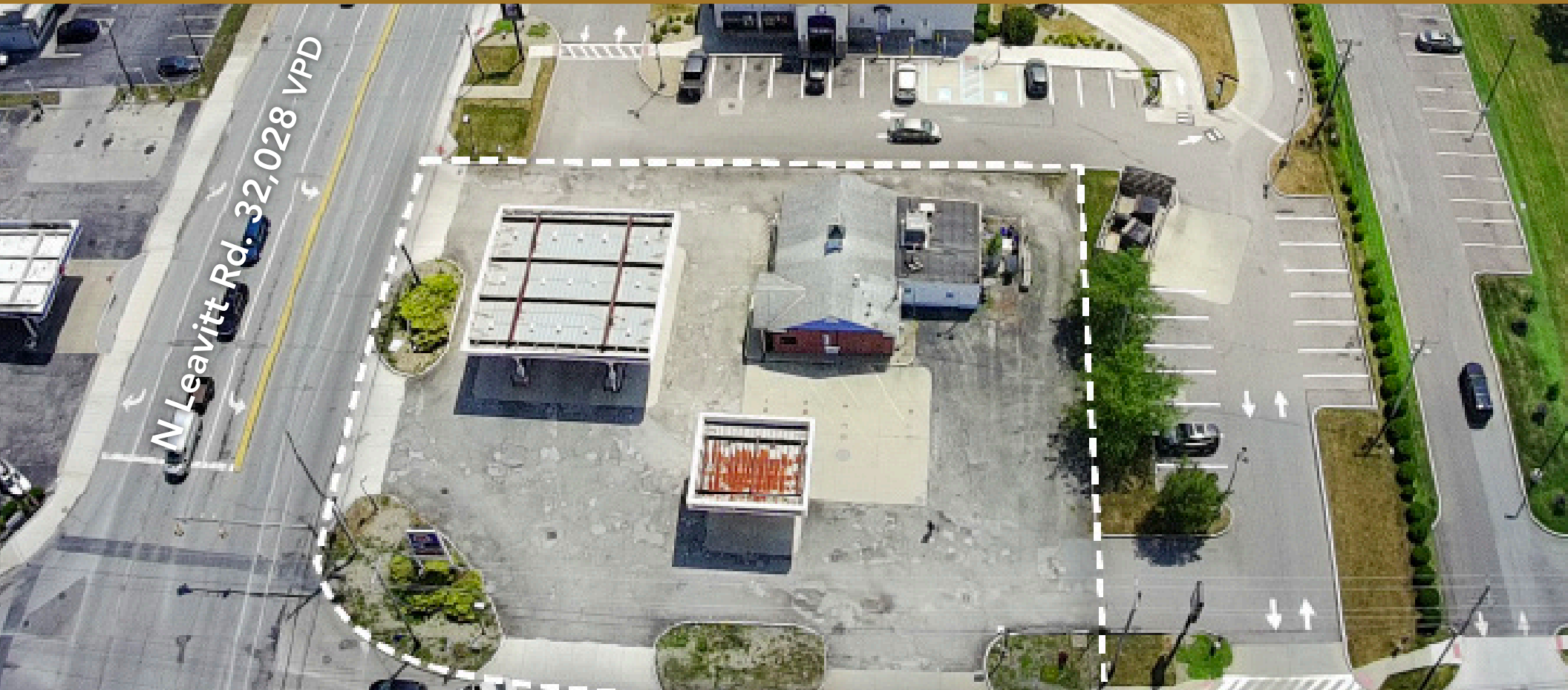


AVAILABLE FOR SALE | LEASE



960 N Leavitt Rd,
Amherst, OH 44001

REAT
COMMERCIAL
REAL ESTATE
ADVISORY
TEAM



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- 0.86 Acres | 2,023 SF C-Store
- Located at the major intersection of N. Leavitt Rd. and Cooper Foster Park Rd..
- Turnkey Opportunity: fuel pumps and store are fully operational with no restrictions on resuming business
- 4 ingress/egress locations plus 2 easement access points.
- Situated in the epicenter of the retail corridor with excellent visibility and access.
- Expired fuel contract | No reportable sales available



SITE

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SHERWIN WILLIAMS.



960 N Leavitt Rd,
Amherst, OH 44001
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SHEETZ



University Hospitals
Urgent Care

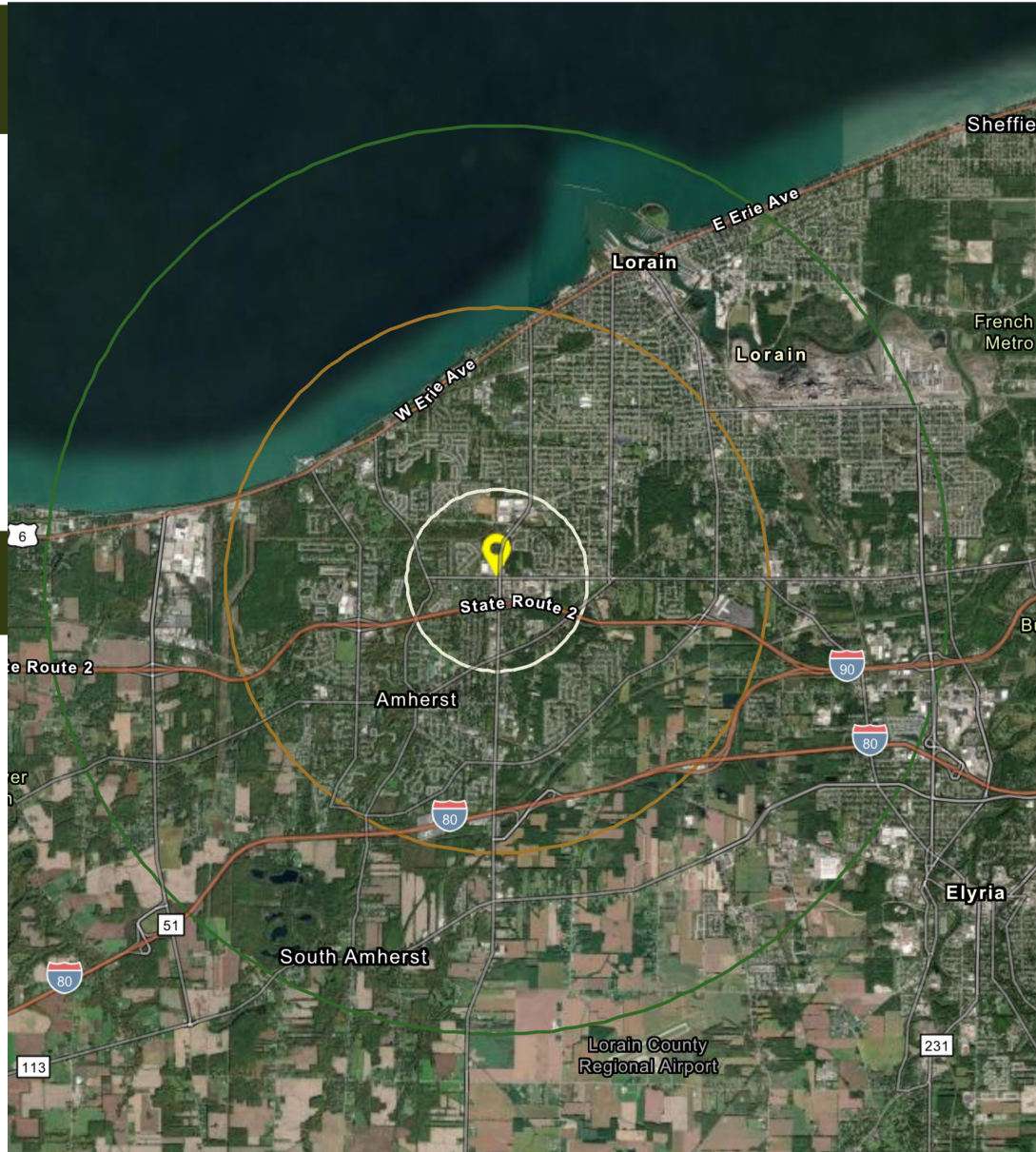


960 N Leavitt Rd,
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Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$87,367	\$74,434	\$60,315
2025 Average Household Income	\$101,296	\$94,821	\$83,681
2025 Per Capita Income	\$43,151	\$39,955	\$35,235

Population	1 mile	3 miles	5 miles
2025 Total Population	7,003	55,201	92,169
2024-2029 Growth Rate: Population	0.2%	0.3%	0.3%
2025 Daytime Pop: Workers	3,914	16,729	29,692
2025 Median Age	43.2	42.8	41.8



**960 N Leavitt Rd,
Amherst, OH 44001**

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960 N Leavitt Rd, Amherst, OH 44011

REAT
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ADVISORY
TEAM



Victor D. Kirallah

Principal

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