



8.25 Acres

## 300 N Leavitt Rd.

Amherst, OH

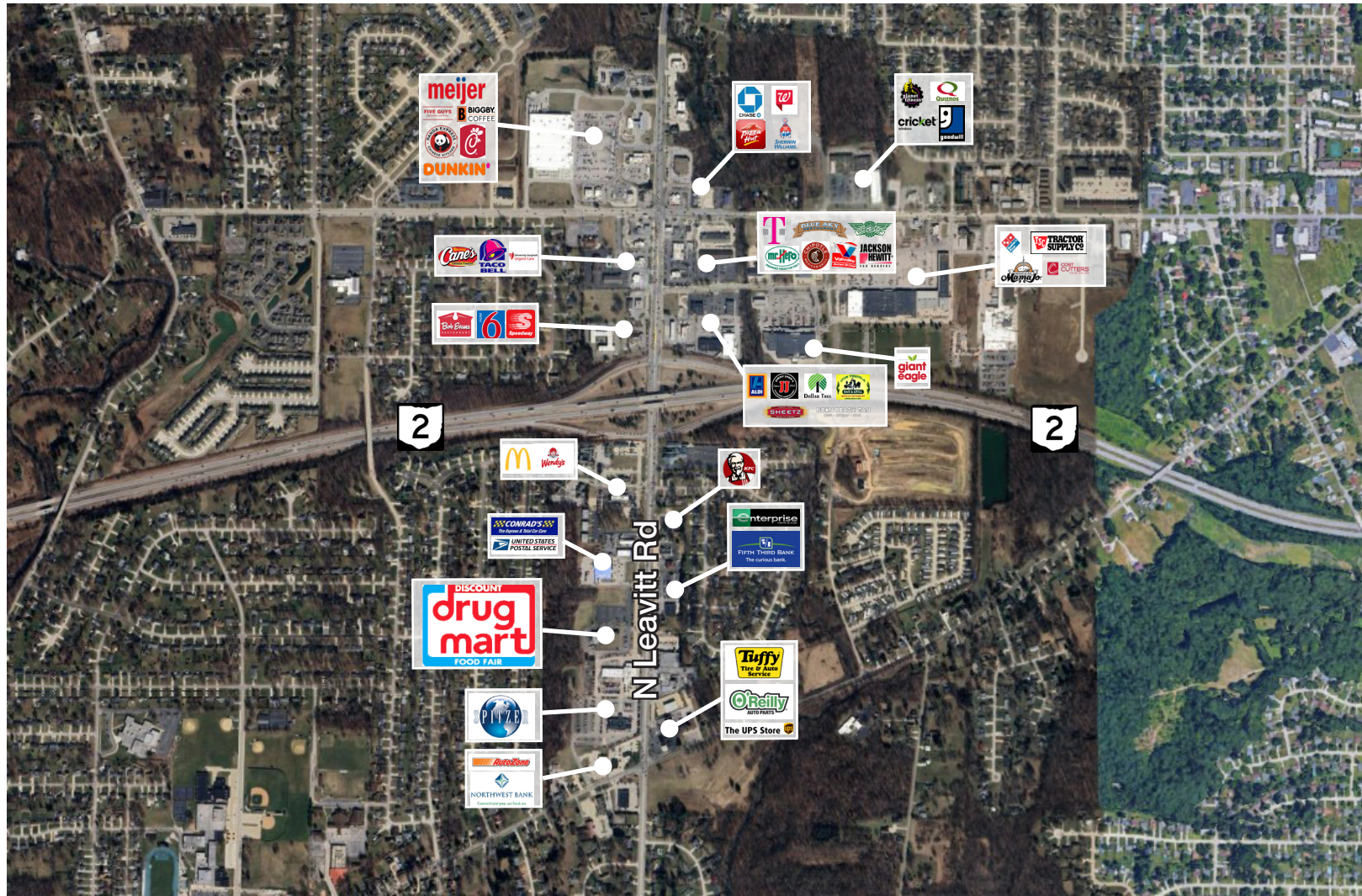
### Property Features

- Join Busy Discount Drug Mart Store
- For Sale, Build-to-Suit, or Ground Lease
- Join National Retailers in the area: Home Depot, Kohl's, Meijers, Aldi, Tractor Supply and more
- Only 0.3 mile from Rt. 2
- 2 miles from Ohio Turnpike (I-80/90)
- Zoned C2 - Commercial General Business District



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## Executive Summary

300 N Leavitt Rd, Amherst, Ohio, 44001  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.40867  
Longitude: -82.21047

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,420	40,838	84,956
2020 Population	6,595	44,014	86,667
2025 Population	6,695	45,294	89,517
2030 Population	6,750	46,033	91,047
2010-2020 Annual Rate	0.27%	0.75%	0.20%
2020-2025 Annual Rate	0.29%	0.55%	0.62%
2025-2030 Annual Rate	0.16%	0.32%	0.34%
2020 Male Population	48.2%	47.9%	48.2%
2020 Female Population	51.8%	52.1%	51.8%
2020 Median Age	46.4	44.4	41.9
2025 Male Population	48.8%	48.5%	48.8%
2025 Female Population	51.2%	51.5%	51.2%
2025 Median Age	46.6	44.4	42.2

In the identified area, the current year population is 89,517. In 2020, the Census count in the area was 86,667. The rate of change since 2020 was 0.62% annually. The five-year projection for the population in the area is 91,047 representing a change of 0.34% annually from 2025 to 2030. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 42.2, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	85.6%	73.4%	65.7%
2025 Black Alone	2.2%	9.1%	13.5%
2025 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2025 Asian Alone	1.5%	1.0%	0.7%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	2.2%	5.4%	7.4%
2025 Two or More Races	8.2%	10.7%	12.3%
2025 Hispanic Origin (Any Race)	9.4%	17.7%	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.3 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	115	96	72
2010 Households	2,607	16,790	34,190
2020 Households	2,796	18,440	36,135
2025 Households	2,897	19,249	37,784
2030 Households	2,954	19,753	38,837
2010-2020 Annual Rate	0.70%	0.94%	0.55%
2020-2025 Annual Rate	0.68%	0.82%	0.85%
2025-2030 Annual Rate	0.39%	0.52%	0.55%
2025 Average Household Size	2.30	2.33	2.35

The household count in this area has changed from 36,135 in 2020 to 37,784 in the current year, a change of 0.85% annually. The five-year projection of households is 38,837, a change of 0.55% annually from the current year total. Average household size is currently 2.35, compared to 2.37 in the year 2020. The number of families in the current year is 22,723 in the specified area.

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	13.7%	16.5%	19.2%
<b>Median Household Income</b>			
2025 Median Household Income	\$98,647	\$82,341	\$61,203
2030 Median Household Income	\$108,320	\$93,070	\$69,714
2025-2030 Annual Rate	1.89%	2.48%	2.64%
<b>Average Household Income</b>			
2025 Average Household Income	\$114,581	\$104,495	\$85,020
2030 Average Household Income	\$126,774	\$117,079	\$95,544
2025-2030 Annual Rate	2.04%	2.30%	2.36%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$49,099	\$44,195	\$35,895
2030 Per Capita Income	\$54,934	\$49,976	\$40,748
2025-2030 Annual Rate	2.27%	2.49%	2.57%
<b>GINI Index</b>			
2025 Gini Index	37.8	42.4	45.9

### Households by Income

Current median household income is \$61,203 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$69,714 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$85,020 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$95,544 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$35,895 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$40,748 in five years, compared to \$50,744 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	157	129	110
2010 Total Housing Units	2,792	18,021	38,401
2010 Owner Occupied Housing Units	2,176	12,315	21,986
2010 Renter Occupied Housing Units	431	4,476	12,204
2010 Vacant Housing Units	185	1,231	4,211
2020 Total Housing Units	2,998	19,593	39,649
2020 Owner Occupied Housing Units	2,291	13,366	22,535
2020 Renter Occupied Housing Units	505	5,074	13,600
2020 Vacant Housing Units	139	1,162	3,423
2025 Total Housing Units	3,095	20,349	41,171
2025 Owner Occupied Housing Units	2,415	14,284	24,355
2025 Renter Occupied Housing Units	482	4,965	13,429
2025 Vacant Housing Units	198	1,100	3,387
2030 Total Housing Units	3,153	20,861	42,279
2030 Owner Occupied Housing Units	2,489	14,912	25,625
2030 Renter Occupied Housing Units	466	4,840	13,212
2030 Vacant Housing Units	199	1,108	3,442
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	56.3	49.1	43.2

Currently, 59.2% of the 41,171 housing units in the area are owner occupied; 32.6%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 39,649 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.72%. Median home value in the area is \$187,577, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 6.42% annually to \$255,994.

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## Traffic Count Profile

300 N Leavitt Rd, Amherst, Ohio, 44001  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	North Leavitt Road	Spruce Tree Ln (0.19 miles N)	2021	17508
0.09	N Leavitt Rd	Spruce Tree Ln (0.3 miles N)	2014	20190
0.26	N Leavitt Rd	Spruce Tree Ln (0.01 miles S)	2014	20190
0.29	Cleveland Ave	Orchard Hill Dr (0.04 miles SW)	2001	9650
0.32	RAMP FROM SR2 EB TO SR58	N Leavitt Rd (0.0 miles )	2021	4333
0.36		(0.0 miles )	2019	8115
0.37	RAMP FROM SR58 TO SR2 EB	N Leavitt Rd (0.08 miles NW)	2021	8067
0.40	Terra Ln	Sunrise Dr (0.14 miles N)	2001	2250
0.41	RAMP FROM SR2 EB TO SR58	Collingwood Dr (0.01 miles W)	2020	3876
0.41	RAMP FROM SR58 TO SR2 WB	State Rte 2 (0.08 miles SE)	2021	4554
0.41		(0.0 miles )	2019	4618
0.45		(0.0 miles )	2019	8131
0.45	RAMP FROM SR2 WB TO SR58	State Rte 2 (0.09 miles SW)	2021	8151
0.47	State Rte 2	Terra Ln (0.02 miles W)	2014	41840
0.49	S Leavitt Rd	Edgewood Dr (0.07 miles S)	2002	13070
0.52	N Ridge Rd E	S Dewey Rd (0.02 miles SW)	2018	5061
0.53	N Leavitt Rd	Kresge Dr (0.02 miles N)	2019	32359
0.53	SR 58	Kresge Dr (0.0 miles )	2021	31665
0.55	South Dewey Road	Erie Ct (0.13 miles N)	2021	783
0.56	N Leavitt Rd	Kresge Dr (0.01 miles S)	2018	32039
0.60	Saint Joseph Dr	Cleveland Ave (0.0 miles )	2013	7311
0.62	Cleveland Ave	Central Dr (0.01 miles SW)	2016	7507
0.65	Shadylawn Drive	Washington St (0.07 miles E)	2021	385
0.67	Cooper Foster Park Rd	N Leavitt Rd (0.08 miles E)	2001	9800
0.68	N Ridge Rd E	Hemlock Dr (0.08 miles SW)	2016	4884
0.68	Cleveland Avenue	Central Dr (0.05 miles NE)	2021	7601
0.71	SR 2	Washington St (0.0 miles )	2021	43893
0.71	SR-2	Washington St (0.09 miles SE)	2020	39260
0.75	Cooper Foster Park Rd	Terra Ln (0.02 miles W)	2016	10256
0.76	Taylor Ave	PkAve (0.02 miles N)	2001	3600

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