

# 401 N. LEAVITT ROAD

Amherst, Ohio 44001

Flat Buildable Land / For Sale



# 401 N. LEAVITT ROAD

## Amherst, Ohio 44001

Flat Buildable Land / For Sale

### LOT SIZE

1 acre






### NEIGHBORING TENANTS

McDonald's, Wendy's, KFC, O'Reilly Auto Parts, Discount Drug Mart, USPS, and Conrad's Tire Express and Car Care

### COMMENTS

- Lot dimensions are 150' x 300'
- .63 acre lot adjacent to the north also available
- Over 20,000 VPD on N. Leavitt Road and 40,000 VPD on Route 2
- Center hub for retail in Amherst/Lorain area

### DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 AVERAGE HOUSEHOLD INCOME	 HOUSEHOLDS TOTAL	 TOTAL OWNER HOUSING UNITS
1 Mile	6,522	\$61,860	\$75,665	2,687	79.04%
3 Miles	46,747	\$53,325	\$69,109	19,098	70.91%
5 Miles	89,027	\$44,734	\$60,367	35,922	64.34%



# 401 N. LEAVITT ROAD

Amherst, Ohio 44001

Flat Buildable Land / For Sale

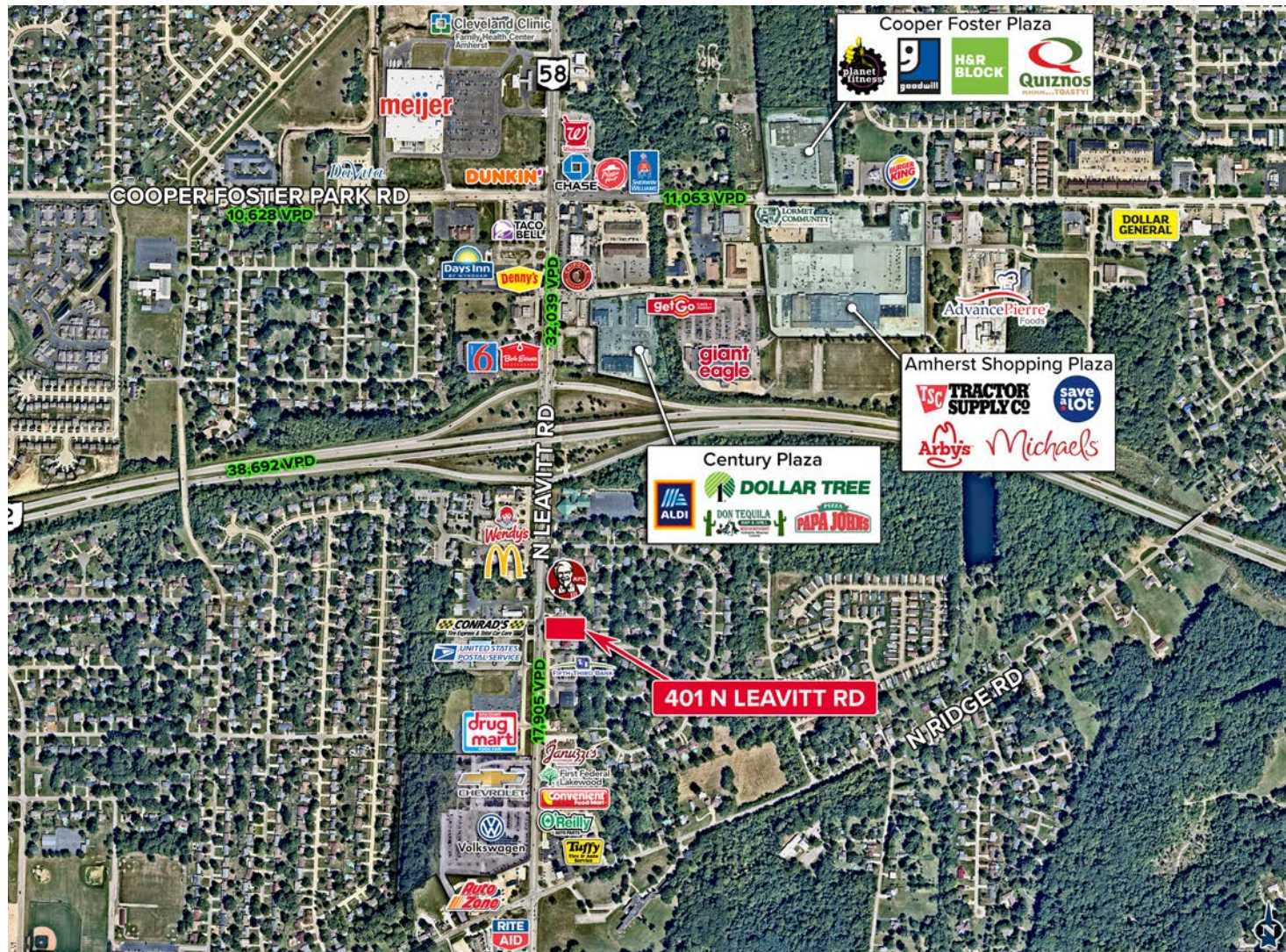




# 401 N. LEAVITT ROAD

Amherst, Ohio 44001

Flat Buildable Land / For Sale





# 401 N. LEAVITT ROAD

## Amherst, Ohio 44001

Flat Buildable Land / For Sale



3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)

**BRIAN SMITH** / Senior Associate / [bsmith@crescorealestate.com](mailto:bsmith@crescorealestate.com) / +1 216 525 1476

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2023. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

