

## Retail Space

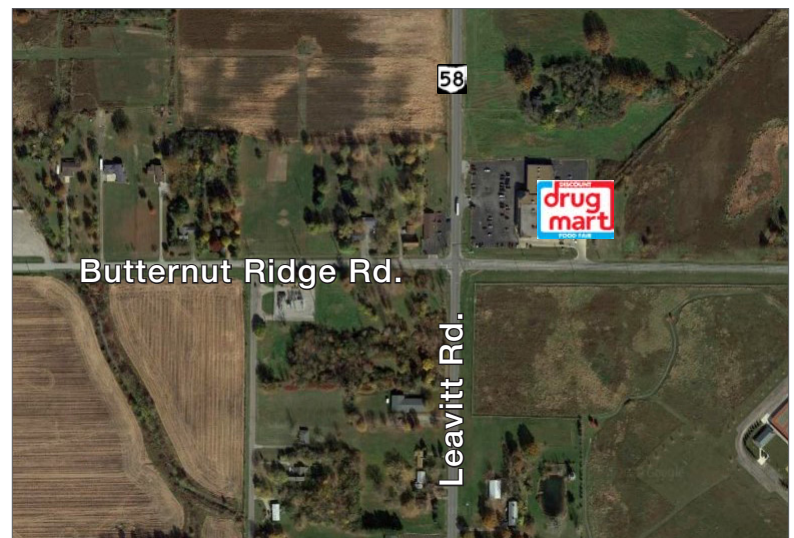
*Now Accepting Salons, Spas and Restaurants*



**12289 Leavitt Rd.**  
Oberlin, OH

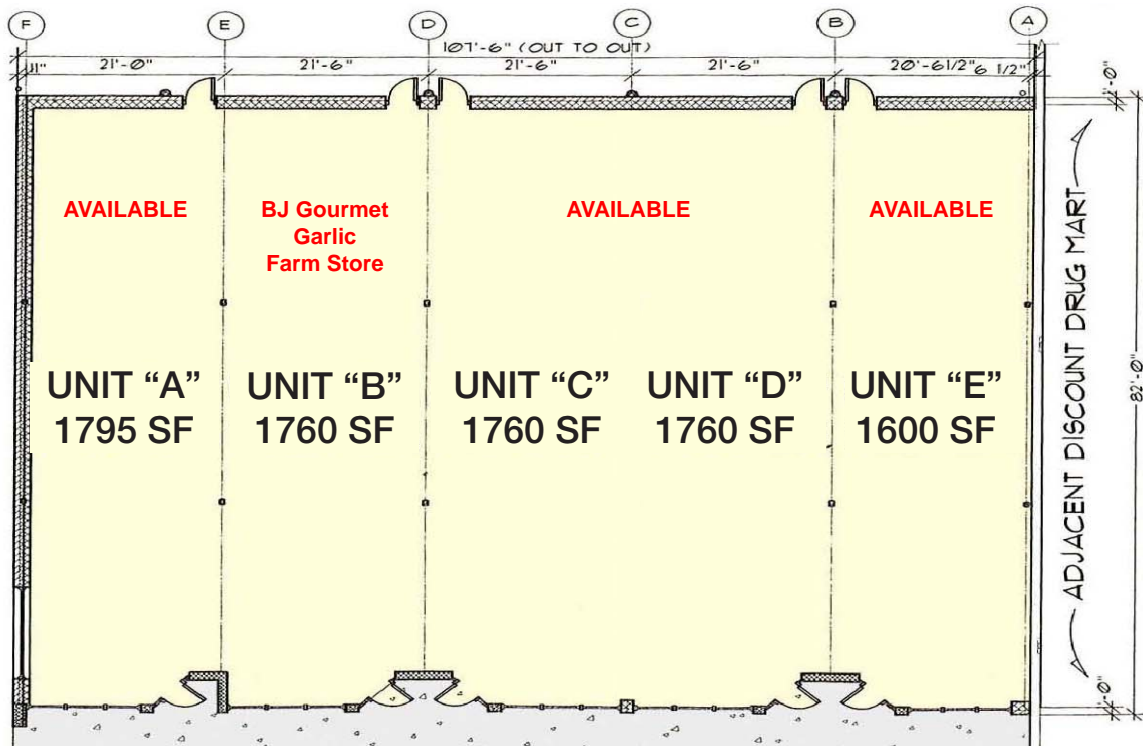
### Property Features

- Anchored by Discount Drug Mart
- Retail Shopping Center with Medical Space
- Endcap Unit can be used as a Drive-Thru
- Unit C & D is a former pediatrician's office excellent medical or dental office opportunity
- Located near the corner of Butternut Ridge Road and Rte. 58
- Vanilla Box Build Out
- Located Near Oberlin College



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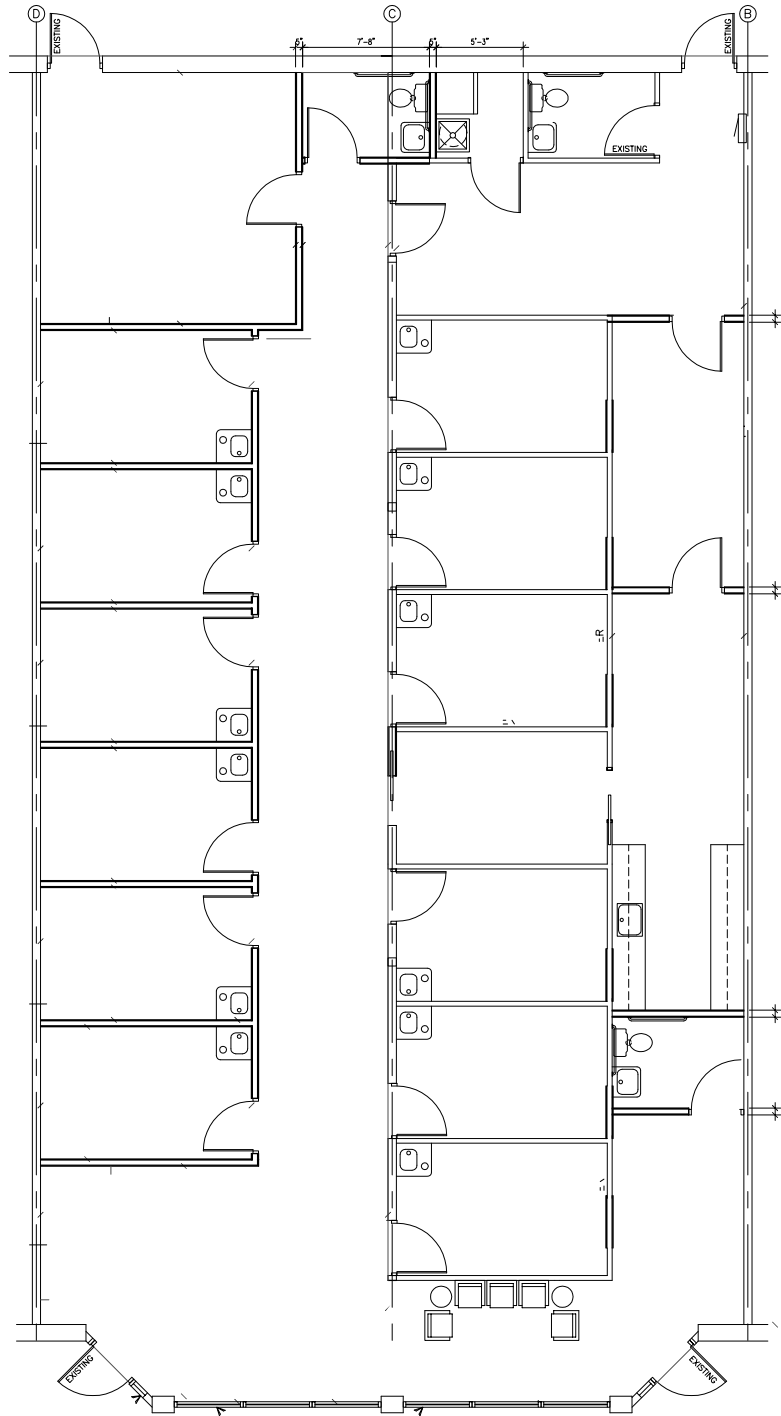


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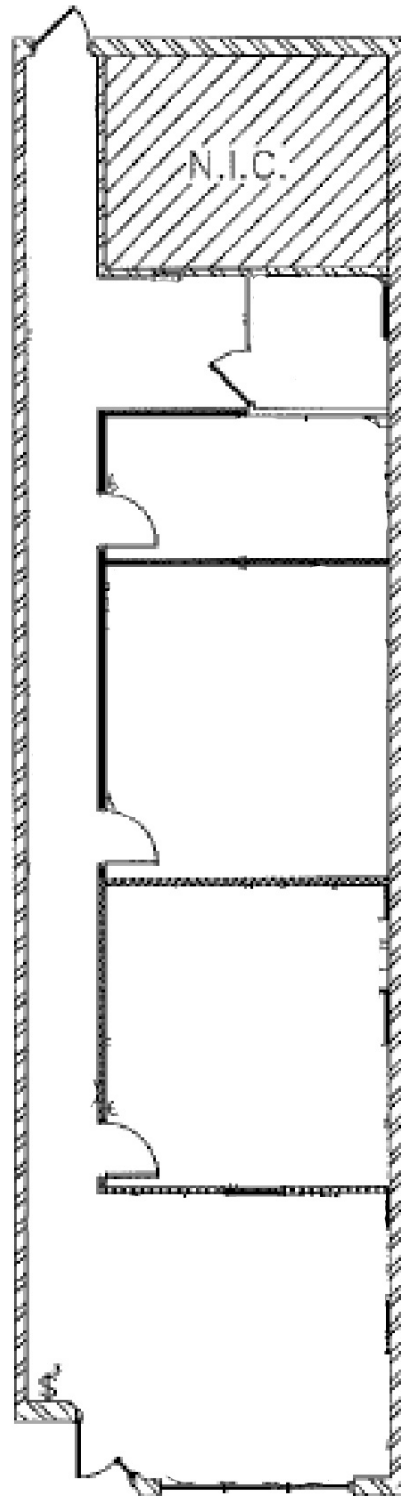
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### Executive Summary

12289 Leavitt Rd, Oberlin, Ohio, 44074 2  
12289 Leavitt Rd, Oberlin, Ohio, 44074  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.30944  
Longitude: -82.21569

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,609	10,656	20,670
2020 Population	2,904	10,793	20,733
2024 Population	2,656	10,445	20,659
2029 Population	2,648	10,486	20,916
2010-2020 Annual Rate	1.08%	0.13%	0.03%
2020-2024 Annual Rate	-2.08%	-0.77%	-0.08%
2024-2029 Annual Rate	-0.06%	0.08%	0.25%
2020 Male Population	43.7%	45.8%	47.9%
2020 Female Population	56.3%	54.2%	52.1%
2020 Median Age	25.0	34.0	41.7
2024 Male Population	44.0%	46.6%	48.7%
2024 Female Population	56.0%	53.4%	51.3%
2024 Median Age	28.2	36.4	42.8

In the identified area, the current year population is 20,659. In 2020, the Census count in the area was 20,733. The rate of change since 2020 was -0.08% annually. The five-year projection for the population in the area is 20,916 representing a change of 0.25% annually from 2024 to 2029. Currently, the population is 48.7% male and 51.3% female.

#### Median Age

The median age in this area is 42.8, compared to U.S. median age of 39.3.

#### Race and Ethnicity

2024 White Alone	80.3%	75.5%	80.0%
2024 Black Alone	8.0%	11.4%	9.1%
2024 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2024 Asian Alone	2.9%	2.2%	1.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.0%	2.4%	1.9%
2024 Two or More Races	6.7%	8.2%	7.3%
2024 Hispanic Origin (Any Race)	4.3%	5.5%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.5 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

2024 Wealth Index	72	86	85
2010 Households	622	3,625	7,637
2020 Households	616	3,546	7,842
2024 Households	618	3,616	8,138
2029 Households	623	3,693	8,399
2010-2020 Annual Rate	-0.10%	-0.22%	0.27%
2020-2024 Annual Rate	0.08%	0.46%	0.88%
2024-2029 Annual Rate	0.16%	0.42%	0.63%
2024 Average Household Size	2.53	2.20	2.20

The household count in this area has changed from 7,842 in 2020 to 8,138 in the current year, a change of 0.88% annually. The five-year projection of households is 8,399, a change of 0.63% annually from the current year total. Average household size is currently 2.20, compared to 2.24 in the year 2020. The number of families in the current year is 4,854 in the specified area.

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	18.0%	21.6%	22.7%
<b>Median Household Income</b>			
2024 Median Household Income	\$62,604	\$70,296	\$63,381
2029 Median Household Income	\$70,494	\$80,613	\$73,011
2024-2029 Annual Rate	2.40%	2.78%	2.87%
<b>Average Household Income</b>			
2024 Average Household Income	\$89,412	\$95,653	\$90,833
2029 Average Household Income	\$102,056	\$112,050	\$106,692
2024-2029 Annual Rate	2.68%	3.21%	3.27%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$27,088	\$33,823	\$36,045
2029 Per Capita Income	\$30,928	\$40,168	\$43,074
2024-2029 Annual Rate	2.69%	3.50%	3.63%
<b>GINI Index</b>			
2024 Gini Index	42.0	42.2	41.7
<b>Households by Income</b>			

Current median household income is \$63,381 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$73,011 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,833 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$106,692 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,045 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,074 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	125	105	100
2010 Total Housing Units	710	3,913	8,249
2010 Owner Occupied Housing Units	230	2,134	5,132
2010 Renter Occupied Housing Units	392	1,491	2,505
2010 Vacant Housing Units	88	288	612
2020 Total Housing Units	681	3,982	8,546
2020 Owner Occupied Housing Units	229	2,151	5,350
2020 Renter Occupied Housing Units	387	1,395	2,492
2020 Vacant Housing Units	52	450	698
2024 Total Housing Units	687	4,048	8,828
2024 Owner Occupied Housing Units	244	2,276	5,725
2024 Renter Occupied Housing Units	374	1,340	2,413
2024 Vacant Housing Units	69	432	690
2029 Total Housing Units	692	4,125	9,083
2029 Owner Occupied Housing Units	258	2,391	6,044
2029 Renter Occupied Housing Units	365	1,302	2,355
2029 Vacant Housing Units	69	432	684
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	46.6	50.4	51.3

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