



# For Sale

4,725 SF Medical Office Condo  
590 N Leavitt Road, Amherst, OH

 **JLL** SEE A BRIGHTER WAY

590 N Leavitt Rd / Amherst

## 4,725 SF Medical Office Condo

### Asking Price

\$450,000



## Property overview

- Single tenant medical condo consisting of 4,725 sf on 0.65 acres
- Includes waiting room, reception, 10 exam rooms and upstairs loft for staff break area and storage
- Monument signage available
- Immediate access to SR 2 with daily traffic counts of 46,566 VPD.
- Located in the prominent Amherst Leavitt Rd (SR 58) and Cooper Foster Park Rd trade area.
- Close proximity to Giant Eagle, Meijer, Walmart, Kohl's and Home Depot.
- Daily traffic counts of 16,528 VPD along Leavitt Rd (SR 58).
- Neighboring tenants include Edward Jones Financial Advisors, Skolnik Retirement Solutions, Amherst Oral Surgery & Implant Center, Ohio Holistic Healthcare, Sue Ann's Salon and Soul Massotherapy



590 N Leavitt Rd / Amherst

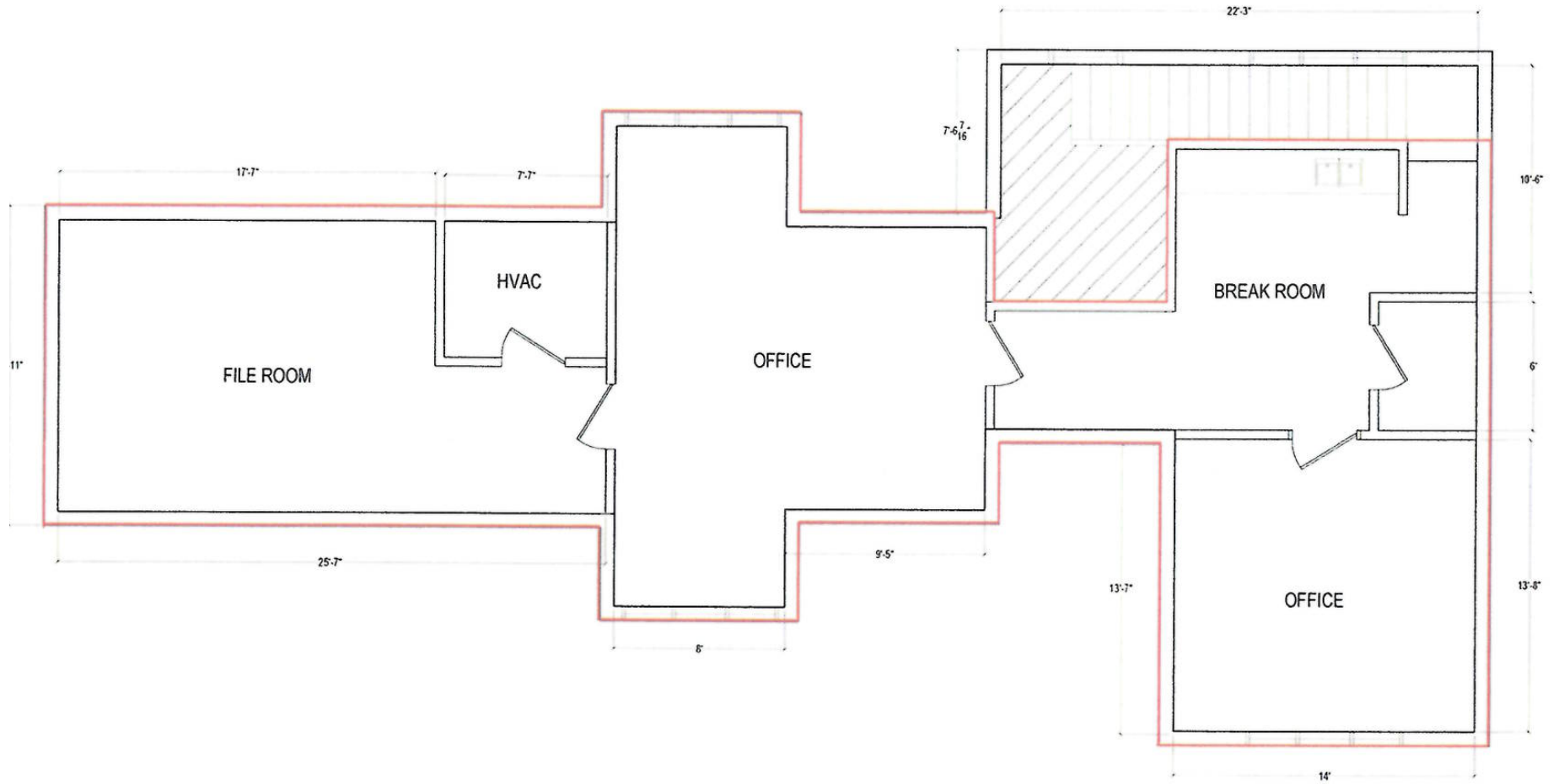
# Property photos



# 1st Floor plan



# 2nd Floor plan





# Demographics



### Population

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
6,486	49,468	89,746



### Daytime Population

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
6,878	42,619	78,719



### Daytime Workers

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
3,546	16,256	28,810



### Number of Households

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2,796	20,835	37,673



### Average Household Income

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
\$99,404	\$91,301	\$77,009



### Median Household Age

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
44.5	43.4	41.8

## JLL

### Kristy Hull, SIOR

Senior Vice President

+1 (216) 937 4375

kristy.hull@jll.com

### Heather Gilleland

Senior Associate

+1 (216) 937 4379

heather.gilleland@jll.com