



**CUSHMAN &
WAKEFIELD**



FOR SALE OR BUILD-TO-SUIT LEASE

1116 Cooper Foster Park Road
Amherst, Ohio 44001

**0.79 ACRES FOR SALE OR BUILD -TO-SUIT
ASKING PRICE: \$200,000.00**

Highlights

- 0.79 acres with 116' frontage along Cooper Foster Park Road.
- Zoned C-2 Commercial General Business.
- Surrounded by a variety of National Retail Companies.
- Excellent access to Route 58 and Route 2.
- Traffic count near Route 58 (N. Leavitt) and Cooper Foster Park Road 32,912 VPD.
- Traffic count on Cooper Foster Road 10,287 VPD.



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Main 216.520.1200 • Fax 216.520.1828
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Demographics

Population	2016	2021 Projection
3 Miles	51,163	51,907
5 Miles	88,057	89,241
Households	2016	2021 Projection
3 Miles	20,679	20,985
5 Miles	35,399	35,890
Total Housing Units	Owner	Renter
3 Miles	68.49%	31.51%
5 Miles	63.95%	36.05%
Income	Median	Average
3 Miles	\$45,905	\$61,236
5 Miles	\$40,831	\$55,019



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