

.63 Acre Buildable Lot on High-Traffic Corridor

Land for Sale | 403 N Leavitt Road, Amherst, Ohio 44001

2

46,760 VPD



CUSHMAN & WAKEFIELD



403 N Leavitt Road

- 0.63 Acre of Flat, Buildable Land Along a High-Traffic Corridor
- Adjacent to a Newly Constructed Dental Clinic
- Excellent Visibility with Over 60,000 Vehicles Per Day (20,000+ on N. Leavitt & 40,000+ on Route 2)
- Prime Retail Hub Serving the Amherst and Lorain Communities
- Surrounded by National Retailers Including McDonald's, Wendy's, KFC, O'Reilly Auto Parts, Drug Mart, USPS, and Conrad's

Sale Price: \$300,000



Quick Stats

Available Space	0.63 AC
Lot Dimensions	95 x 290
Zoning	C1 - Commercial Local Business District
Topography	Flat & Mod Slope
Gas	Columbia Gas
Water & City	City

Interior Photos



92,527

Population
(2025 | 5 Mile)

40.1

Median Age
(2025 | 5 Mile)

39,119

Households
(2025 | 5 Mile)

\$83,650

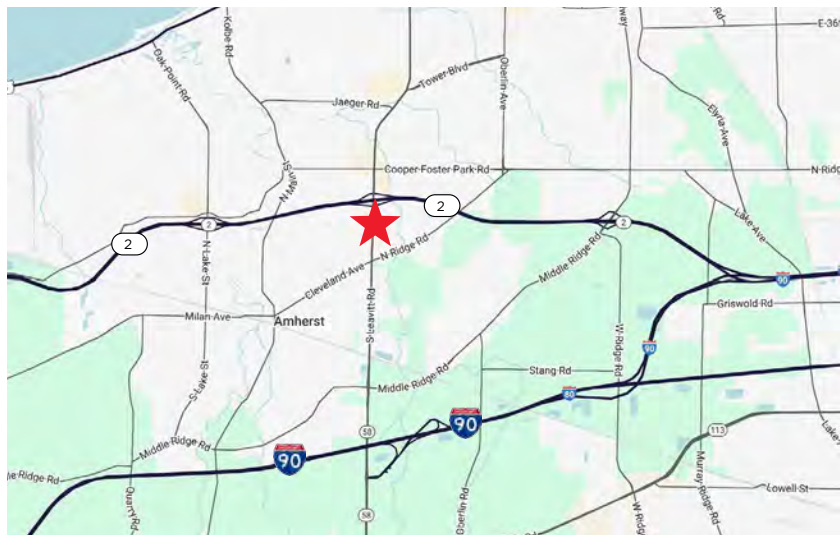
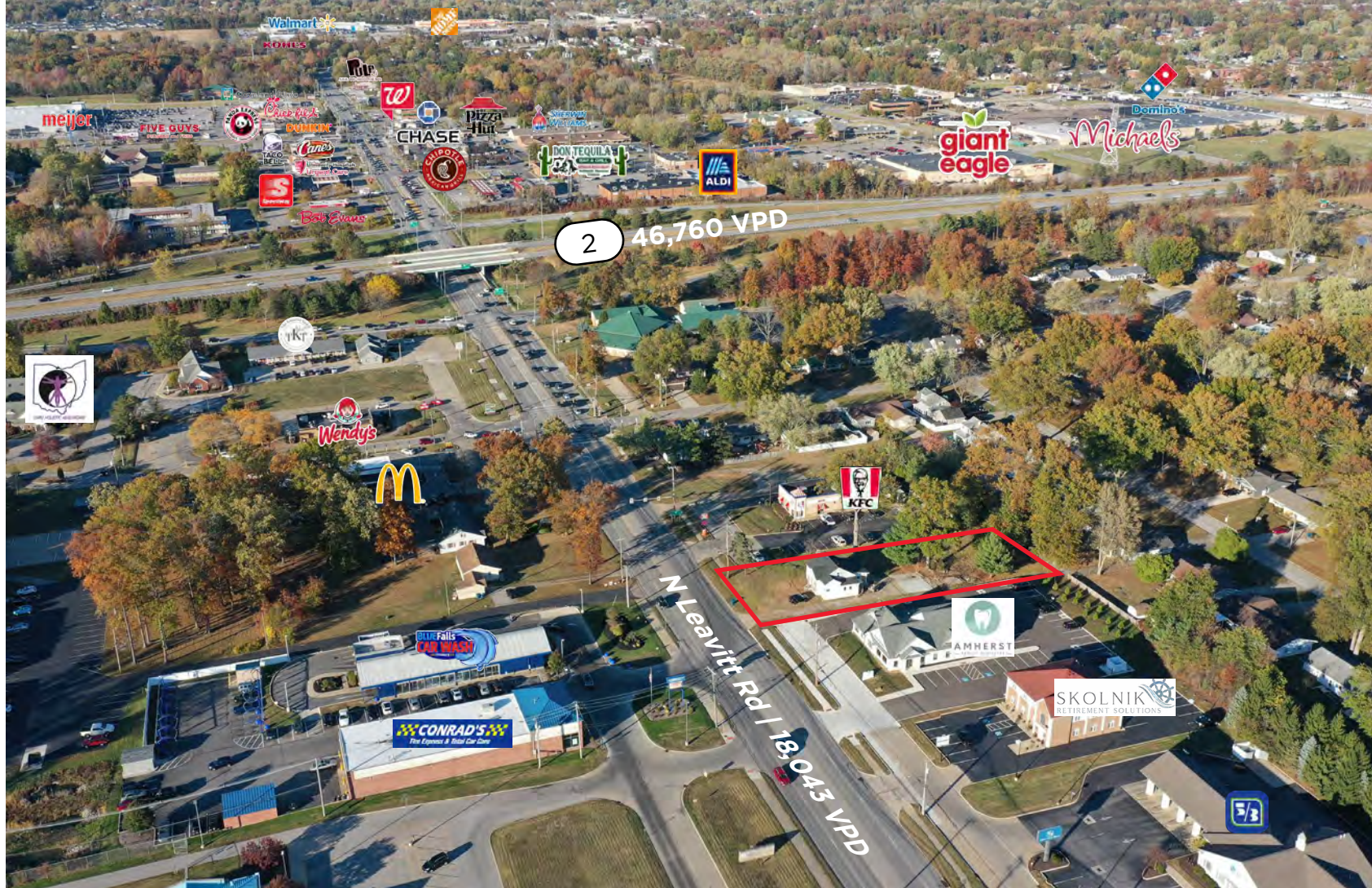
Household Income
(2025 | 5 Mile)

2,428

Total Businesses
(2025 | 5 Mile)

29,792

Total Employees
(2025 | 5 Mile)





**403 N LEAVITT ROAD
AMHERST, OHIO 44001**

BRIAN SMITH

Vice President

bsmith@crescorealestate.com

+1 216 525 1476



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.