

PORTLAND PLAZA



4486-4496 Liberty Avenue
Vermilion, OH

Property Features

- Two Suites Available:
 - 945 SF
 - 1,261.5 SF
 - Contiguous 2,206.5 SF
- **Lower Lease Rates Mean More Savings for Your Business!**
- Lease Rate \$18/SF, now **\$13/SF**
- 11' High Ceilings
- High Traffic Area off SR-6, Corner of Liberty Ave. & Portland Dr.
- Zoned Retail/Office/Showroom



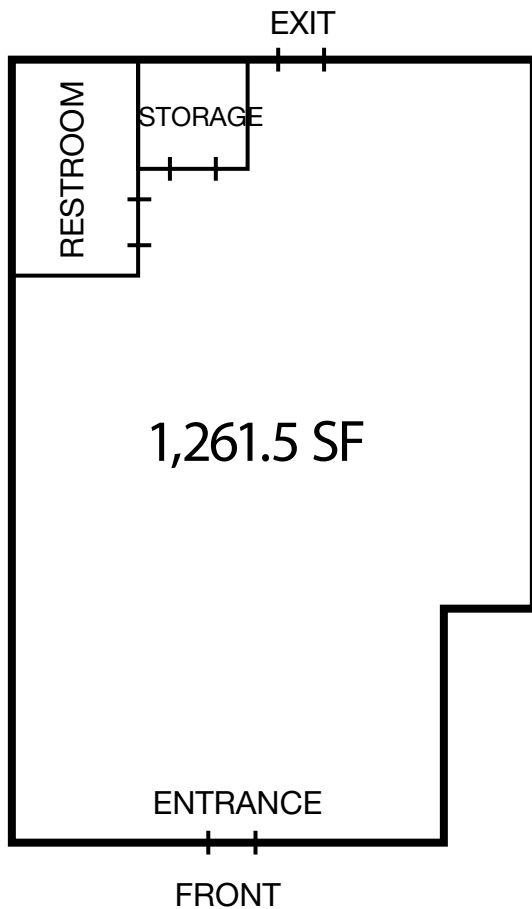
Hiedi Winston
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hwinston@naipvc.com



SUITE	TENANT
4496	VACANT
4492	VACANT
4490	Salon Zero Eight Nine
4486	Verizon

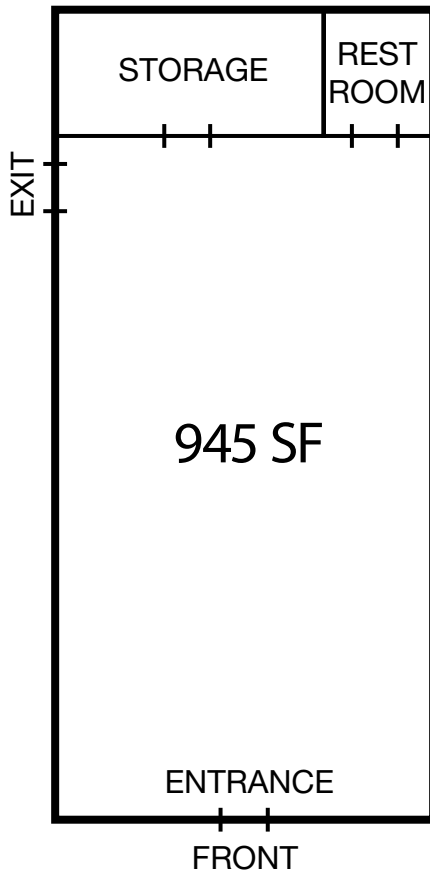
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4492 Liberty Ave. - 1,261.5 SF



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LIBERTY AVE. ENTRANCE



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1 MILE

1 mile

3 MILES

3 miles

5 MILES

5 miles

KEY FACTS

3,418

Population



2.1

Average Household Size

48.1

Median Age

\$70,315

Median Household Income

EDUCATION

6%

No High School Diploma



29%

High School Graduate



31%

Some College



34%

Bachelor's/Grad/Pr of Degree

BUSINESS



125

Total Businesses



1,155

Total Employees

EMPLOYMENT



White Collar

68.1%



Blue Collar

19.4%



Services

12.7%

2.3%

Unemployment Rate

INCOME



\$70,315

Median Household Income



\$39,283

Per Capita Income



\$231,876

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.8%)

The smallest group: <\$15,000 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.4%	-5.8%	
\$15,000 - \$24,999	11.9%	+4.0%	
\$25,000 - \$34,999	6.9%	0	
\$35,000 - \$49,999	12.4%	+1.3%	
\$50,000 - \$74,999	17.8%	+0.3%	
\$75,000 - \$99,999	12.7%	+0.1%	
\$100,000 - \$149,999	20.8%	+3.8%	
\$150,000 - \$199,999	10.1%	+1.2%	
\$200,000+	3.9%	-5.1%	

Bars show deviation from Lorain County

KEY FACTS

11,481

Population



2.2

Average Household Size

48.3

Median Age

\$78,681

Median Household Income

EDUCATION

5%

No High School Diploma



31%

High School Graduate



31%

Some College



32%

Bachelor's/Grad/Pr of Degree

BUSINESS



385

Total Businesses



3,553

Total Employees

EMPLOYMENT



White Collar

66.1%



Blue Collar

20.6%



Services

13.3%

2.6%

Unemployment Rate

INCOME



\$78,681

Median Household Income



\$42,126

Per Capita Income



\$276,247

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.8%)

The smallest group: <\$15,000 (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	3.7%	-5.5%	
\$15,000 - \$24,999	7.6%	-0.3%	
\$25,000 - \$34,999	5.4%	-1.5%	
\$35,000 - \$49,999	11.9%	+0.8%	
\$50,000 - \$74,999	18.4%	+0.9%	
\$75,000 - \$99,999	15.1%	+2.5%	
\$100,000 - \$149,999	23.8%	+6.8%	
\$150,000 - \$199,999	9.0%	+0.1%	
\$200,000+	5.0%	-4.0%	

Bars show deviation from Lorain County

KEY FACTS

16,084

Population



2.3

Average Household Size

48.8

Median Age

\$80,910

Median Household Income

EDUCATION

6%

No High School Diploma



32%

High School Graduate



30%

Some College



32%

Bachelor's/Grad/Pr of Degree

BUSINESS



484

Total Businesses



4,734

Total Employees

EMPLOYMENT



White Collar

62.8%



Blue Collar

23.9%



Services

13.3%

2.4%

Unemployment Rate

INCOME



\$80,910

Median Household Income



\$44,387

Per Capita Income



\$328,321

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.4%)

The smallest group: <\$15,000 (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	3.8%	-5.4%	
\$15,000 - \$24,999	6.4%	-1.5%	
\$25,000 - \$34,999	4.8%	-2.1%	
\$35,000 - \$49,999	11.0%	-0.1%	
\$50,000 - \$74,999	19.8%	+2.3%	
\$75,000 - \$99,999	14.4%	+1.8%	
\$100,000 - \$149,999	22.4%	+5.4%	
\$150,000 - \$199,999	10.6%	+1.7%	
\$200,000+	6.9%	-2.1%	

Bars show deviation from Lorain County