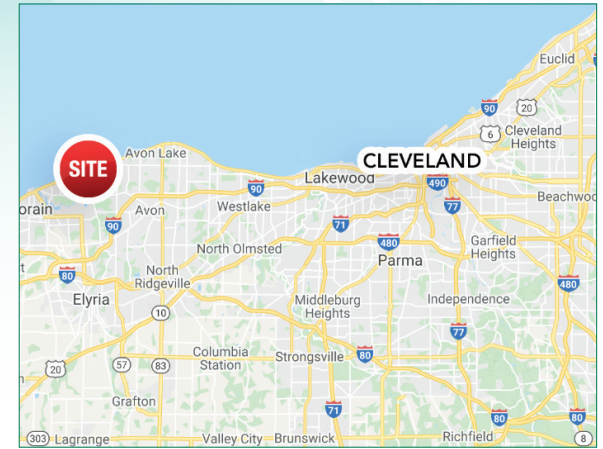


AVAILABLE FOR LEASE

4100 LAKE RD. | SHEFFIELD LAKE, OHIO 44054



DEMOGRAPHICS

2021 ESTIMATES	1 mile	3 mile	5 mile
Population	5,727	20,005	73,567
Households	2,378	8,521	30,150
Average HH Income	\$71,060	\$65,403	\$65,894
Daytime Employees	482	4,253	21,705

HIGHLIGHTS

- 116,042 SF Neighborhood Shopping Center
- Notable Tenants Include Apples Market Grocery Store, Rite Aid, Dollar Tree, Goodwill & Little Caesars
- Four-Units Totaling 16,936 SF or 15% of realizable vacancy upside
- Situated Along US-6 with great visibility, signage & multiple points of ingress/egress
- Less than 8 miles from Lorain Community College with more than 8,200 students enrolled
- More than \$250,000 was invested throughout 2020-2021 to replace major sections of the roofs, asphalt, and facades
- The only shopping center in the town of Sheffield Lake, right across from the beach access and public library

CONTACT

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216.342.2607

Anchor

CLEVELAND

24500 CHAGRIN BLVD., SUITE 100
BEACHWOOD, OHIO 44122

WWW.ANCHORCLE.COM

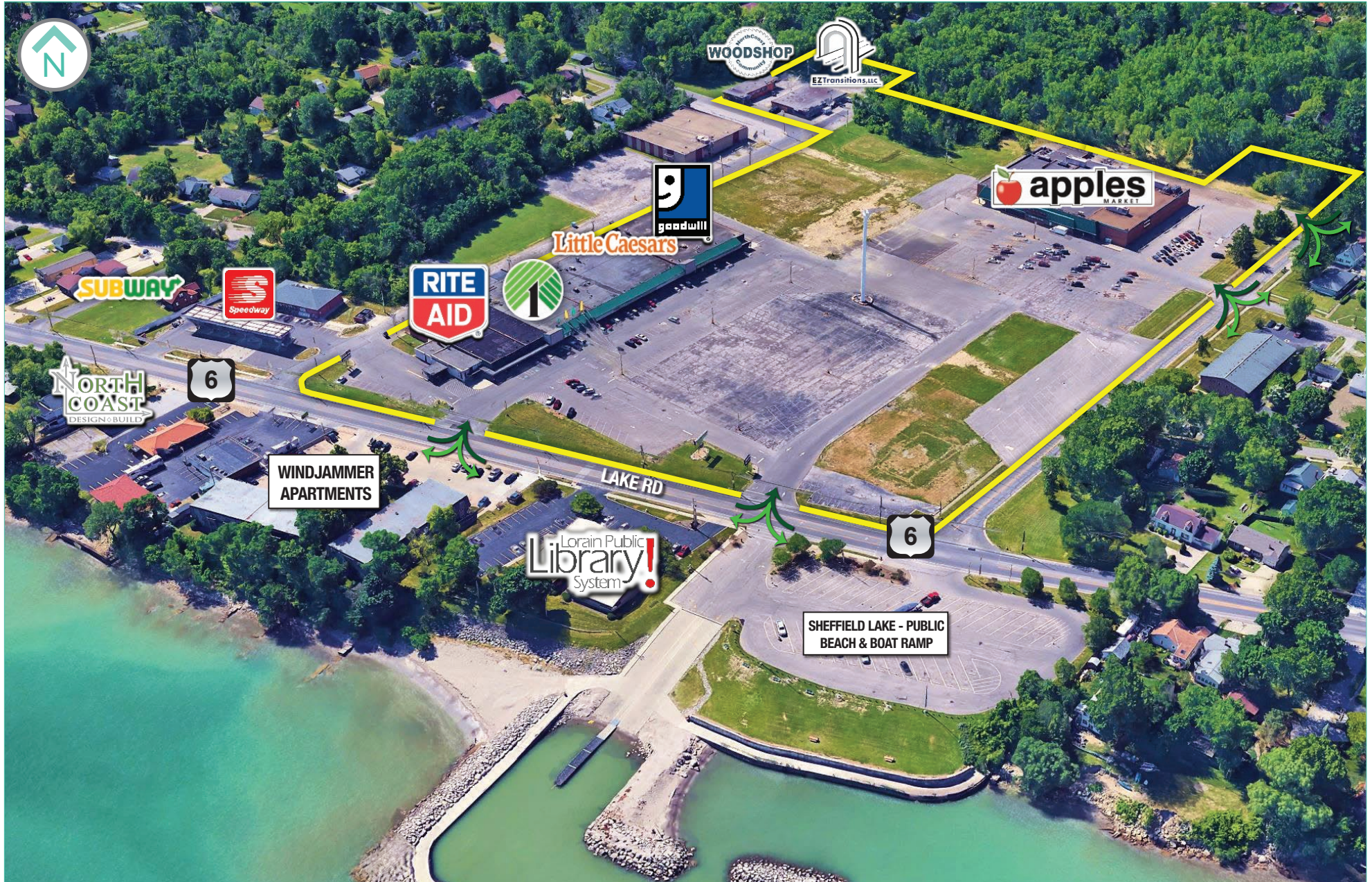
TRADE AERIAL



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LOW AERIAL



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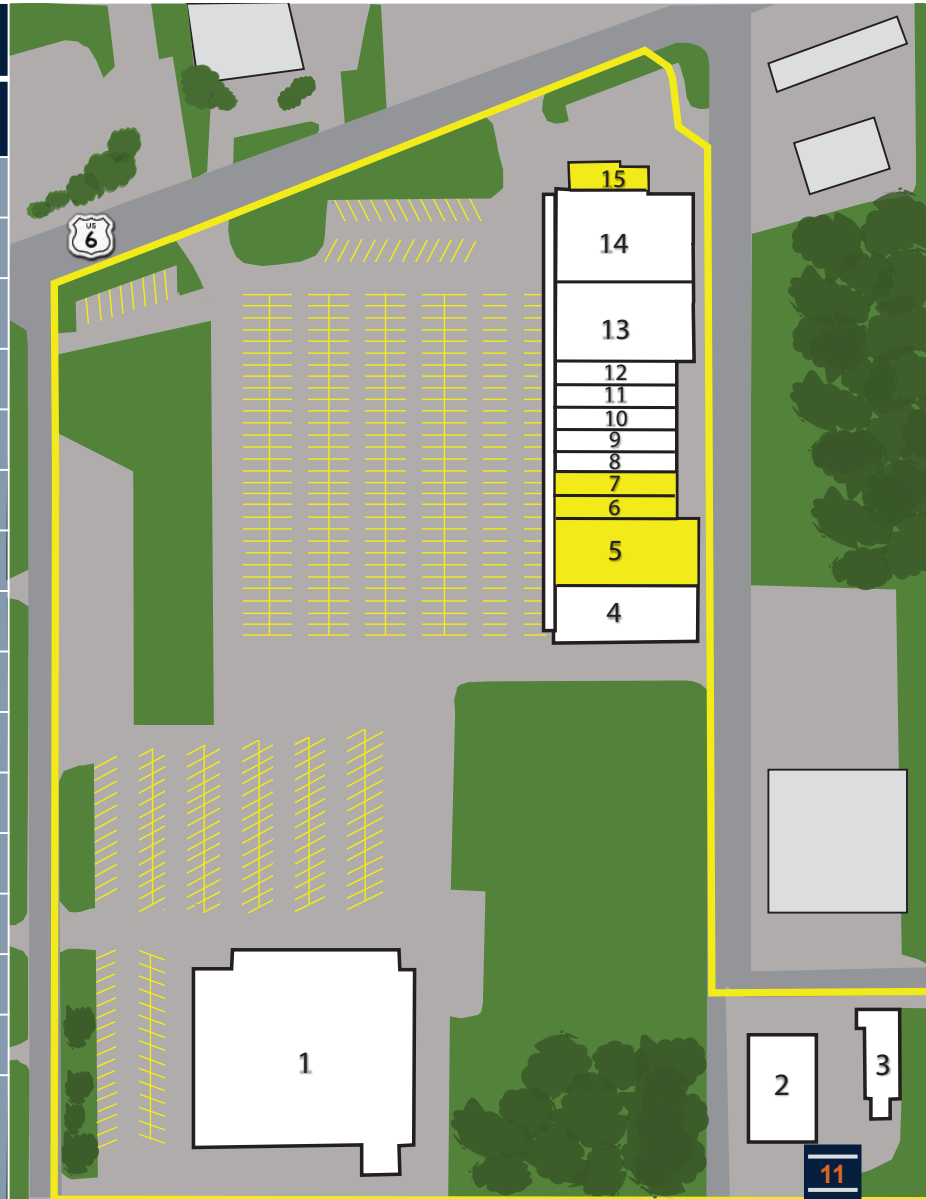
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SITE PLAN



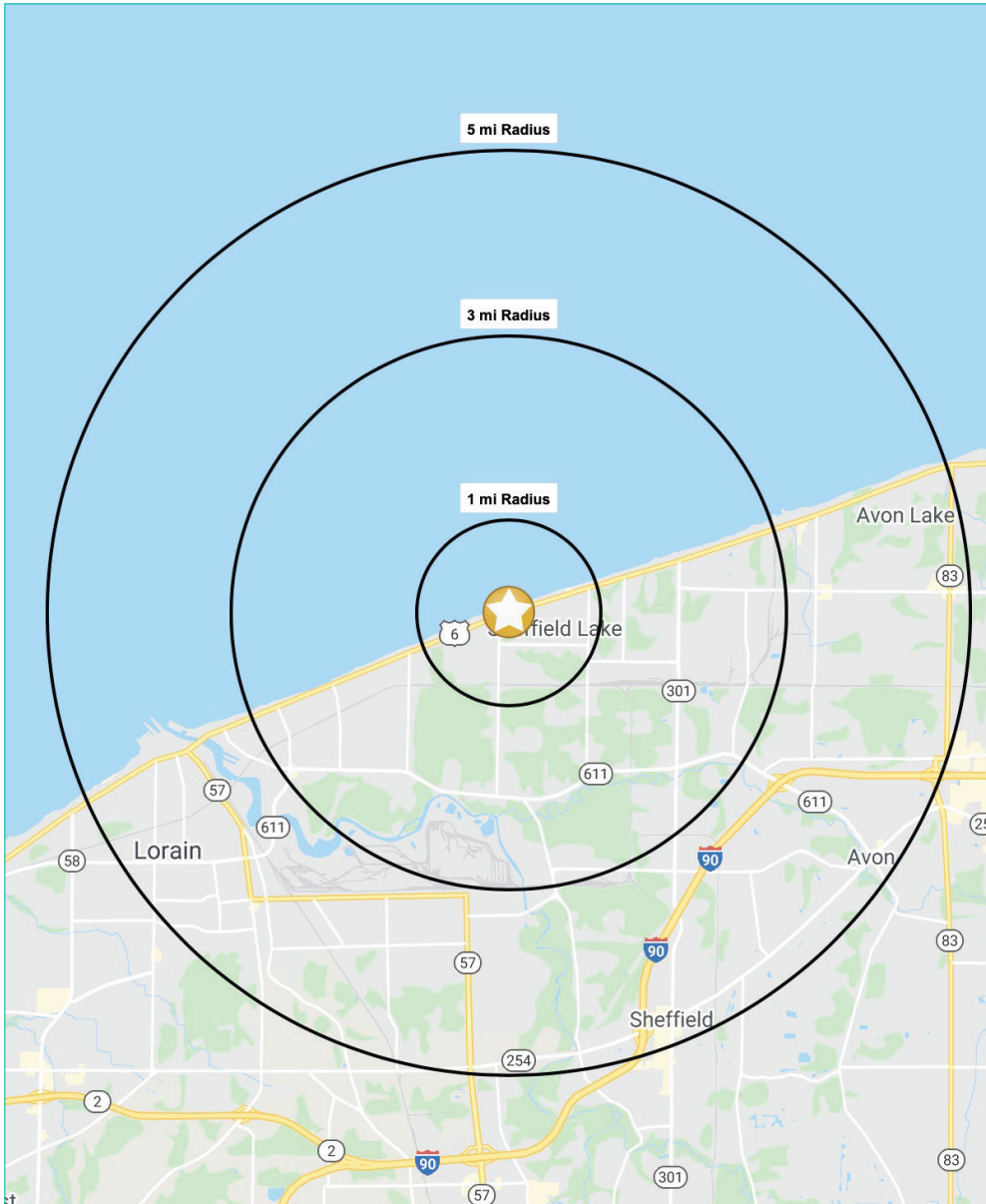
SITE PLAN		
Unit	Tenant	Square Footage
1	Apples Market	44,549
2	EZ Transitions	6,000
3	North Coast Community Workshop	2,849
4	Goodwill	8,732
5	VACANT	8,500
6	VACANT	3,000
7	VACANT	3,000
8	Hello Kitty Kiddies Daycare	2,800
9	Bellamy Salon	2,800
10	Driftwood Cafe	1,700
11	Exclusive Balloons	1,675
12	Little Caesars	2,091
13	Dollar Tree	12,410
14	Rite Aid	13,500
15	VACANT	2,436

*Site plan is a representation of the property with the number of units, parking spots and relative size of both. It does not show the absolute exact size of the units relative to the other spaces or the exact number of parking spots.



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DEMOGRAPHICS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4897/-82.1108

4100 Lake Rd Sheffield Lake, OH 44054	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	5,727	20,005	73,567
2026 Projected Population	5,617	19,829	73,407
2010 Census Population	5,883	20,103	70,978
2000 Census Population	5,994	20,381	70,888
Projected Annual Growth 2021 to 2026	-0.4%	-0.2%	-
Historical Annual Growth 2000 to 2021	-0.2%	-	0.2%
2021 Median Age	39.6	39.8	38.5
Households			
2021 Estimated Households	2,378	8,521	30,150
2026 Projected Households	2,382	8,631	30,744
2010 Census Households	2,349	8,202	28,004
2000 Census Households	2,212	7,769	26,466
Projected Annual Growth 2021 to 2026	-	0.3%	0.4%
Historical Annual Growth 2000 to 2021	0.4%	0.5%	0.7%
Race and Ethnicity			
2021 Estimated White	90.9%	84.6%	75.0%
2021 Estimated Black or African American	3.0%	7.1%	11.9%
2021 Estimated Asian or Pacific Islander	0.9%	1.1%	1.3%
2021 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2021 Estimated Other Races	4.8%	6.9%	11.4%
2021 Estimated Hispanic	7.5%	11.3%	20.6%
Income			
2021 Estimated Average Household Income	\$71,060	\$65,403	\$65,894
2021 Estimated Median Household Income	\$67,217	\$57,409	\$55,022
2021 Estimated Per Capita Income	\$29,506	\$27,860	\$27,055
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.2%	3.8%
2021 Estimated Some High School (Grade Level 9 to 11)	7.2%	7.8%	9.4%
2021 Estimated High School Graduate	41.0%	37.1%	32.0%
2021 Estimated Some College	20.3%	20.7%	22.4%
2021 Estimated Associates Degree Only	12.6%	13.5%	10.6%
2021 Estimated Bachelors Degree Only	10.7%	12.1%	13.3%
2021 Estimated Graduate Degree	5.8%	6.5%	8.5%
Business			
2021 Estimated Total Businesses	63	334	1,839
2021 Estimated Total Employees	482	4,253	21,705
2021 Estimated Employee Population per Business	7.6	12.7	11.8
2021 Estimated Residential Population per Business	90.6	59.8	40.0

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