT TIMS)
- Conneaut is experiencing positive growth, including The Conneaut Port Authority's Master Plan focused on economic growth. It aims to develop commercial and mixed-use properties, enhance safety and accessibility with upgrades, and expand outdoor recreation. The plan also prioritizes ecological restoration for climate resilience, with new marina designs anticipated by late 2025



## Quick Stats - 15 Minute Drive Radius



DAYTIME  
POPULATION  
**21,032**



POPULATION  
**26,284**



HOUSEHOLDS  
**10,339**

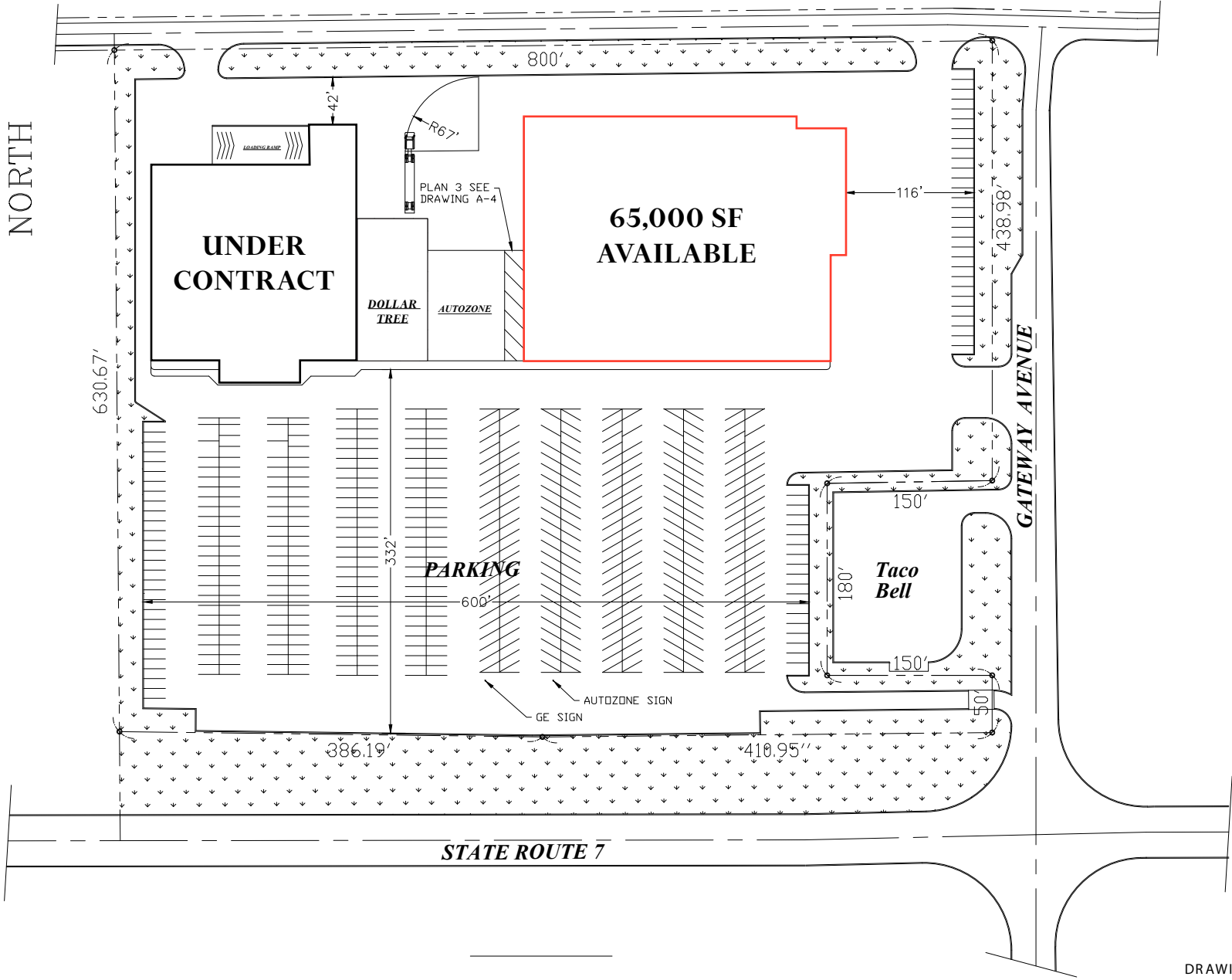


POPULATION  
25 & OVER  
**19,471**



AVG. HOUSEHOLD  
INCOME  
**\$77,144**

# SITE PLAN





# AERIAL VIEW



INTERSTATE 90 26,672 VPD

TRUCK WORLD  
Shell  
BURGER KING

Loves  
McDonald's

UNDER CONTRACT  
NATIONAL RETAILER

AutoZone  
DOLLAR TREE

65,000 SF  
AVAILABLE

TACO BELL  
JUST OPENED  
2025

7

6,772 VPD

Center Rd

Gateway Ave



# DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
<b>2024 Population - Current Year Estimate</b>	4,410	14,987	26,284	58,290
<b>2024 Daytime Population</b>	4,002	11,722	21,032	52,586
<b>2024 Households - Current Year Estimate</b>	1,897	5,734	10,339	23,702
<b>2024 Average Household Income</b>	\$62,122	\$68,939	\$77,144	\$75,785
<b>2029 Average Household Income Projection</b>	\$73,272	\$80,871	\$90,577	\$88,881
<b>2024 Median Household Income</b>	\$51,123	\$53,189	\$59,074	\$55,669
<b>2024 Population Over 25</b>	3,073	11,143	19,471	42,041

## CONTACT US

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