

# RIVER STREET SQUARE

279 MIDWAY BOULEVARD  
ELYRIA, OH

SITES

CRESTWOOD  
ELEMENTARY SCHOOL  
WESTWOOD  
ELEMENTARY  
SCHOOL

DOLLAR GENERAL

Griswold Rd 7.975 (2024)

LOWE'S

57

Lorain Blvd 43.061 (2024)

FINISH LINE

MIDWAY MALL

Dunham's

STAPLES

Marc's

PETSMART  
Dfw SUPER  
BINs  
CSL Plasma  
DOLLAR TREE

RIVER STREET SQUARE

MIDWAY CROSSING  
Planet fitness

VALLEY OF THE EAGLES  
GOLF CLUB

KOPF FAMILY GOLF COURSE  
AT CHERRY RIDGE

W. Queen Rd N 51.271 (2024)

Gulf Rd 11.175 (2024)

80

48.170 (2024)

Ohio Turnpike

47.352 (2024)

John F Kennedy Memorial Pkwy 11.002 (2024)

MIDWAY MARKET SQUARE  
THE HOME DEPOT  
giant eagle  
Gabe's  
PET SUPPLIES PLUS  
FORMER JOANN

Hilliard Rd

80

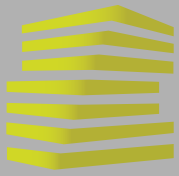
Shell  
Spartan

57

OAKWOOD  
ELEMENTARY  
SCHOOL

NORTHWOOD  
MIDDLE SCHOOL

LOCATION.  
commercial real estate

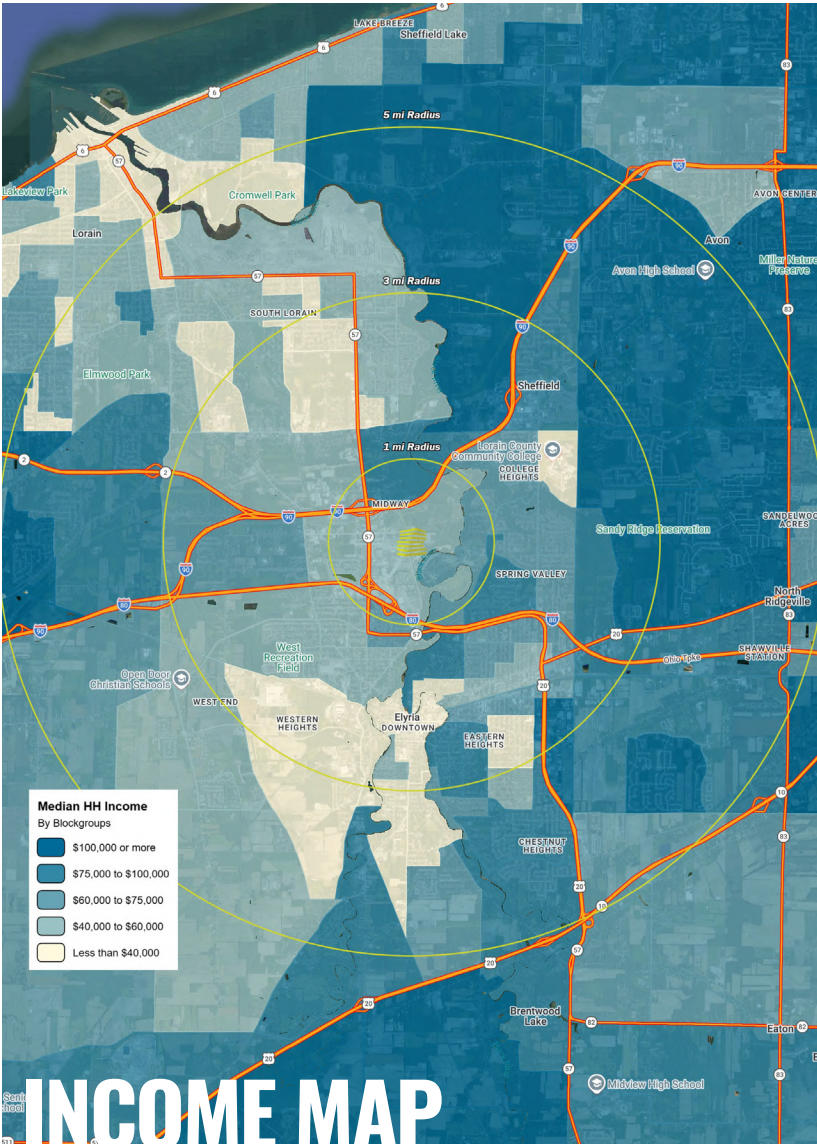


# RIVER STREET SQUARE

## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

Elyria is a well-established community located approximately 25 miles west of Cleveland in Lorain County, Ohio, serving as both the county seat and a key regional commercial center. Positioned along Interstate 90, Interstate 80, and Interstate 480, the city benefits from strong regional connectivity throughout Northeast Ohio.

Elyria's economy is supported by a diverse mix of manufacturing, healthcare, education, and logistics employers. Major institutions in the area include University Hospitals Elyria Medical Center, Lorain County Community College, and several established manufacturing operations that contribute to a stable workforce and daytime population.

Retail and commercial development is concentrated along major corridors such as State Route 57, State Route 254, and the Midway Mall trade area, where a mix of national retailers, grocery stores, restaurants, and service-oriented businesses serve residents from Elyria and surrounding communities.

With strong highway access, an established employment base, and its role as a regional service hub for Lorain County, Elyria represents a stable and well-supported trade area for retail, medical, and commercial development.

### DEMOGRAPHICS

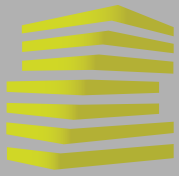
	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>3,628</b>	<b>52,099</b>	<b>128,047</b>
<b>HOUSEHOLDS</b>	<b>1,882</b>	<b>22,899</b>	<b>53,144</b>
<b>EMPLOYEES</b>	<b>1,898</b>	<b>24,739</b>	<b>60,255</b>
<b>MED HH INCOME</b>	<b>\$53,168</b>	<b>\$58,948</b>	<b>\$70,889</b>

### AREA RETAIL | RESTAURANTS



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## SITE PLAN & DETAILS

URI STARR

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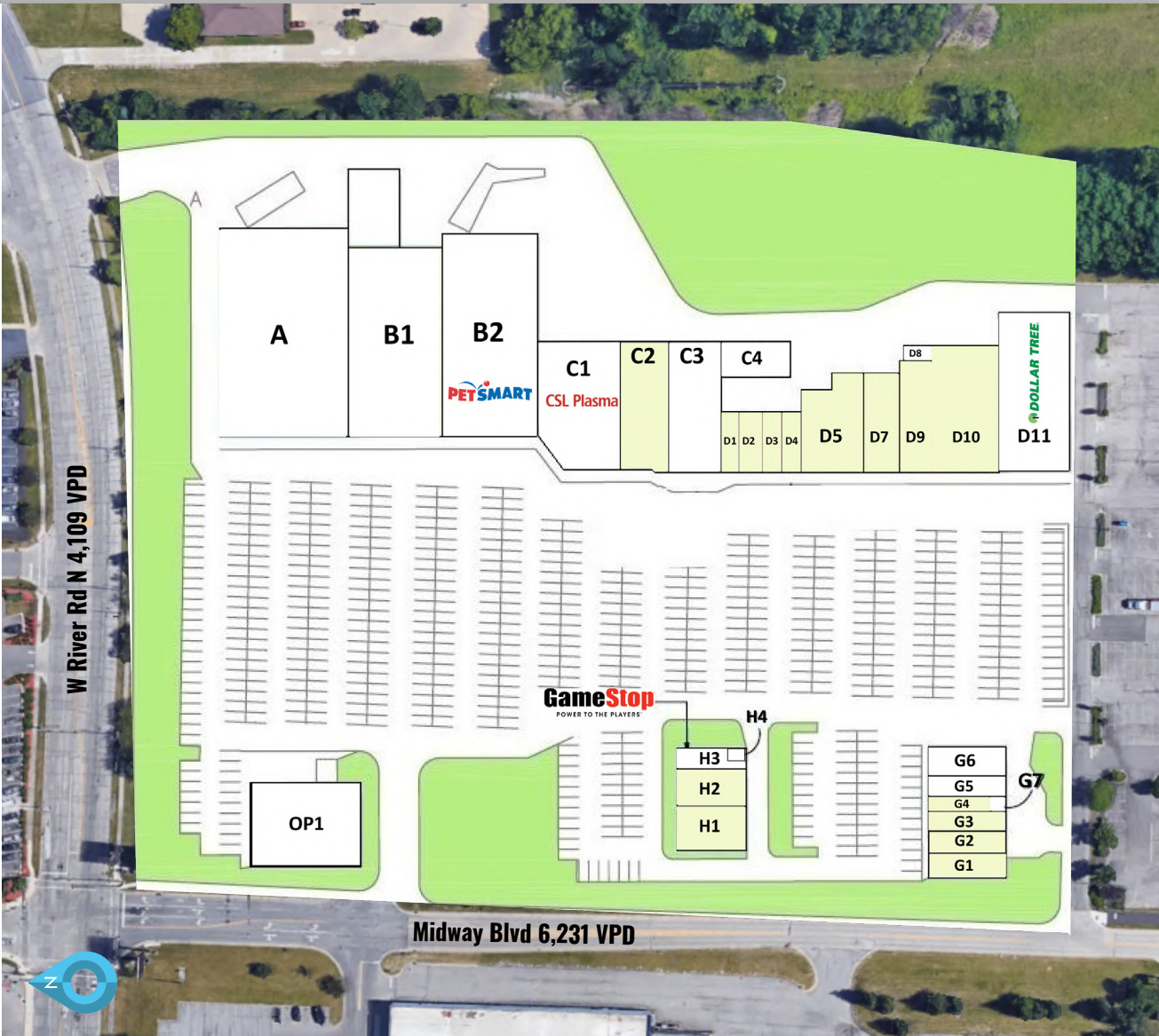
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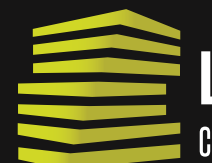
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Suite	Tenant	SF	Suite	Tenant	SF
A	Discount Fashion Warehouse	25,256	G1	Available	2,000
B1	Super Bins	17,500	G2, G3	Available	1,500
B2	PetSmart	19,118	G4	Available	870
C1	CSL Plasma	10,287	G5	Best Cuts	1,556
C2	Available	5,500	G6	Pure Foot Spa	1,500
C3	Buffalo Wild Wings	6,500	G7	Landlord Room #4	N/A
C4	Landlord Room #2	N/A	H1	Available	3,000
D1, D2, D3, D4, D5	Available	1,200	H2	Available	2,500
D5	Available	5,400	H3	GameStop	1,400
D7	Available	3,889	H4	Landlord Room #3	N/A
D8	Landlord Room #1	N/A	OP1	The Exchange	9,013
D9	Available	4,875			
D10	Available	7,000			
D11	Dollar Tree	12,000			



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