



DISCOUNT DRUG MART SHOPPING CENTER

8019 CRILE RD, PAINESVILLE, OH 44077



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PASSOV GROUP
COMMERCIAL BROKERAGE

DISCOUNT DRUG MART SHOPPING CENTER

PROPERTY HIGHLIGHTS

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- As of 2020, Concord Township's population is 19,254 people. Since 2000, it has had a population growth of 46.76 percent.
- 1 mile average household income = \$172,526
- Located within this exciting new retail & residential growth trade area
- Ideal retail space with a unique opportunity for warehouse/office
- Retail: 1,200 SF Available

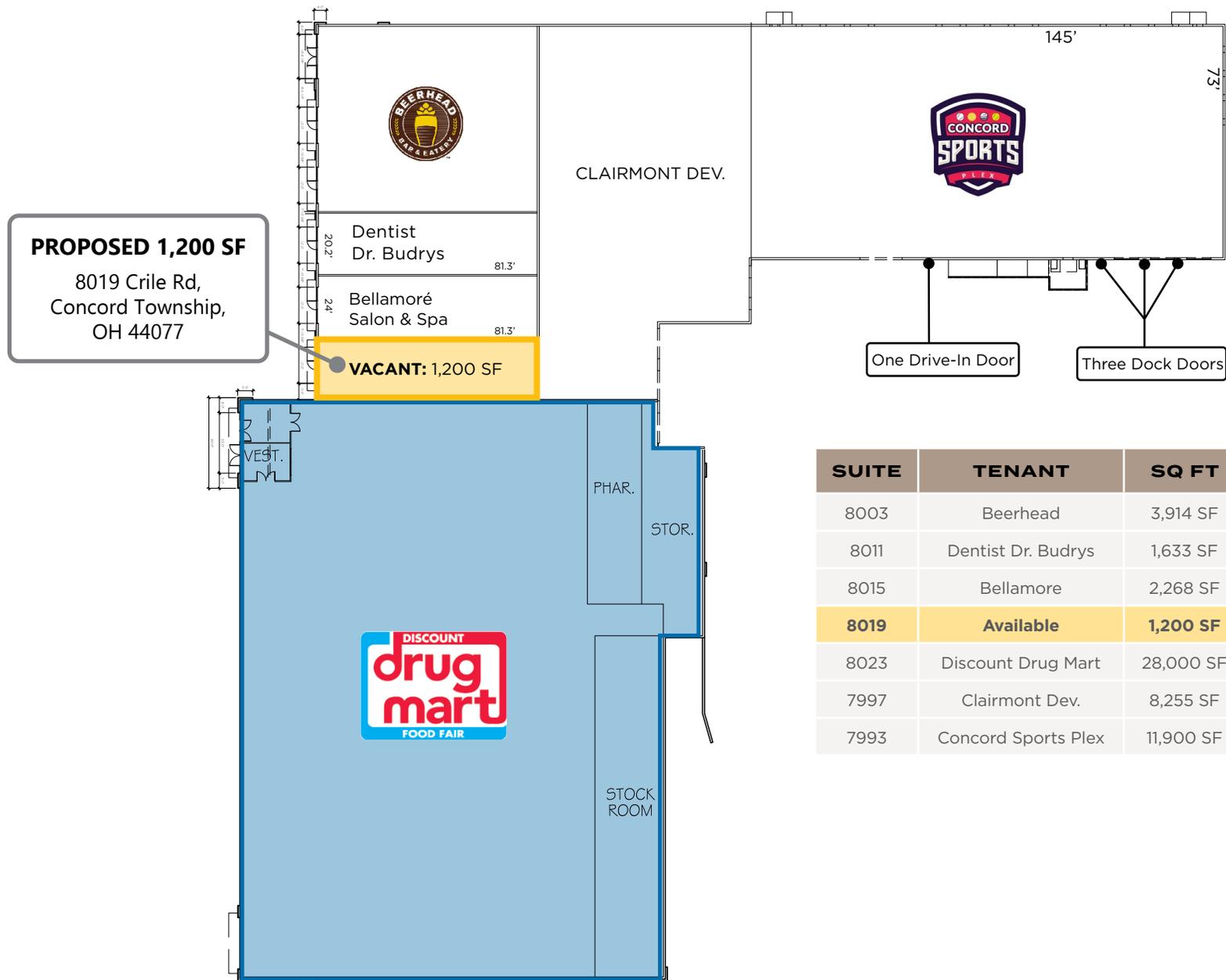
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	1,815	17,886	58,228
2030 Projection	1,867	17,995	58,298
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	130	536	2,170
2025 Estimated Total Employees	3,394	6,135	23,346
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$172,526	\$162,813	\$128,726
2025 Estimated Median Household Income	\$137,995	\$129,615	\$98,912



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SITE PLAN



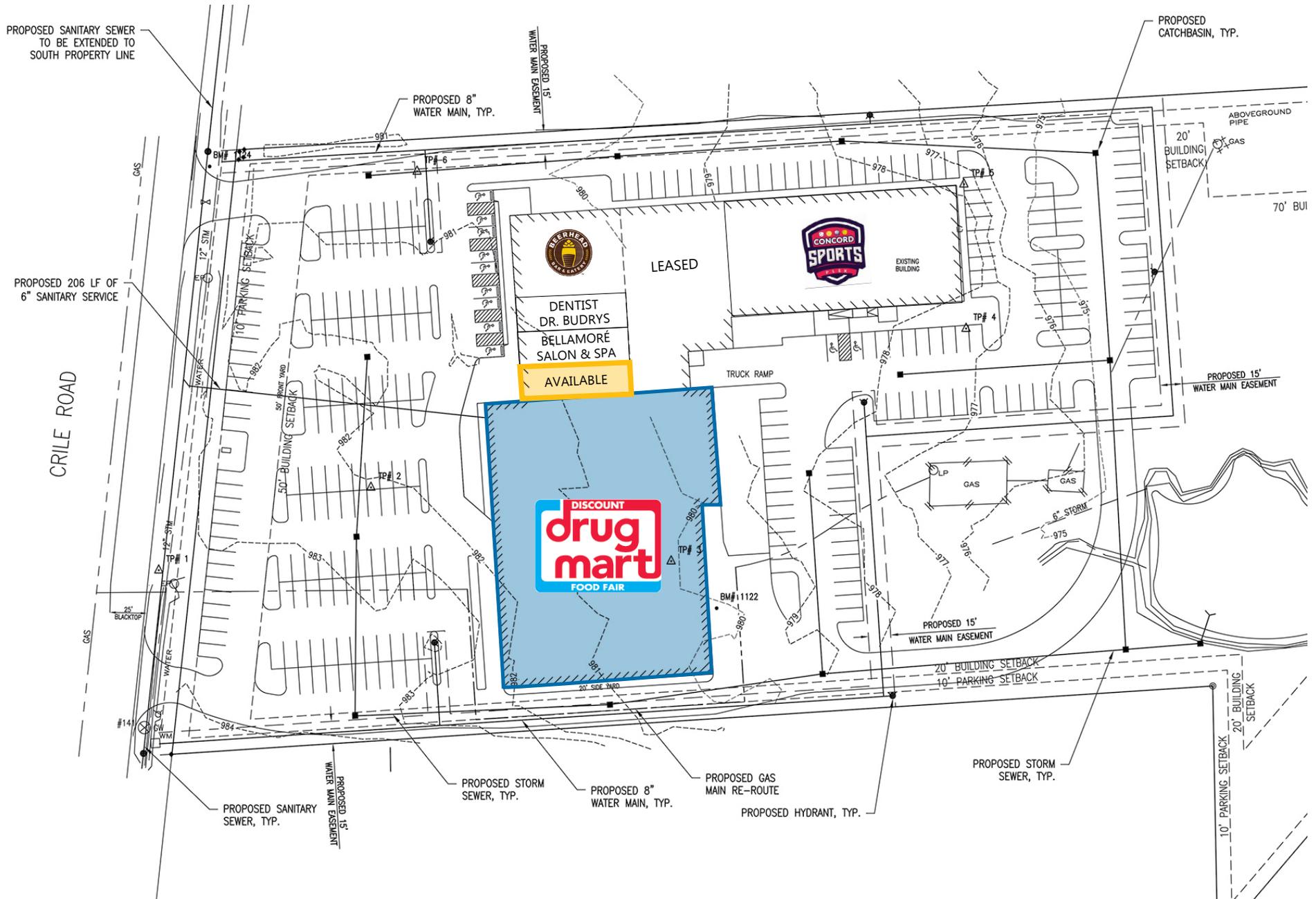
PROPOSED 1,200 SF
 8019 Crile Rd,
 Concord Township,
 OH 44077

VACANT: 1,200 SF

SUITE	TENANT	SQ FT
8003	Bearhead	3,914 SF
8011	Dentist Dr. Budrys	1,633 SF
8015	Bellamore	2,268 SF
8019	Available	1,200 SF
8023	Discount Drug Mart	28,000 SF
7997	Clairmont Dev.	8,255 SF
7993	Concord Sports Plex	11,900 SF

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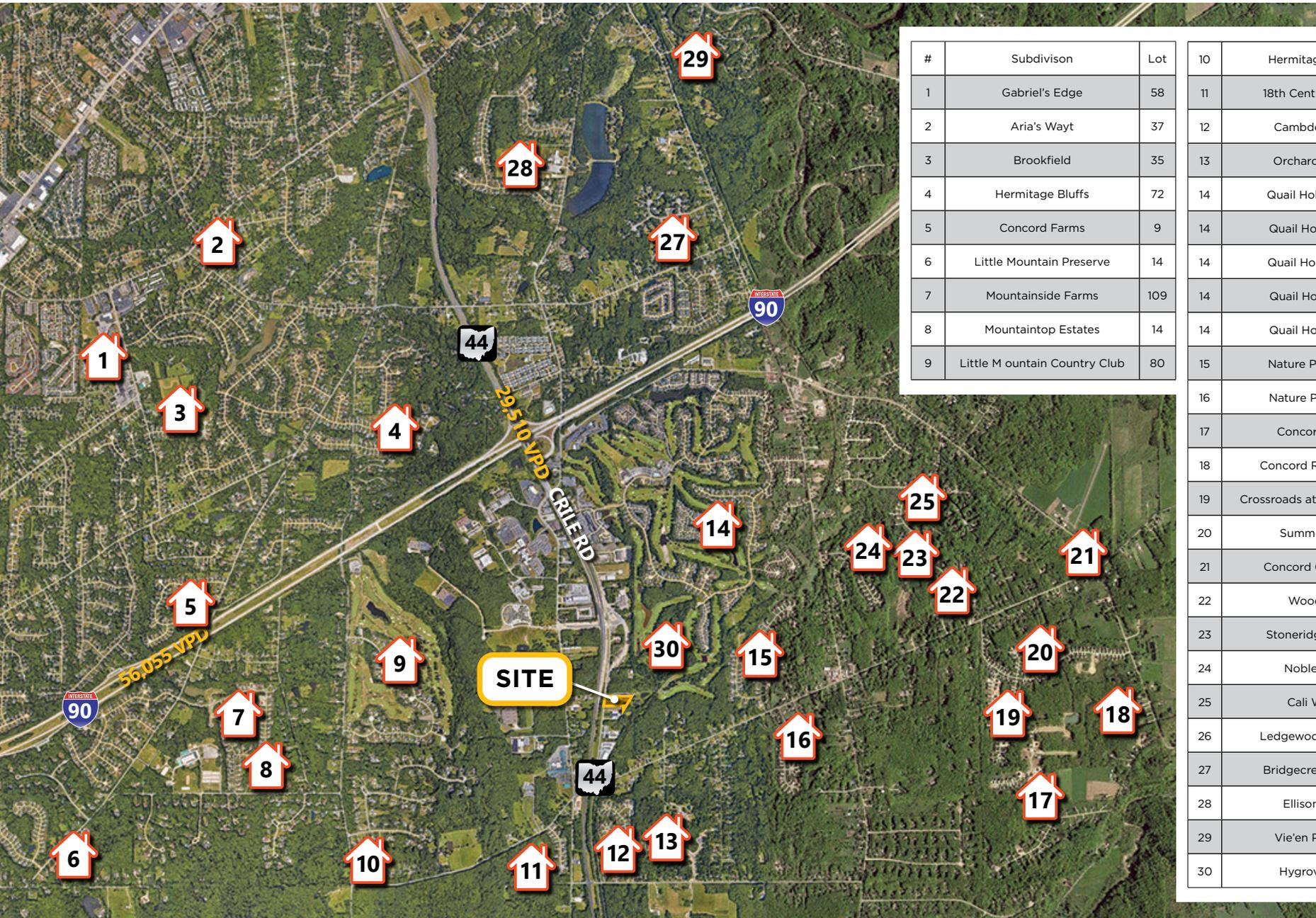
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TRADE AERIAL



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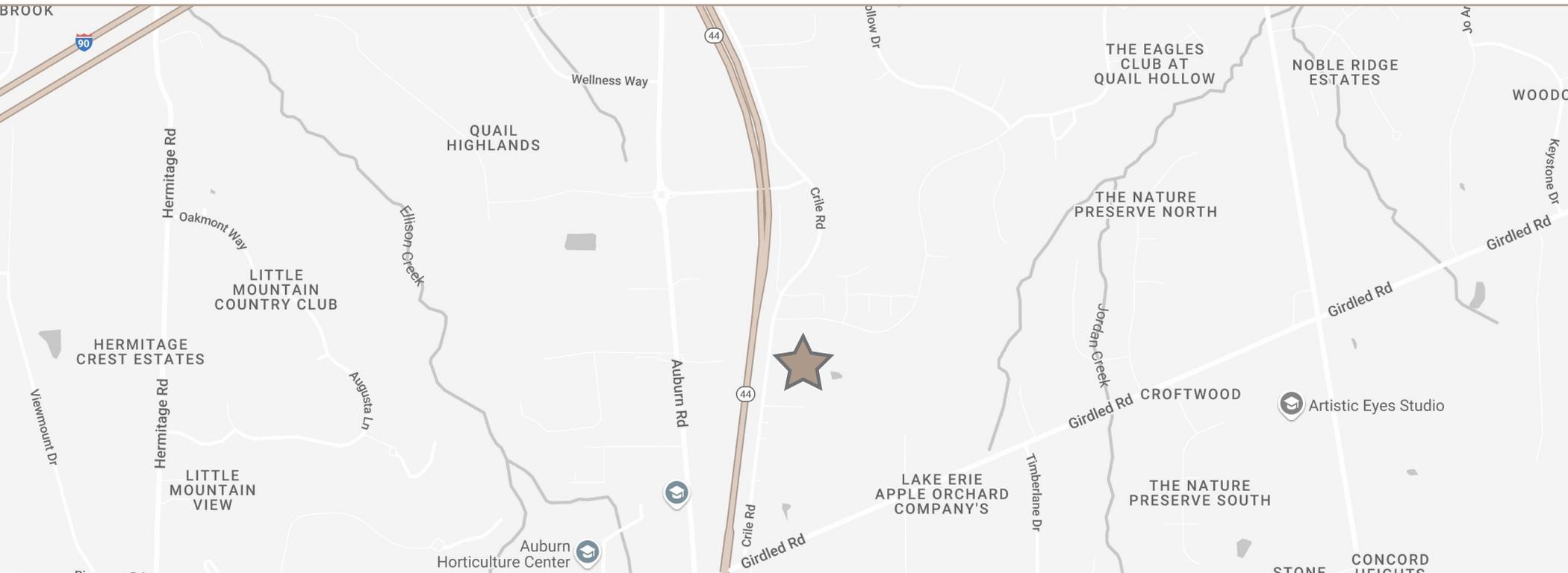
HOUSE MARKET



#	Subdivison	Lot			
			10	Hermitage Woods	6
1	Gabriel's Edge	58	11	18th Century Village	25
2	Aria's Wayt	37	12	Cambden Creek	56
3	Brookfield	35	13	Orchard Springs	48
4	Hermitage Bluffs	72	14	Quail Hollow Ph 10	51
5	Concord Farms	9	14	Quail Hollow Ph 11	48
6	Little Mountain Preserve	14	14	Quail Hollow Ph 12	18
7	Mountainside Farms	109	14	Quail Hollow Ph 5	13
8	Mountaintop Estates	14	14	Quail Hollow Ph 9	47
9	Little M ountain Country Club	80	15	Nature Pervse N	97
			16	Nature Preserve S	42
			17	Concord Ridge	74
			18	Concord Ridge Splits	10
			19	Crossroads at Summerwood	25
			20	Summerwood	125
			21	Concord Glen Splits	10
			22	Woodcrest	22
			23	Stoneridge Estates	52
			24	Noble Ridge	48
			25	Cali Woods	56
			26	Ledgewood Crossing	37
			27	Bridgecreek Estates	13
			28	Ellison Creek	120
			29	Vie'en Provence	5
			30	Hygrove Villas	50

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LOCATION OVERVIEW



Painesville, Ohio is a well-positioned community located just 30 miles northeast of downtown Cleveland, offering strong regional access via I-90, U.S. Route 20, and State Route 2. This connectivity, combined with its proximity to Lake Erie and major transportation corridors, makes Painesville an attractive location for businesses seeking both local visibility and regional reach. The city's central location in Lake County and access to a skilled workforce enhance its appeal for commercial investment and long-term business growth.

The commercial real estate market in Painesville is both diverse and expanding. The revitalized downtown district offers charming, historic buildings ideal for retail storefronts, professional offices, and small businesses. Along major thoroughfares like Mentor Avenue and Richmond Street, you'll find active

commercial corridors with shopping centers, medical offices, restaurants, and service providers. Industrial parks on the city's outskirts offer flexible space for warehousing, light manufacturing, and logistics operations, with build-to-suit opportunities and modern infrastructure that meet the needs of today's growing businesses.

Painesville's affordability, business-friendly environment, and ongoing infrastructure improvements make it a strong option for developers and investors. The city supports growth through tax incentives, enterprise zones, and a streamlined permitting process that encourages timely development. With a mix of property types, regional connectivity, and community investment, Painesville offers a compelling setting for commercial success in Northeast Ohio.

