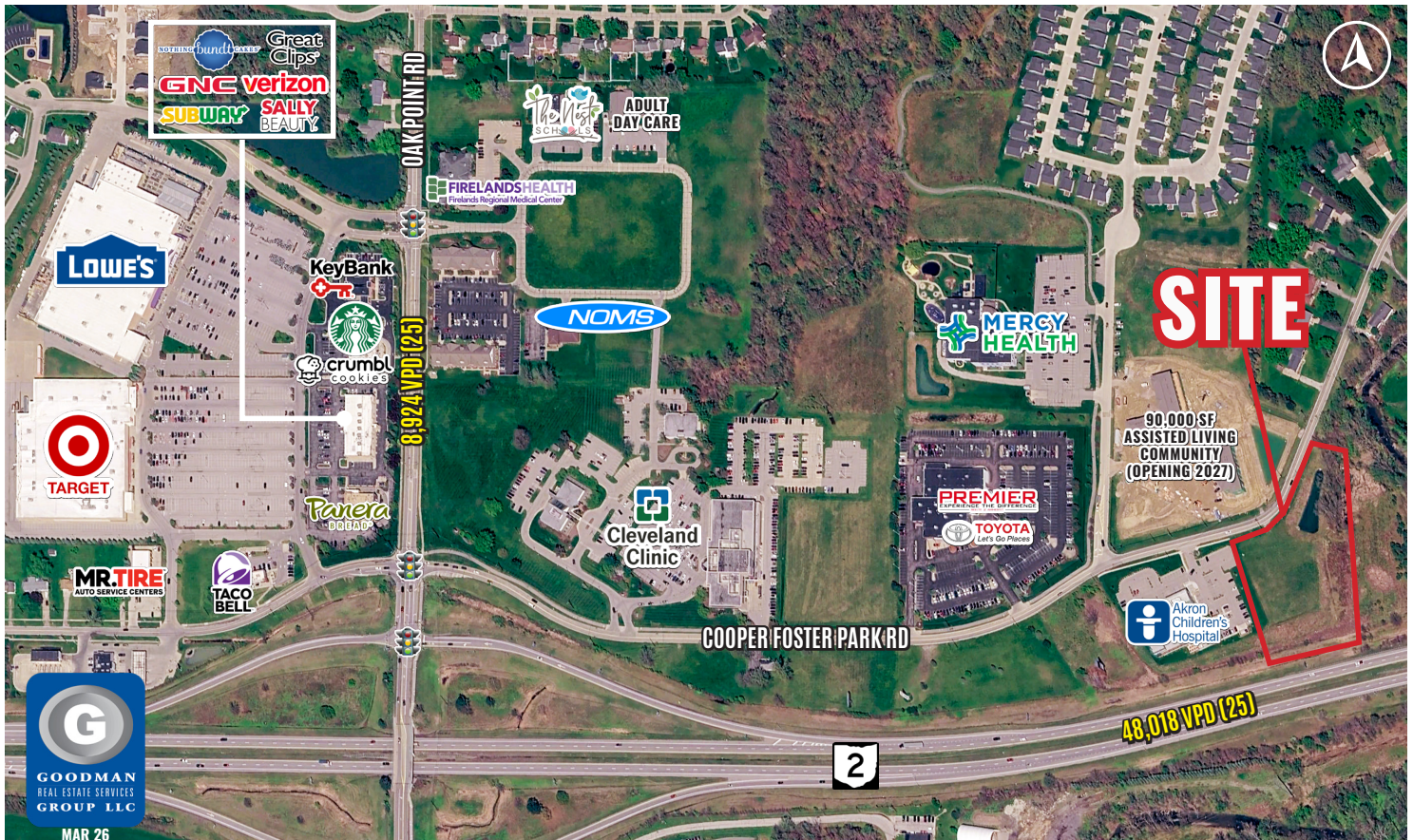




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AMHERST PARK PLACE

Amherst, Ohio



HIGHLIGHTS

- **AVAILABLE:** 17,560 SF medical office building on 1.33 AC for sale or build to suit
- Join Target, Lowe's, The Cleveland Clinic, Premier Toyota, Mercy Health, Noms Health, Firelands Hospital, Akron Children's Hospital, University Hospitals state-of-the-art surgical center, and more at this emerging interchange
- Frontage exposure to State Route 2 and access via Cooper Foster Park Road
- Fully improved, accessible parcels with pylon signage now available
- Hundreds of newly constructed homes and numerous new, active residential communities

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	40,961	77,368	123,699
2026 Estimate	40,308	77,278	124,007
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$103,483	\$87,868	\$83,157
2026 Median	\$83,237	\$65,438	\$59,720
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	13,487	20,990	32,158

LEASING INFORMATION

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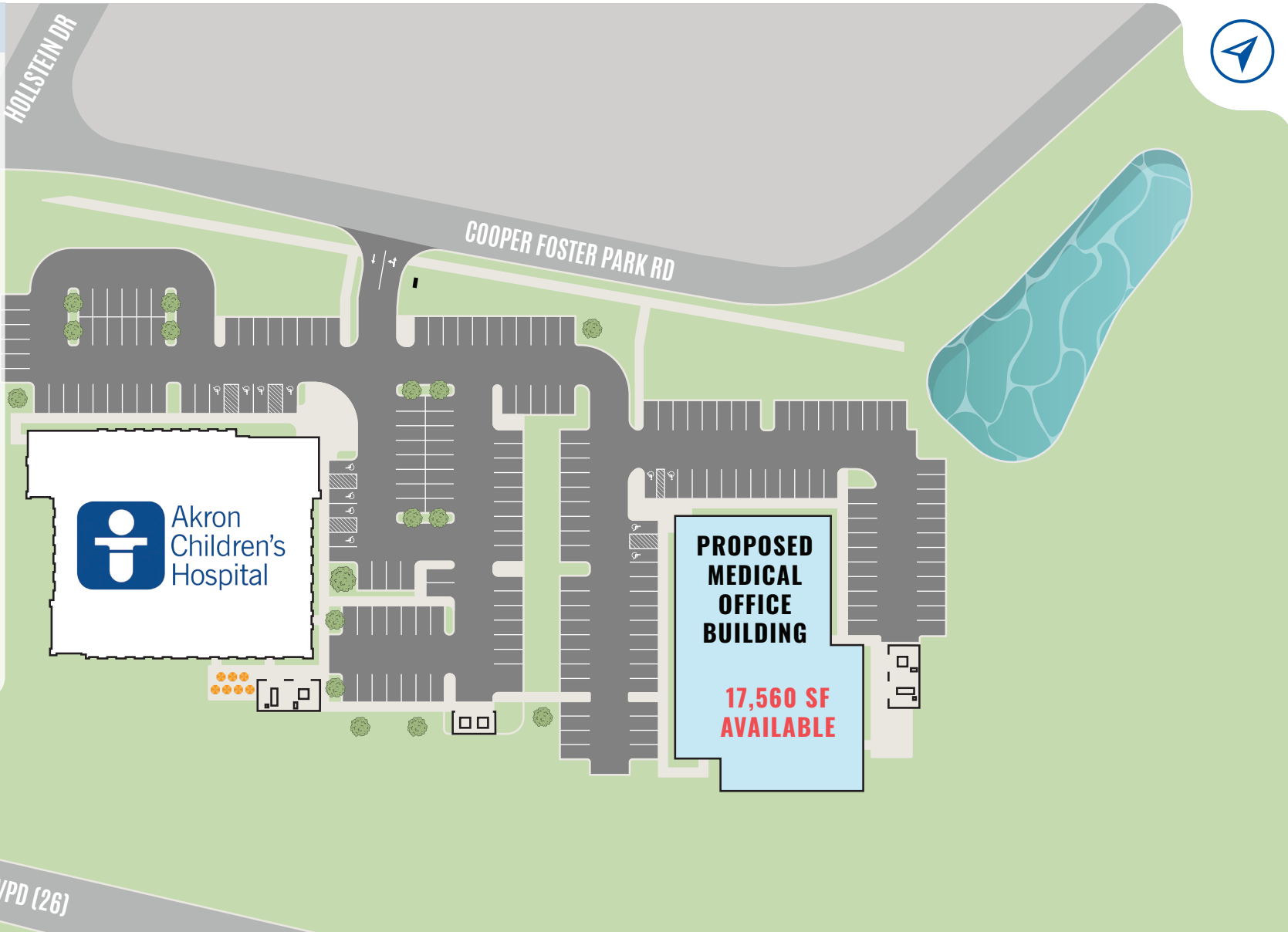
SITE INFORMATION

Available for sale or build to suit. Join Northeast Ohio's fastest growing medical corridor with this 1.33 acre site immediately adjacent to the new Akron Children's Hospital outpatient center.

Mercy Health, Cleveland Clinic, University Hospitals, Firelands Regional Medical Center, and NOMS Healthcare are all within one mile. A new 90,000 SF assisted living community (opening 2027) adjoins the site, adding to an already dense healthcare ecosystem.

The site plan demonstrates a 17,560 SF medical office building with 88 parking spaces, fully compliant with City of Amherst zoning. Medical office is a permitted use by right in the C-2 district, with utilities, storm water detention, and access already in place. Occupancy timelines here are measured in months, not years.

Available for sale to an owner occupant or as a build to suit lease with flexible delivery options. Ownership will construct to tenant specifications, and tenants with established design and construction partners are welcome.



44,281 VPD (26)