

Colliers



FOR LEASE

# Learwood Square

375-409 Lear Road | Avon Lake, OH 44012

Lauren White  
Vice President  
+1 216 239 5120  
lauren.white@colliers.com

Chris Seelig, CCIM  
Senior Vice President  
+1 216 239 5073  
chris.seelig@colliers.com

Colliers | Cleveland  
200 Public Square, Suite 1050  
Cleveland, OH 44114  
+1 216 239 5060

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## PROPERTY DETAILS

- 1,892 SF available
- Excellent upcoming pad lease opportunity – 3,375 SF
- Established neighborhood shopping center anchored by a high-performing Giant Eagle
- Located at the hard corner intersection of Lear Road and Walker Road
- Major co-tenants include CVS, ACE Hardware, KinderCare, Key Bank, Avon Lake Yoga & Spa, Fitness Evolution (coming soon), and more
- Avon Lake is an affluent suburb, top ranked in Lorain County with average household incomes of \$185,396

# SITE MAP

## Inline Shops - 375 Lear Road

Unit	Tenant	SF
375-A	Ace Hardware	9,680
375-B	Ace Hardware	2,400
375-C	Earthwise	2,400
375-D	Luxury Nail & Spa	1,200
375-E	Subway	1,200
375-G	Marie Simon Dentistry	3,200
375-H	China King	1,600
375-J	Fitness Evolution (coming soon)	5,000
375-K	Ron Zehel Guitar Center	1,600
375-L	CVS	10,000
375-M	Wright Realty	1,200
375-N	Pilates Repertoire	1,200
375-P	Sims-Loman, Inc.	2,400

## Omni Building - 379 Lear Road

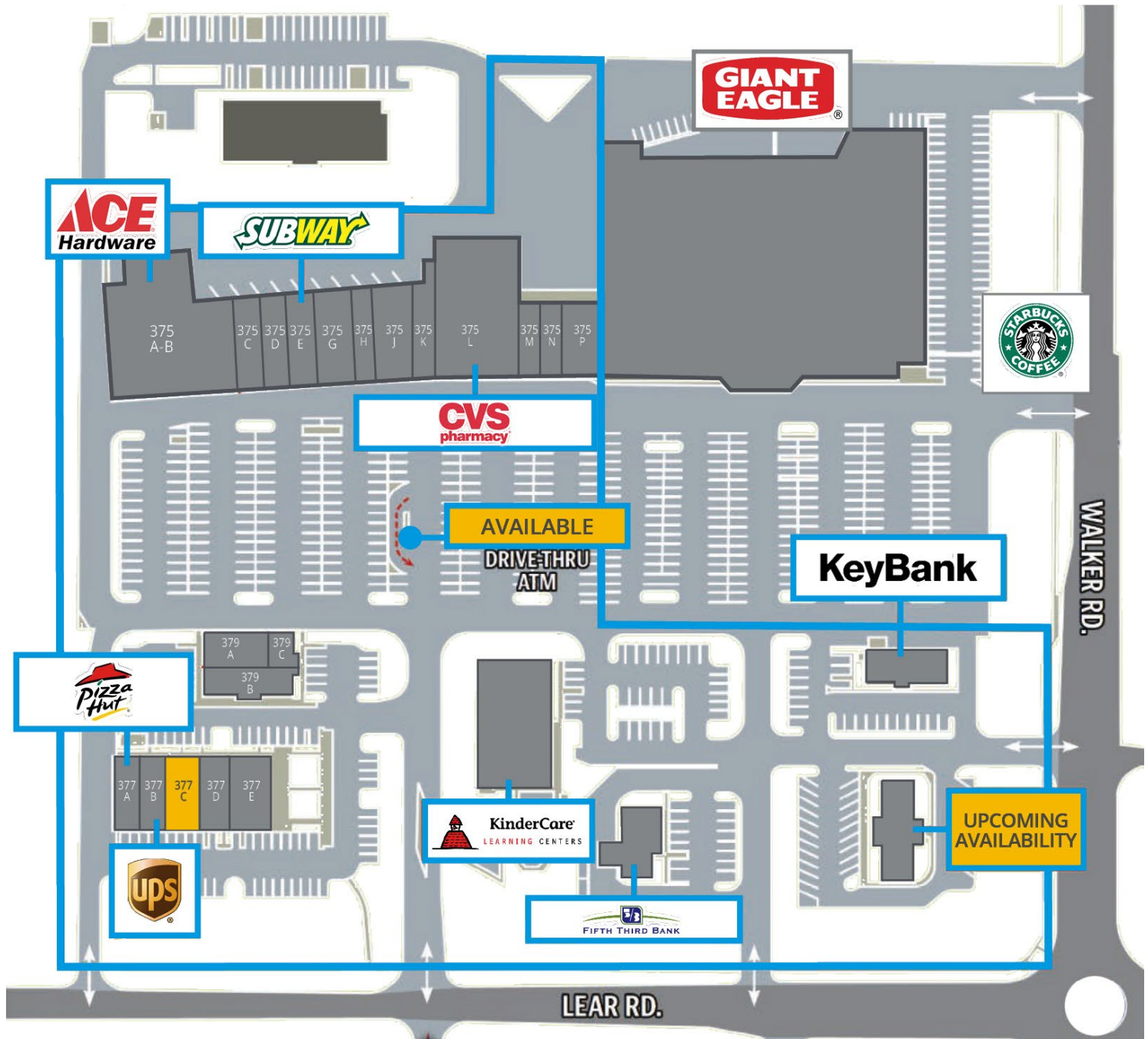
Unit	Tenant	SF
379-A	Edward Jones	1,000
379-B	State Farm	1,480
379-C	Avon Lake Yoga & Spa	2,550

## Retail Pad - 377 Lear Road

Unit	Tenant	SF
377-A	Pizza Hut	1,200
377-B	The UPS Store	1,530
377-C	Available	1,892
377-D	Republic Finance	2,008
377-E	Taki's Greek Kitchen	2,400

## Single Tenant Pads

Unit	Tenant	SF
407	KinderCare	8,804
409	Fifth Third Bank	2,200
32020	Upcoming Availability	3,375
32000	KeyBank	2,900
ATM	Available	



**AERIAL MAP**



**AVAILABLE  
1,892 SF**

**UPCOMING  
AVAILABILITY  
3,375 SF**

**Lear Road**

**Walker Road**

**9,490**

**5,305**

**ACE  
Hardware**

**EARTHWISE Pet**

**SUBWAY**

**CVS  
pharmacy**

**GIANT  
EAGLE**

**STARBUCKS  
COFFEE**

**Pizza  
Hut**

**ups**

**Republic  
FINANCE**

**T-Mobile**

**KinderCare**

**FIFTH THIRD BANK**

**KeyBank**



Click here to view map



Callout box containing logos for: CONRAD'S, Goodard School, Ohio TV, burn boat camp, Great Clips, mr. jif, usbank, FIRST FEDERAL LAKWOOD, and Pizza.

**Learwood Square**

Callout box containing logos for: EARTHWISE Pet, CVS pharmacy, Starbucks, UPS, GIANT EAGLE, KeyBank, PETER JEWELERS & CO., ACE Hardware, KinderCare, and T&K's.

Callout box containing logos for: Dollar Bank, Arby's, Petco, JCPenney, Wendy's, Lowe's, K, ALDI, MEWARDS, DUNKIN', edible arrangements, POWERHOUSE GYM, HOBBY LOBBY, Panera Bread, BEST BUY, Party Place, DULUTH TRADING, Walmart, and Cabelas.

Callout box containing logos for: AT&T, SUBWAY, T-Mobile, MELLY, ANY TIME FITNESS, WYNDHAM, Red Robin, CVS pharmacy, Panera, Michaels, HomeGoods, Marcs, five BEI'W, Marshalls, carter's, heinens, MATTRESS FIRM, Bath Body Works, Applebee's, and COSTCO WHOLESALE.

Callout box containing logos for: meijer, LEVIN FURNITURE, jiffy lube, Great Clips, SLIM CHICKENS, and Cleveland Clinic.

Callout box containing logos for: KeyBank, CHASE, HOME SENSE, Bob Evans, McDonald's, Marcs, Pet Supplies Plus, FRESH+HYME, and T-Mobile.

6

6

83

8,503

7,893

9,490

5,305

18,033

10,865

8,040

74,871

254

Moore Rd

Jaycox Rd

Lear Rd

Bradley Rd

Crocker Rd

BALDWIN BRAWLING

Swensons

SKY ZONE

Huddle'n Express

DOUBLE TREE

Crocker Park



CLICK HERE FOR FULL DEMOGRAPHICS



**POPULATION**

1-Mile 8,715  
3-Mile 36,844  
5-Mile 85,747



**MEDIAN AGE**

1-Mile 45.6  
3-Mile 44.9  
5-Mile 44.8



**AVERAGE HOUSEHOLD INCOME**

1-Mile \$185,396  
3-Mile \$168,455  
5-Mile \$164,058



**DAYTIME POPULATION**

1-Mile 6,268  
3-Mile 36,937  
5-Mile 93,295

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