

0.88 ac | For Sale or Lease

REAT
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ADVISORY
TEAM

N. Leavitt Rd. 32,028 VPD



960 N Leavitt Rd. Amherst, OH 44001



Contact Exclusive Agent
Victor D. Kirallah
216.482.1465
Victor@reatpro.com

THE OPPORTUNITY

- Located at the major intersection of N. Leavitt Road and Cooper Foster Park Road.
- Approximately 2,023 SF C-store building on 0.87 acres, freestanding.
- 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.

1 Mile Demographic Profile:



7,003

2025 Total Population



\$87,367

2025 Median Household Income



43.2

2025 Median Age



3,275

2025 Total Housing Units



3,042

2025 Total Households



7,397

2025 Total Daytime Population



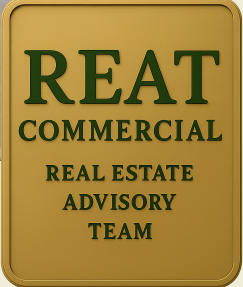
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N Leavitt Rd. Corridor Snap Shot



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Cooper Fost Park Rd. | Kresge Dr.



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Demographic profile

	1 mile	3 miles	5 miles
2025 Total Population	7,003	55,201	92,169
2025 Median Household Income	\$87,367	\$74,434	\$60,315
2025 Median Age	43.2	42.8	41.8
2025 Total Housing Units	3,042	23,290	38,816
2025 Total Households	7,397	46,311	80,282
2025 Total Daytime Population	3,275	24,992	42,332

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