

PORTLAND PLAZA FOR LEASE PRIME NEIGHBORHOOD CENTER

4486-4496 LIBERTY AVENUE, VERMILION, OH 44089



FOR MORE INFO: 440.537.5445

Ann Ertle | aertle@passovgroup.com

Bryant Bitar | bbitar@passovgroup.com

PORTLAND PLAZA

PROPERTY HIGHLIGHTS

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- Approximately 1,236 SF with immediate availability
- Vacant Vape Shop: 945 SF Available
- Beautiful neighborhood center with superior visibility
- Situated on a corner lot on Liberty Avenue (Rt. 6) the main thoroughfare from Lorain to Vermilion, and Portland Drive
- Two (2) points of ingress/egress
- Abundant surface parking
- Directly across from Lakeshore Shopping Center anchored by Giant Eagle

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	3,722	13,068	17,957
2028 Projection	3,971	14,137	19,541
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	46	349	515
2023 Estimated Total Employees	511	2,681	4,558
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$110,723	\$125,309	\$119,623
2023 Estimated Median Household Income	\$90,286	\$84,033	\$82,379



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LOCATION OVERVIEW

Vermilion, Ohio, is a city located on the shores of Lake Erie.

Tourism and Recreation: With a strong tourism industry, businesses related to hospitality, restaurants, and entertainment may find it attractive. The city's proximity to the lake contributes to a vibrant tourism sector, especially during the warmer months.

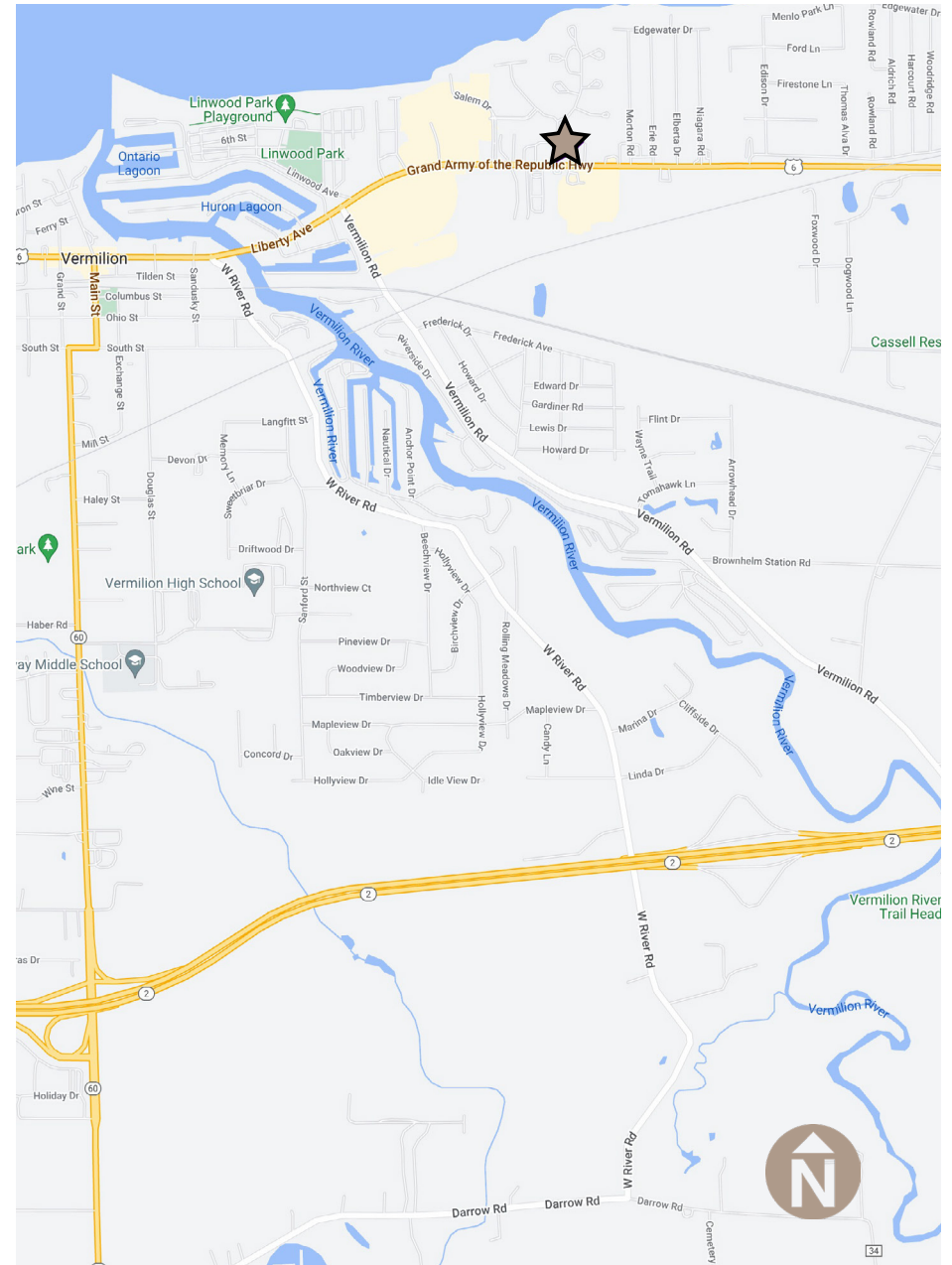
Natural Beauty and Quality of Life: The city's location near the lake and potential natural attractions contribute to a high quality of life. This is appealing to businesses looking to attract and retain talent who value a pleasant living environment.

Community and Small-town Atmosphere: Some businesses prefer to operate in smaller communities due to a sense of community and potentially lower operating costs compared to larger metropolitan areas.

Cost of Living: Vermilion has a lower cost of living compared to larger cities, it is an attractive factor for both businesses and their employees.

Local Economic Incentives: Local government initiatives, tax breaks, and other economic incentives designed to attract and support businesses are available.

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TRADE AREA



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