



Meijer Outparcel

3292 Elida Rd, Lima, OH 45807

Property Description

This is a Prime Outparcel opportunity located in front of Meijer and adjacent to existing strip of Chipotle, Five Guys, Verizon and Aspen Dental all fronting Elida Road in Lima, OH. The outparcel can likely accommodate a +/-2,500 SF building with a potential drive thru opportunity on +/-0.76 acres. The outparcel is located in the main retail corridor of Lima, with combined traffic counts of around 24,000 VPD on both Elida and Eastown Roads.

Property Highlights

- Meijer Outparcel Ground Lease opportunity on +/-0.76 acres sitting on Elida Road
- Drive-thru potential
- Lot size could accommodate a +/-2,500 SF building
- Combined traffic counts of 24,000 VPD on Elida and Eastown Road
- Outparcel is anchored by Meijer, Chipotle, Verizon, Aspen Dental, Five Guys, Discount Tire, Panda Express and a brand new 7 Brew Coffee



Building Summary

Available SF:	0.76 Acres
Lease Rate:	Negotiable







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Location Map

Meijer Outparcel
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The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Retailer Map

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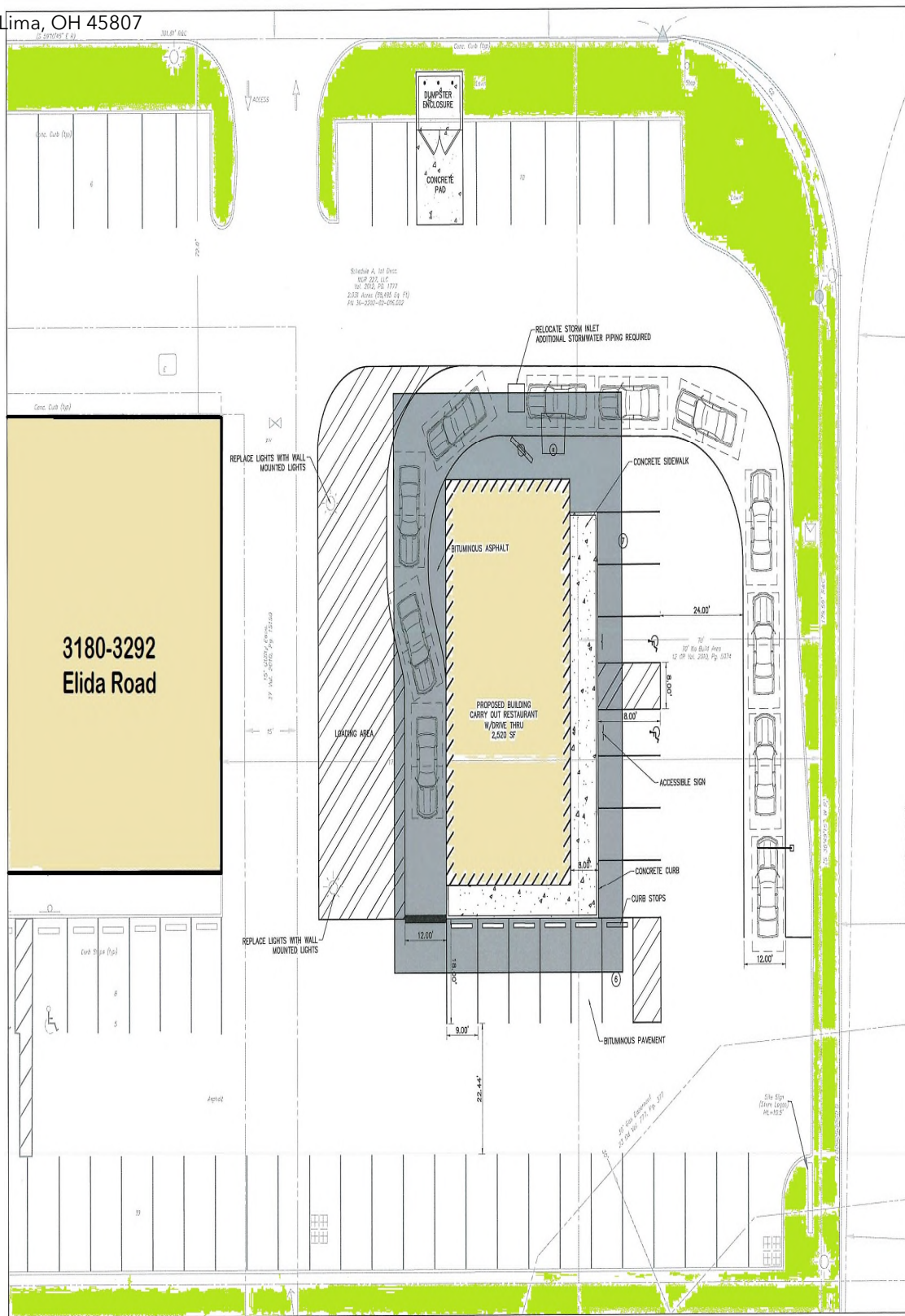
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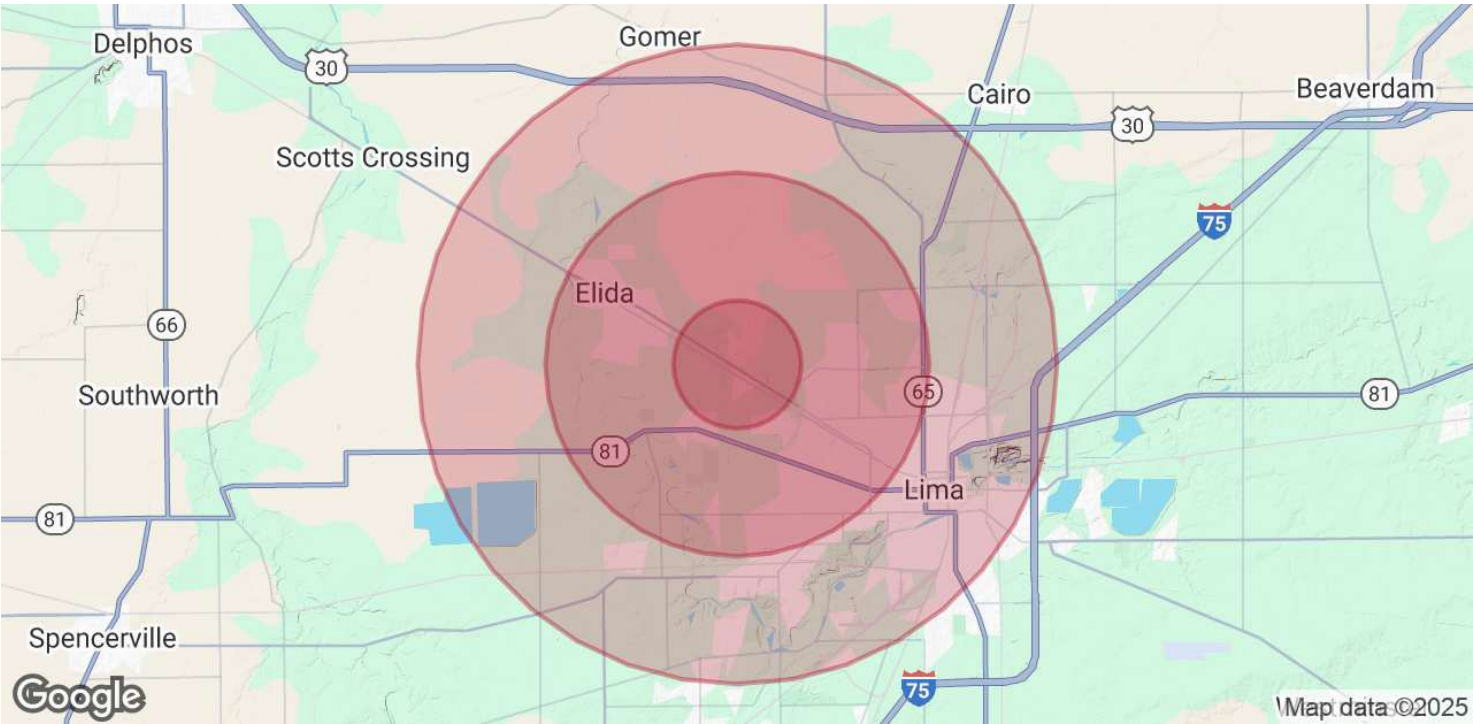
POTENTIAL SITE PLAN (WITH DRIVE-THRU)

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,540	31,632	57,203
Average Age	46	40	40
Average Age (Male)	43	38	39
Average Age (Female)	48	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	723	13,531	23,338
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$75,292	\$66,383	\$68,767
Average House Value	\$167,990	\$158,328	\$155,616

Demographics data derived from AlphaMap

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