

# FORMER RITE AID AVAILABLE!

3710 SHAWNEE ROAD, LIMA, OHIO 45801



**FOR SALE & FOR LEASE**  
**14,564 SF | 1.46 AC**

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**CBRE**

# THE OPPORTUNITY

- Freestanding 14,564 SF former Rite Aid available on 1.46 AC at a signalized hard corner
  - Lease: \$10/SF NNN
  - Sale: \$1,300,000
- The site is located at main/main in the southwest corridor of Lima at a signalized intersection with over 20k+ VPD at the intersection
- Neighboring users include CVS, Dollar General, Apollo Career Center, Joint Systems Manufacturing Center and more!
- The market has an average household income of \$86,417 in a 20 minute drive time
- Zoned B-2 Business and Commercial
- 60 total parking spaces and a double drive-thru



## QUICK STATS – 20 MINUTE DRIVE RADIUS



DAYTIME  
POPULATION  
**109,577**



POPULATION  
**106,605**



HOUSEHOLDS  
**43,960**

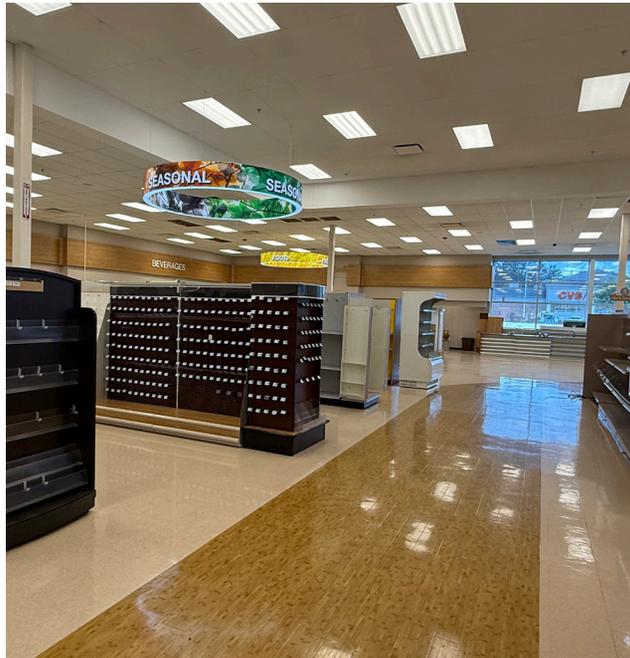
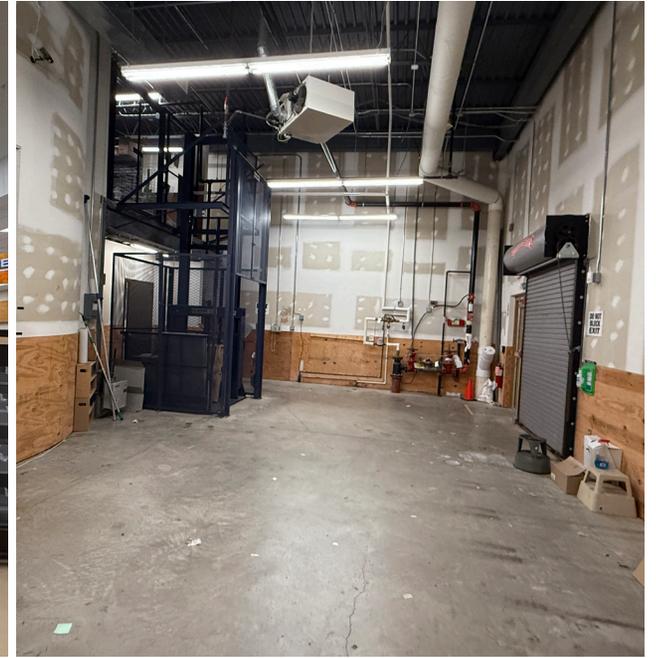


POPULATION  
25 & OVER  
**73,889**

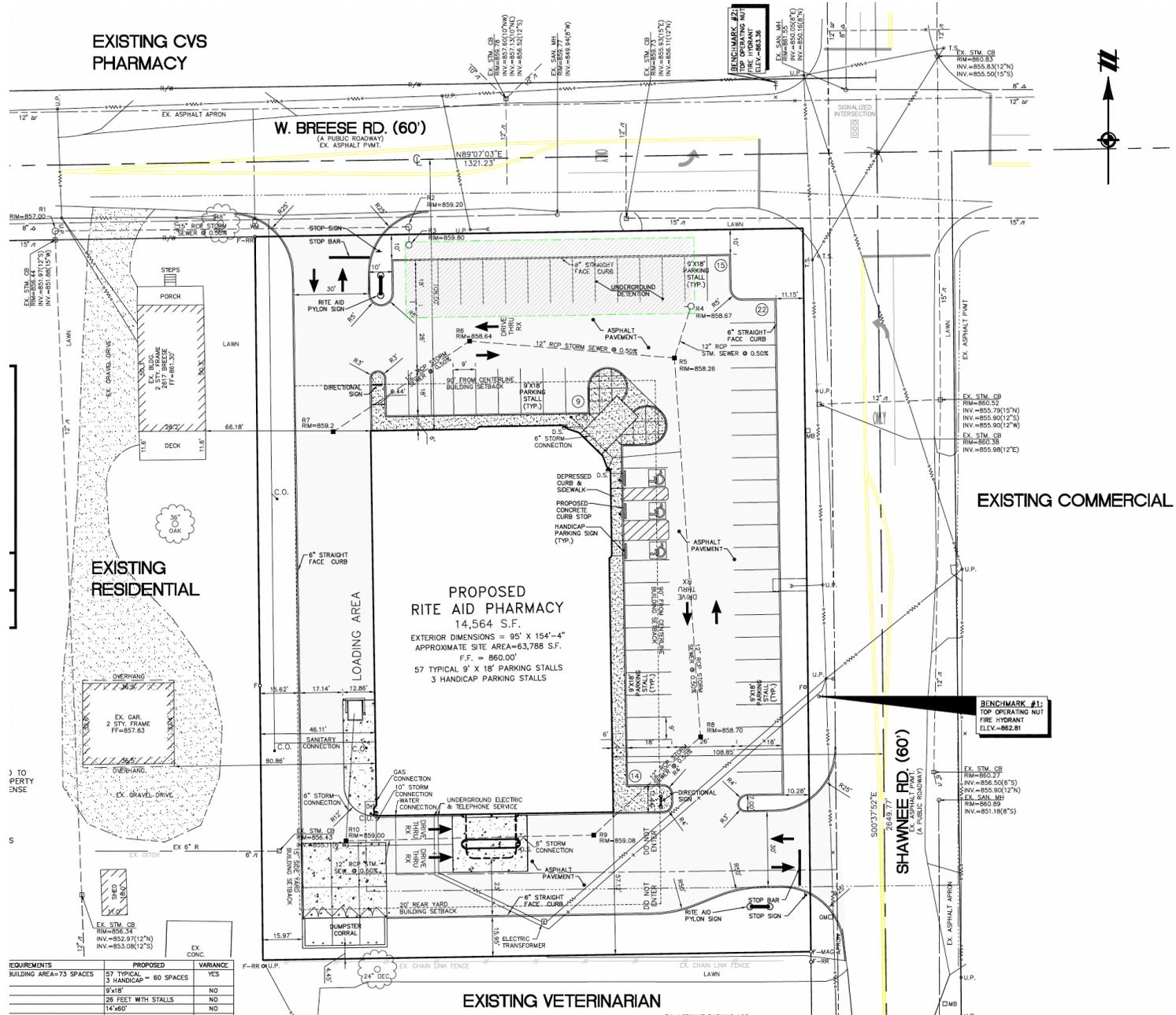


AVG. HOUSEHOLD  
INCOME  
**\$86,417**

# INTERIOR PICTURES



# SURVEY



# AERIAL VIEW



# DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
2024 Population - Current Year Estimate	36,030	106,605	185,320
2024 Daytime Population	45,038	109,577	187,627
2024 Households - Current Year Estimate	15,257	43,960	74,735
2024 Average Household Income	\$89,397	\$86,417	\$89,376
2029 Average Household Income Projection	\$99,518	\$95,854	\$98,642
2024 Median Household Income	\$68,093	\$67,008	\$70,818
2024 Population Over 25	24,945	73,889	127,203

## CONTACT US

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