

612 N. LEAVITT ROAD

Amherst, Ohio 44001

Build-to-Suit Opportunity / For Sale



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 CUSHMAN &
WAKEFIELD

 CRESCO
Real Estate

612 N. LEAVITT ROAD

Amherst, Ohio 44001

Build-to-Suit Opportunity / For Sale

LOT SIZE

0.46 acres

SALE PRICE

\$525,000

COMMENTS

- Great highway visibility from State Route 2
- High traffic counts on State Route 2: 41,840 VPD (vehicles per day)
- Signalized egress intersection
- Adjacent from high traffic generating businesses (McDonalds & Wendy's)
- Main retail business hub for Amherst Western Lorain County
- Desirable location for a coffee shop or quick service restaurant / oil change with a small footprint



89,078

Population
(2022 | 5 Mile)



37,199

Households
(2022 | 5 Mile)



\$158,372

Owner Median
Home Value
(2022 | 5 Mile)



40.9

Median Age
(2022 | 5 Mile)



\$53,577

Median
Household Income
(2022 | 5 Mile)



\$62,124

Average
Household Income
(2022 | 5 Mile)

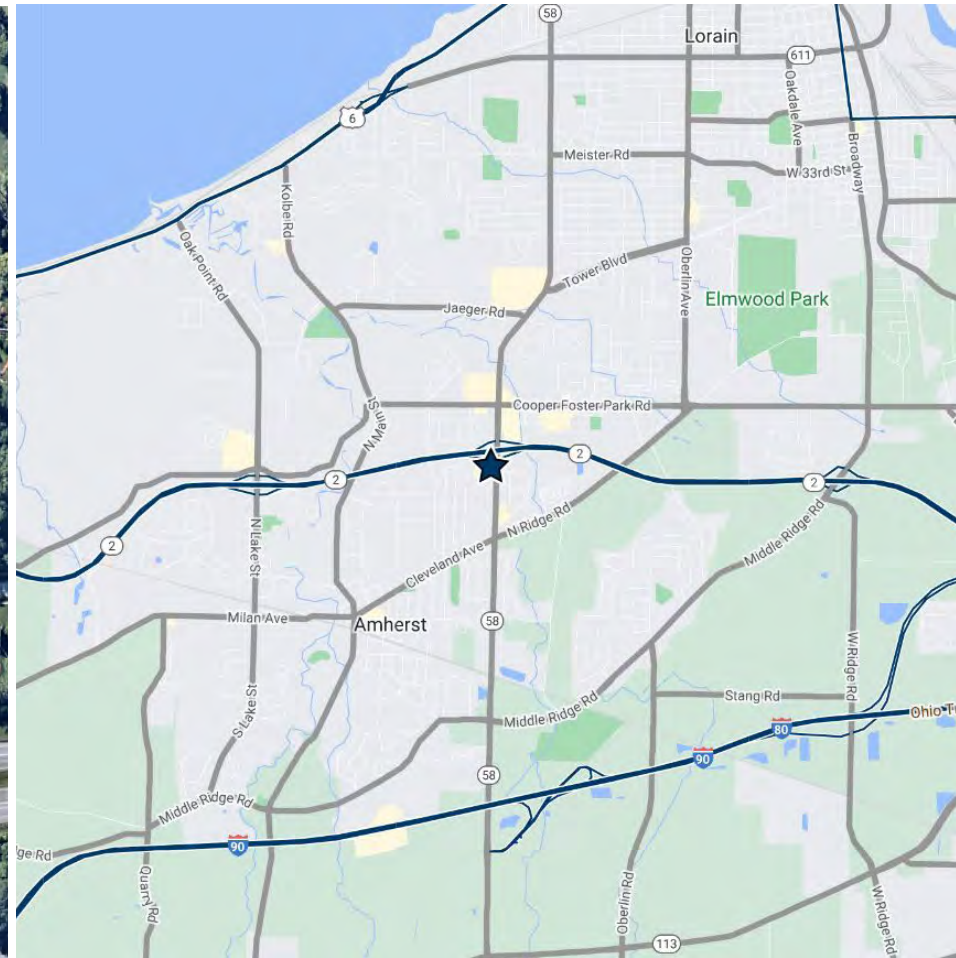


**View Full
Demographics**

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