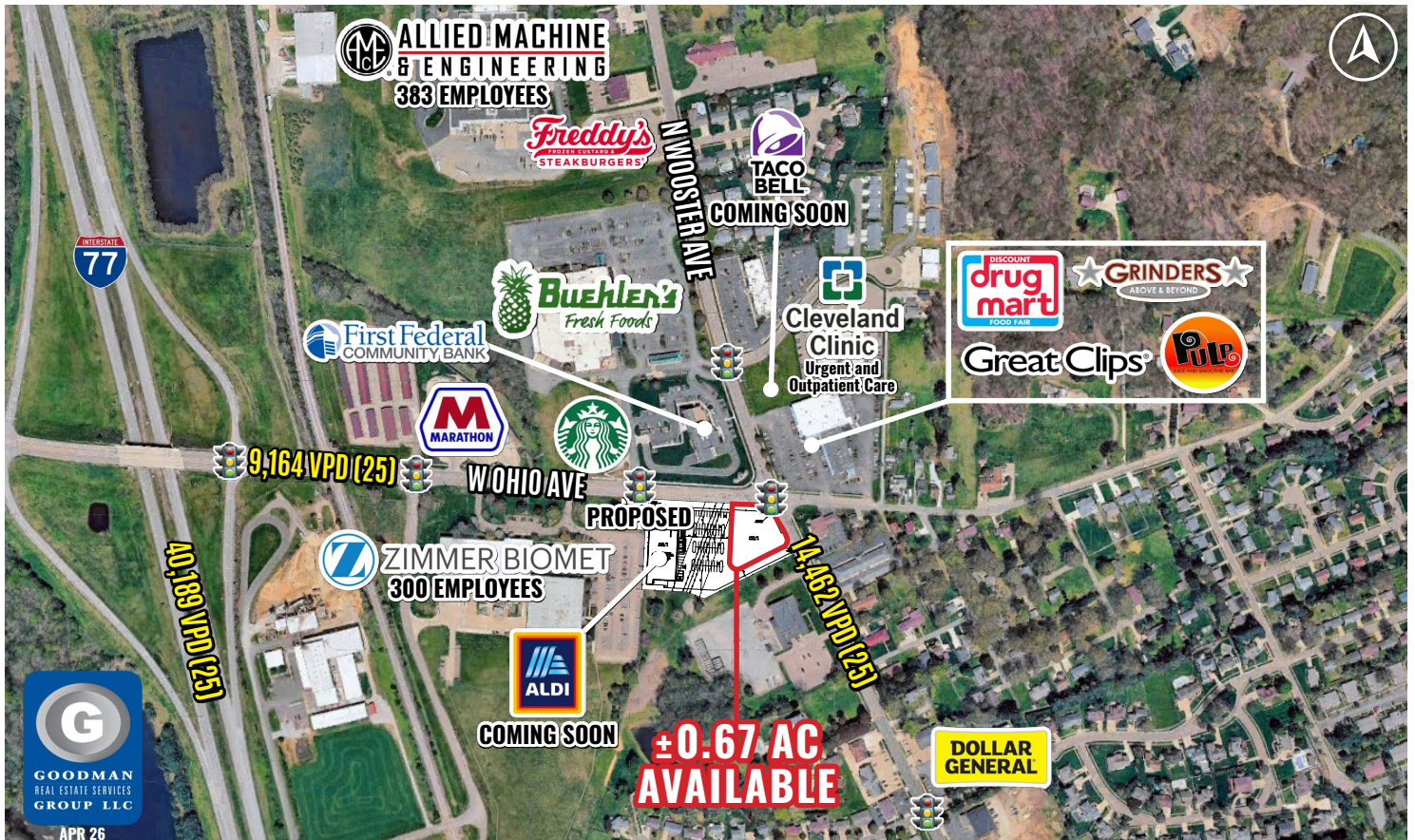




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ALDI OUTLOT

Dover, Ohio



HIGHLIGHTS

- **AVAILABLE:** ±0.67 AC (final size TBD)
- **TRAFFIC:** Over 14,000 vehicles pass the site daily on N Wooster Avenue, with I-77 carrying 40,189 vehicles daily adjacent to the site
- **ACCESS:** Located at the signalized intersection of N Wooster Avenue and W Ohio Avenue with multiple ingress/egress points; immediate I-77 access
- **BUSINESSES:** Outlot to new ALDI (coming soon); near Cleveland Clinic Urgent & Outpatient Care, Buehler's Fresh Foods, Starbucks, Discount Drug Mart and Taco Bell (coming soon)
- **EMPLOYMENT:** 26,067 employees within five miles of the site
- **INCOME:** \$90,164 average household income within 5 miles

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE
2031 Projection	33,032	66,456	125,966
2026 Estimate	33,212	66,653	125,995
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$86,766	\$90,164	\$90,922
2026 Median	\$72,051	\$73,579	\$73,504
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	17,255	26,067	40,955

LEASING INFORMATION

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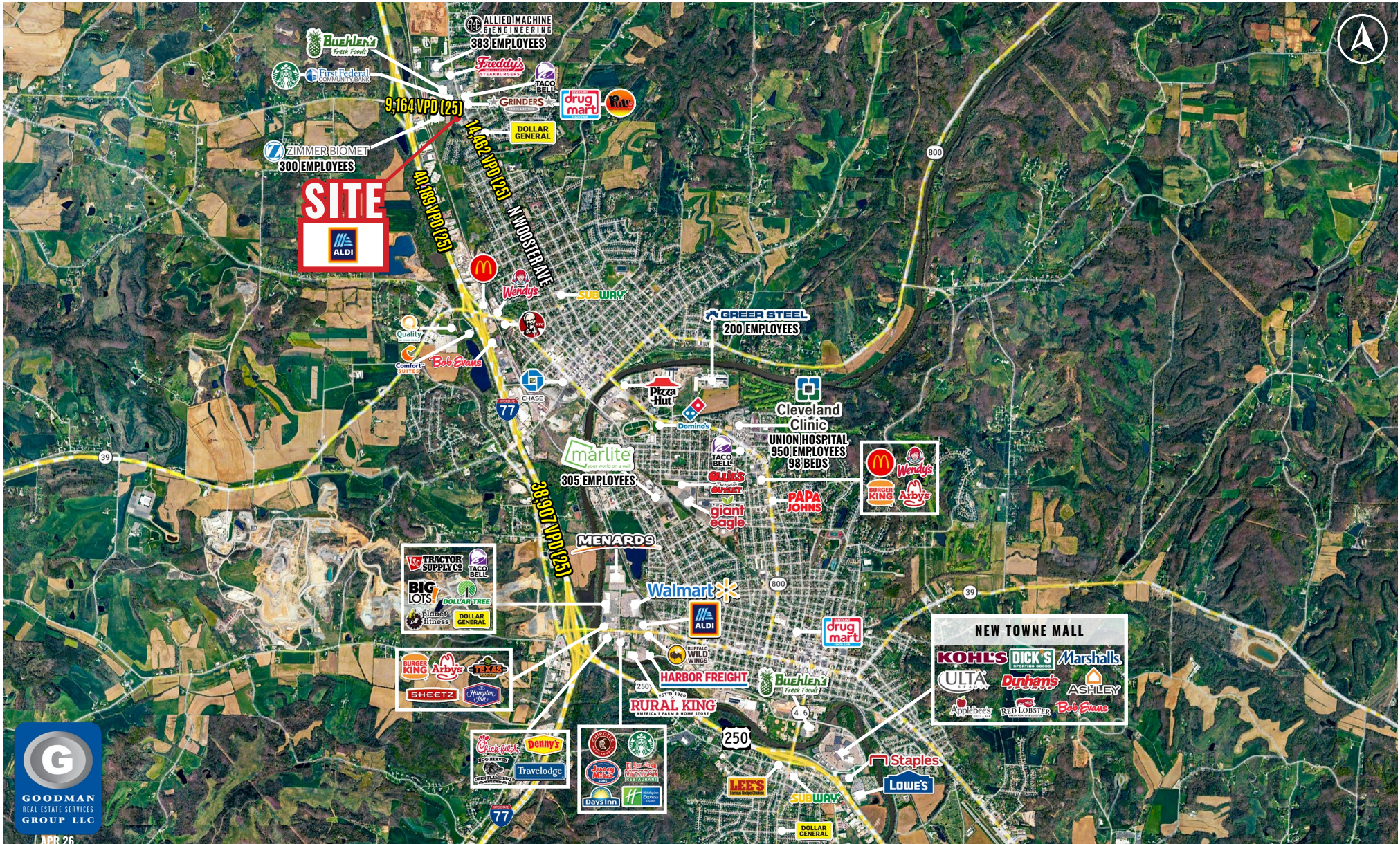
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ALDI OUTLOT

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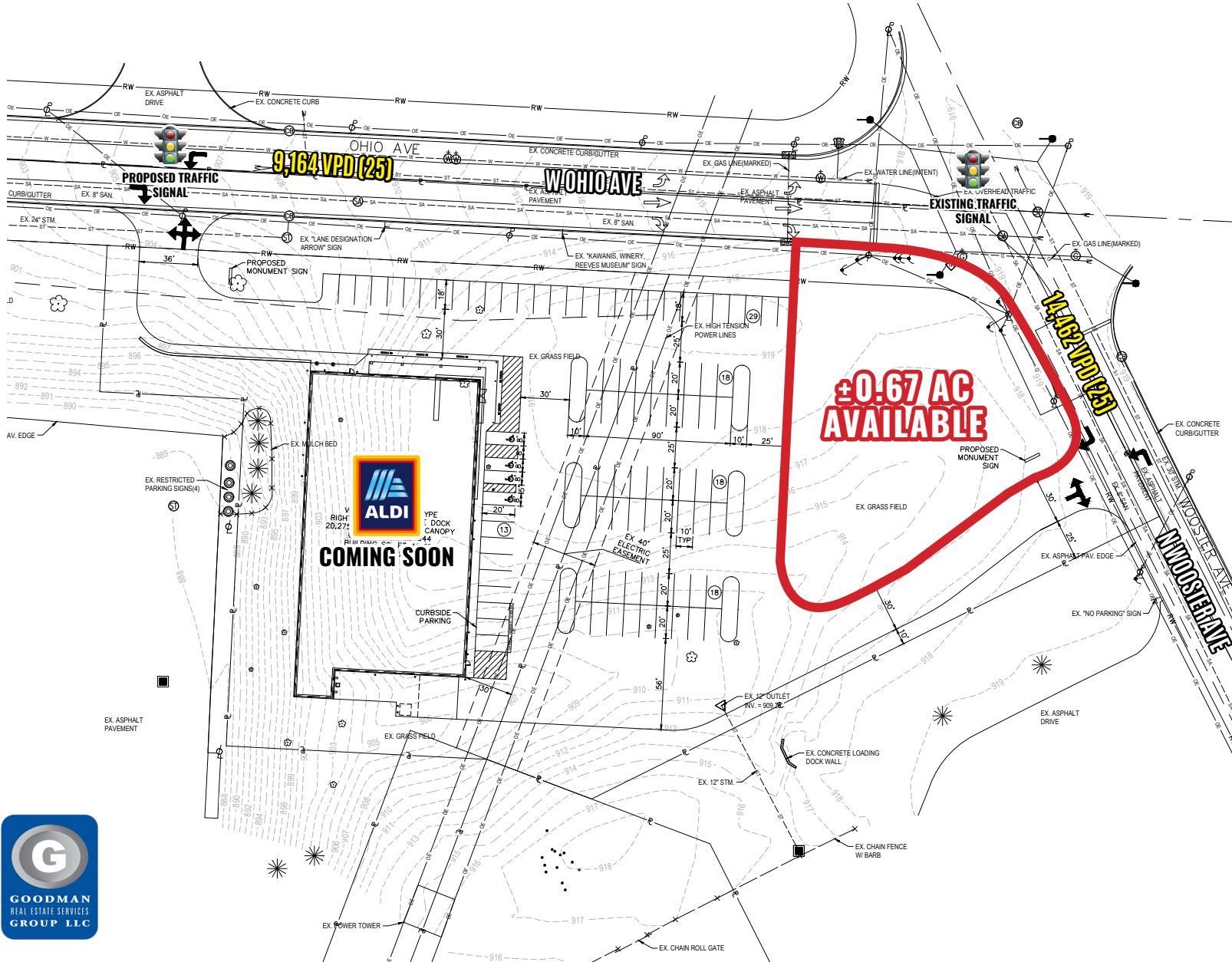
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DANNY POPOV

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ALDI OUTLOT

Dover, Ohio



PARCEL AREA: ±3.29 AC

PARKING:
PROVIDED PARKING: (4) 8'x20' ADA ACCESSIBLE PARKING SPACES + (29) 10'x20' SPACES + (63) 10'x20' SPACES = 96 SPACES PROVIDED.

NOTES:
1. ZONING CODE RESEARCH HAS NOT BEEN PERFORMED.
2. EXISTING CONDITIONS ARE BASED OFF GOOGLE AERIAL IMAGERY AND PDF TITLED "PLAT OF SURVEY."
3. EASEMENT WIDTH FOR EXISTING HIGH VOLTAGE OVERHEAD LINES NEEDS TO BE DETERMINED.

