

AVAILABLE FOR LEASE OR SALE

FORMER GROCERY STORE | 832 WEST MAIN ST., RAVENNA, OH 44266



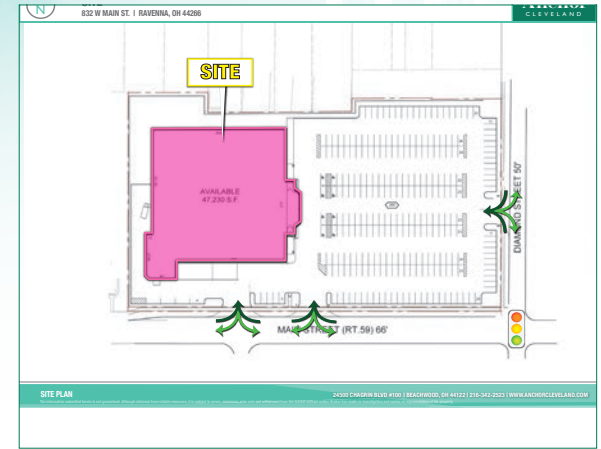
[VIEW ON ANCHORCLE.COM](http://www.anchorcle.com)

HIGHLIGHTS

- 47,230 SF Former Grocery Store on 4.2 acres
- Located in the heart of the Ravenna trade area
- Parcel Number: 31-306-03-00-021-000
- Located at a signalized intersection
- Direct street access and great visibility to West Main Street traffic
- Large parking lot providing abundant parking for customers and potential pad opportunities
- Asking \$6.50 psf NNN (\$0.90 RET / \$3.00 psf CAM + INS-fixed with 3% increases per year)
- Zoned C-1 local commercial district

TRAFFIC COUNTS

W. Main St = 14,191 VPD



DEMOGRAPHICS

2020 ESTIMATES	1 mile	3 mile	5 mile
Population	7,897	22,930	49,703
Households	3,432	10,116	19,463
Average HH Income	\$47,679	\$60,826	\$61,149
Daytime Employees	4,793	11,524	18,377

CONTACT

CHRIS MCFARLAND
cmcfarland@anchorcleveland.com
216.342.2578

ALLISON GIOMUSO
agiomuso@anchorcleveland.com
216.342.2620

Anchor

CLEVELAND

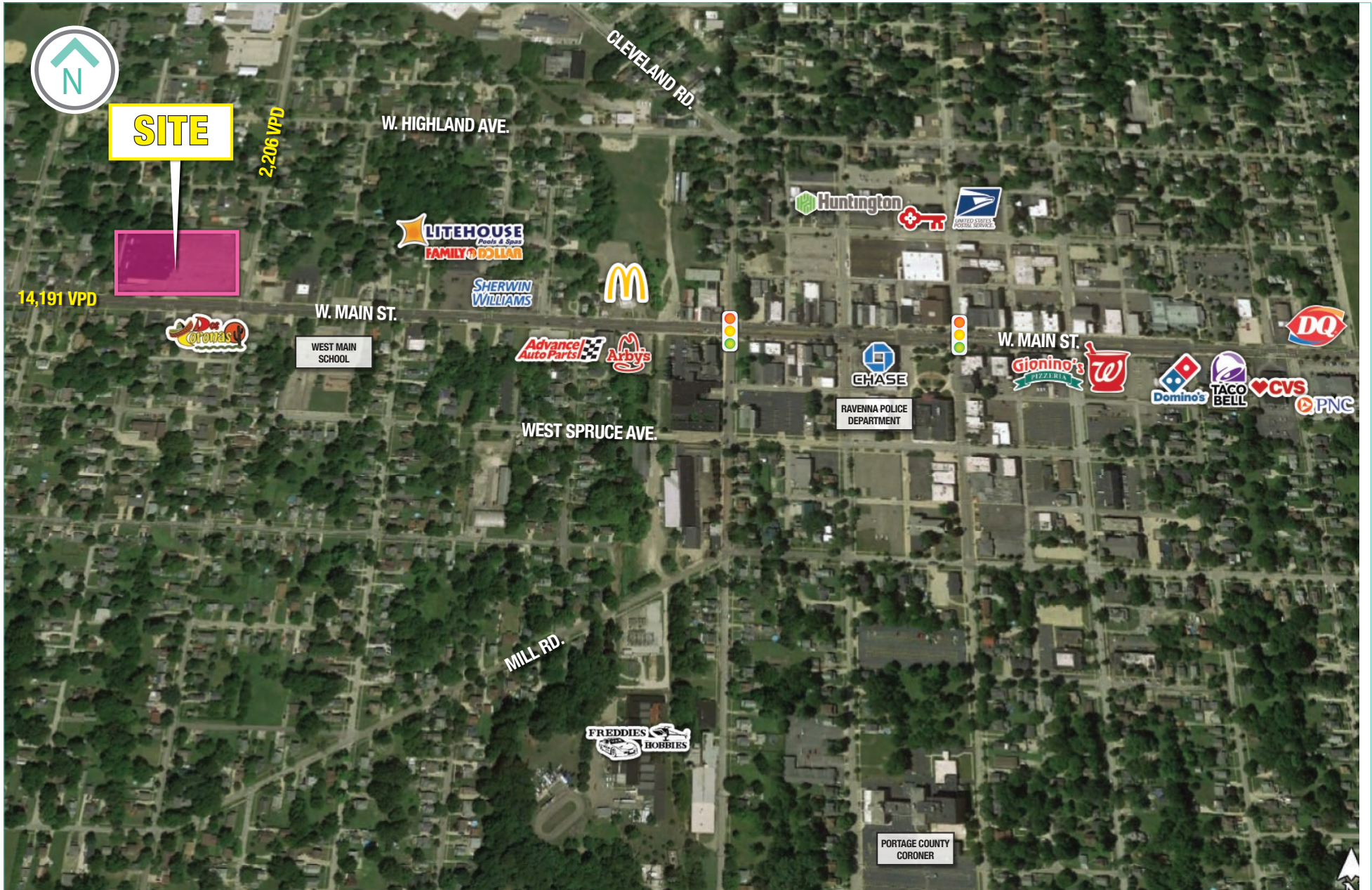
24500 CHAGRIN BLVD., SUITE 100

BEACHWOOD, OHIO 44122

[WWW.ANCHORCLE.COM](http://www.anchorcle.com)

FORMER GROCERY STORE | 832 WEST MAIN ST., RAVENNA, OH 44266

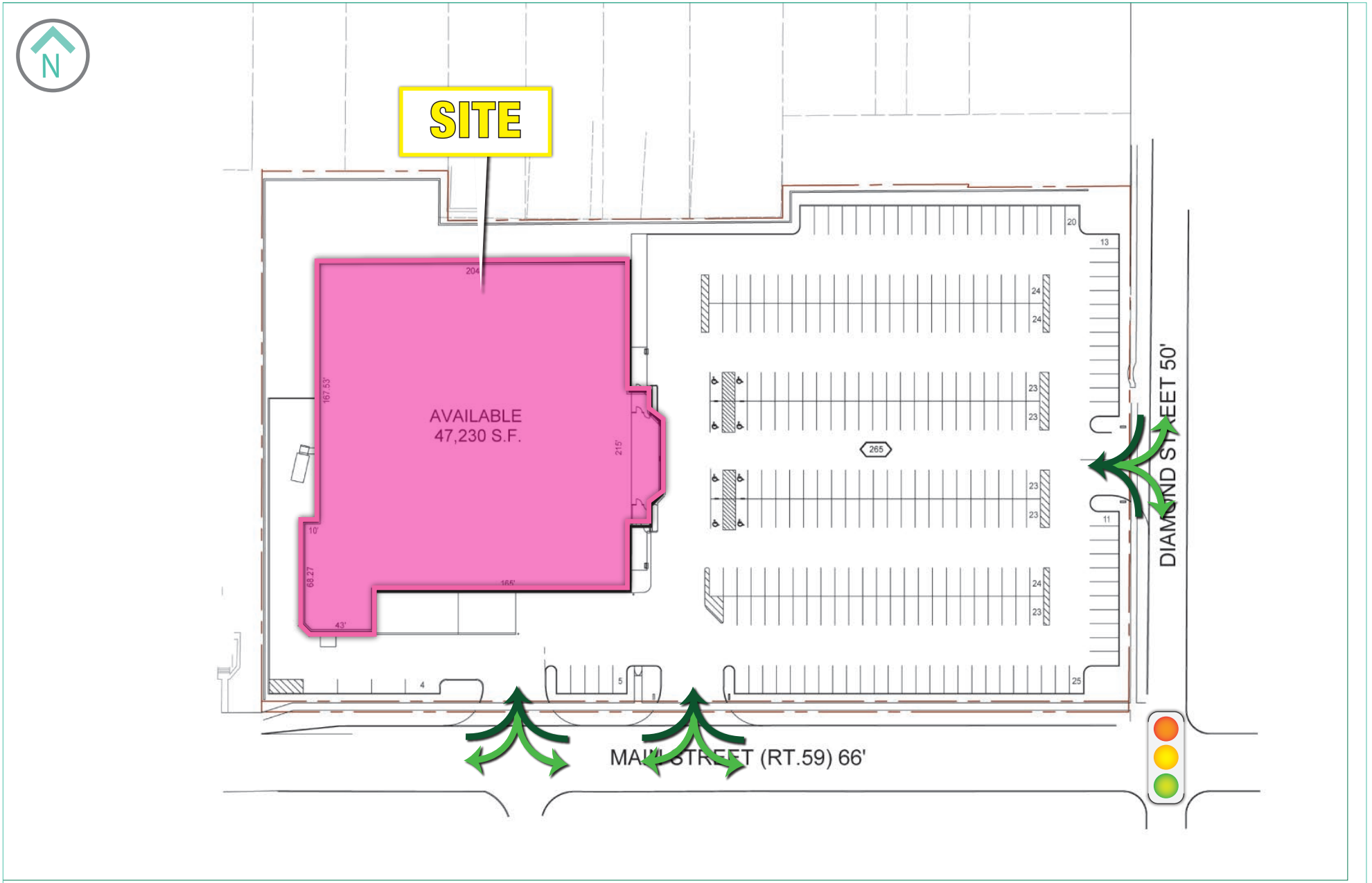
TRADE AERIAL



CHRIS MCFARLAND - 216.342.2578 | ALLISON GIOMUSO - 216.342.2620

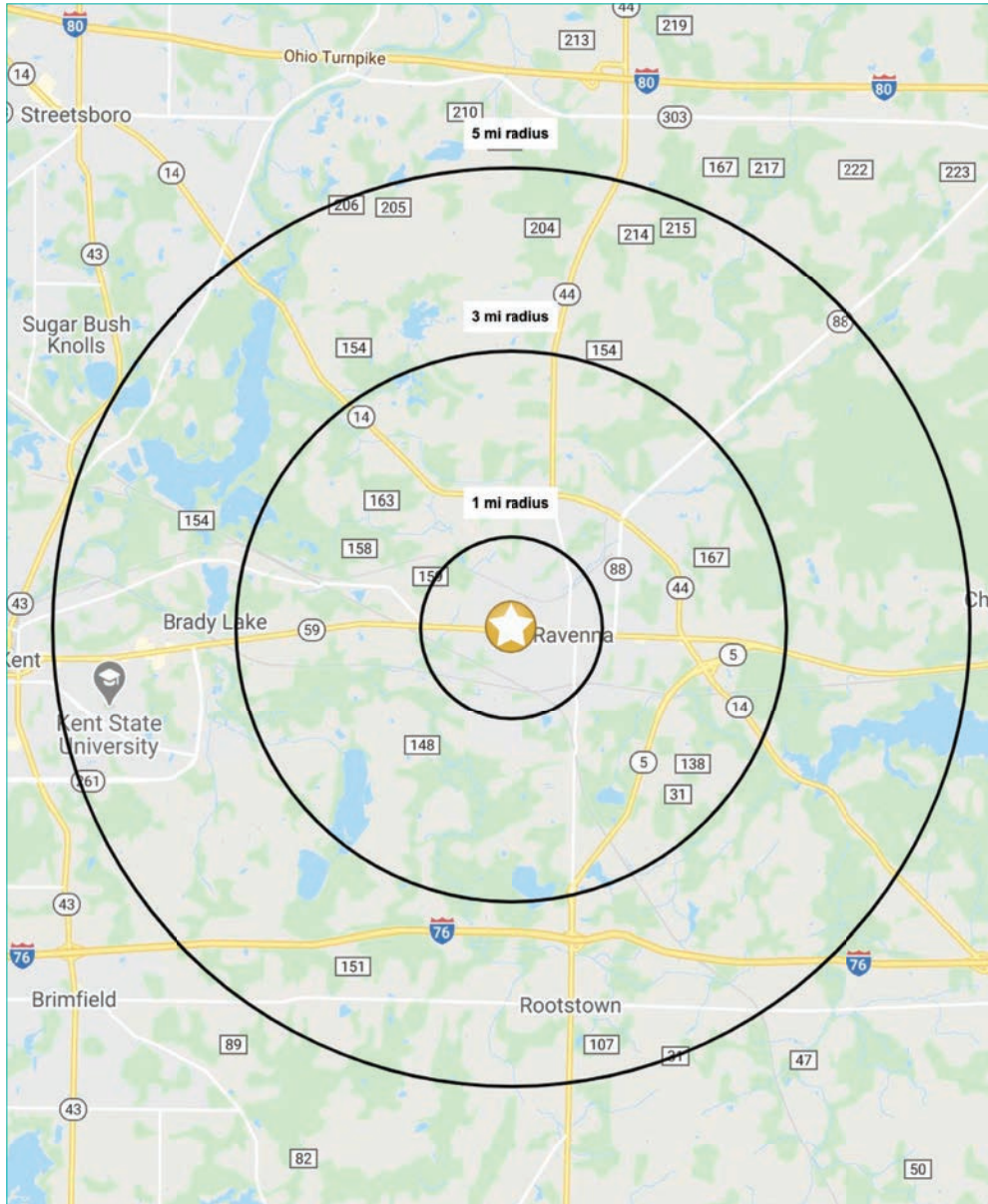
The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

SITE PLAN



CHRIS MCFARLAND - 216.342.2578 | ALLISON GIOMUSO - 216.342.2620

DEMOGRAPHICS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.1586/-81.2551

832 W Main St Ravenna, OH 44266		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	7,897	22,930	49,703
	2025 Projected Population	8,127	23,540	50,290
	2010 Census Population	8,074	23,542	49,917
	2000 Census Population	8,444	23,044	47,172
	Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.2%
HOUSEHOLDS	2020 Estimated Households	3,432	10,116	19,463
	2025 Projected Households	3,601	10,596	20,118
	2010 Census Households	3,346	9,884	18,680
	2000 Census Households	3,439	9,424	17,260
	Projected Annual Growth 2020 to 2025	1.0%	0.9%	0.7%
RACE AND ETHNICITY	2020 Estimated White	86.7%	89.4%	87.5%
	2020 Estimated Black or African American	8.8%	6.2%	6.3%
	2020 Estimated Asian or Pacific Islander	0.4%	0.8%	2.7%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2020 Estimated Other Races	4.0%	3.3%	3.2%
	2020 Estimated Hispanic	2.1%	2.1%	2.5%
	INCOME	2020 Estimated Average Household Income	\$47,679	\$60,826
2020 Estimated Median Household Income	\$40,447	\$51,390	\$51,175	
2020 Estimated Per Capita Income	\$20,848	\$26,907	\$24,517	
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.5%	2.9%	2.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	9.2%	6.3%	5.6%
	2020 Estimated High School Graduate	45.4%	43.1%	36.4%
	2020 Estimated Some College	17.4%	18.6%	19.3%
	2020 Estimated Associates Degree Only	8.6%	8.7%	8.3%
	2020 Estimated Bachelors Degree Only	9.4%	12.4%	15.3%
BUSINESS	2020 Estimated Graduate Degree	5.6%	7.9%	12.9%
	2020 Estimated Total Businesses	466	921	1,477
	2020 Estimated Total Employees	4,793	11,524	18,377
	2020 Estimated Employee Population per Business	10.3	12.5	12.4
2020 Estimated Residential Population per Business	17.0	24.9	33.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.