



For Sale or Lease

- 0.53 Acres with 2,696 sf building
- Trade area in excess of 100,000 people
- Surrounded by traffic generators: Elyria Medical Center - 0.08 Miles, Ridge Tool Company (RIDGID) - 0.28 Miles

| 2020 DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------|----------|----------|----------|
| Population | 58,037 | 92,429 | 310,923 |
| Daytime Pop | 34,138 | 47,603 | 131,399 |
| Med HH Income | \$53,160 | \$58,146 | \$65,494 |

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Century 21 Thacker & Associates, Inc.
Ken Thacker
Ohio Broker of Record



Walgreens

Save a Lot

RIDGE TOOL COMPANY (RIDGID)

SITE
2,696 SF
0.53 ACRE

PARK PLACE EARLY LEARNING CENTER

LORMET COMMUNITY FEDERAL CREDIT UNION

E Broad St 9,121 ADT



Broad St 11,290 ADT



UNIVERSITY HOSPITALS ELYRIA MEDICAL CENTER



East River St 9,495 ADT



ELYRIA, OH

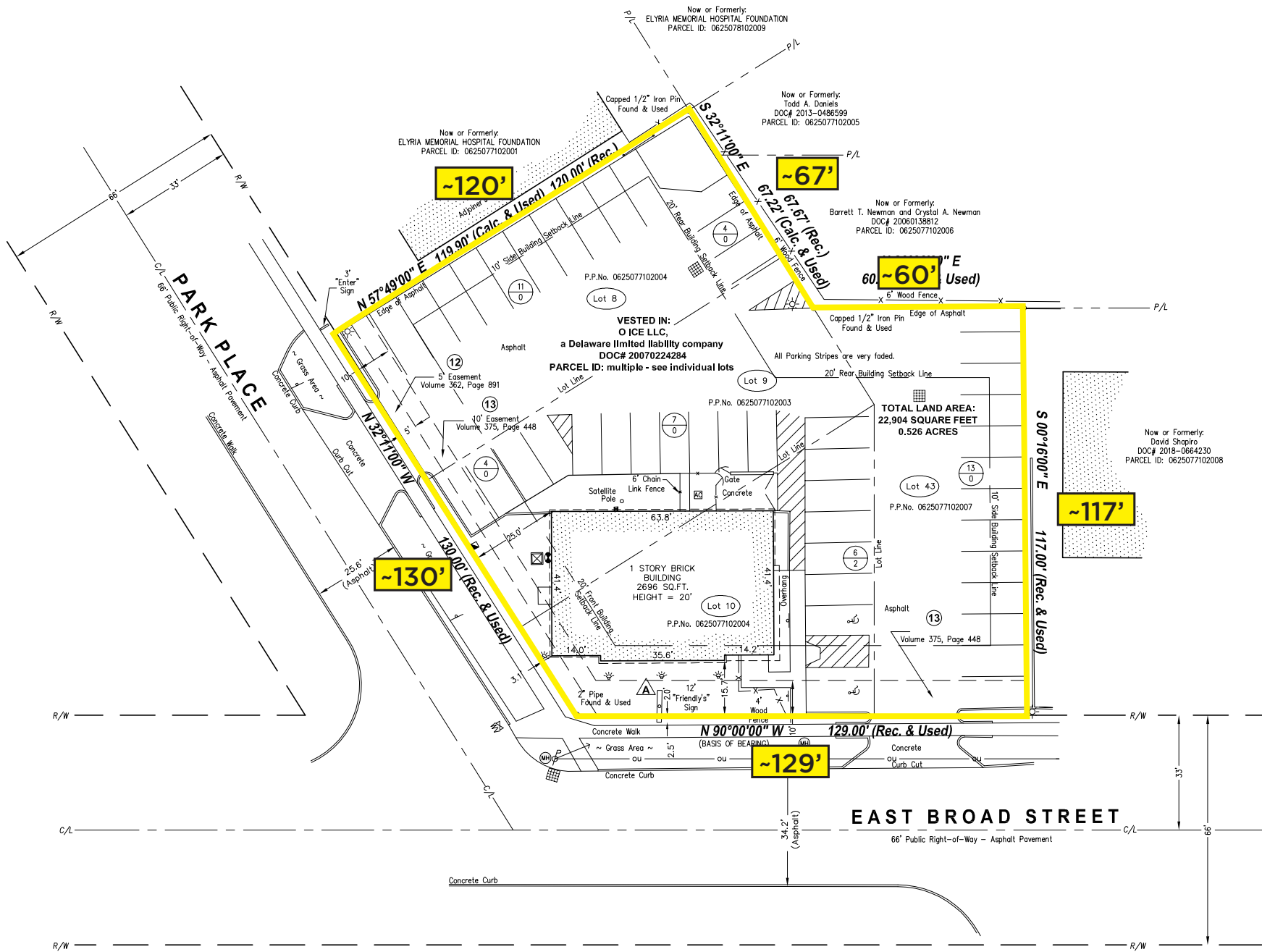
204 East Broad Street


SITE AERIAL

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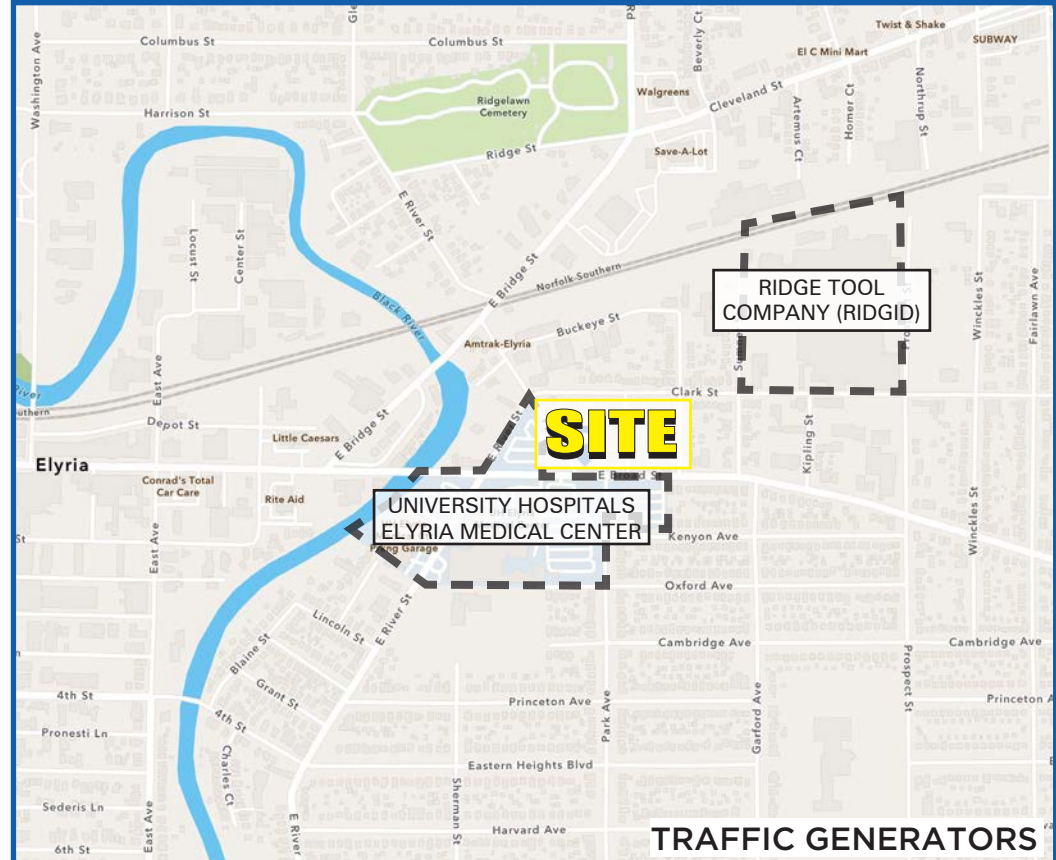
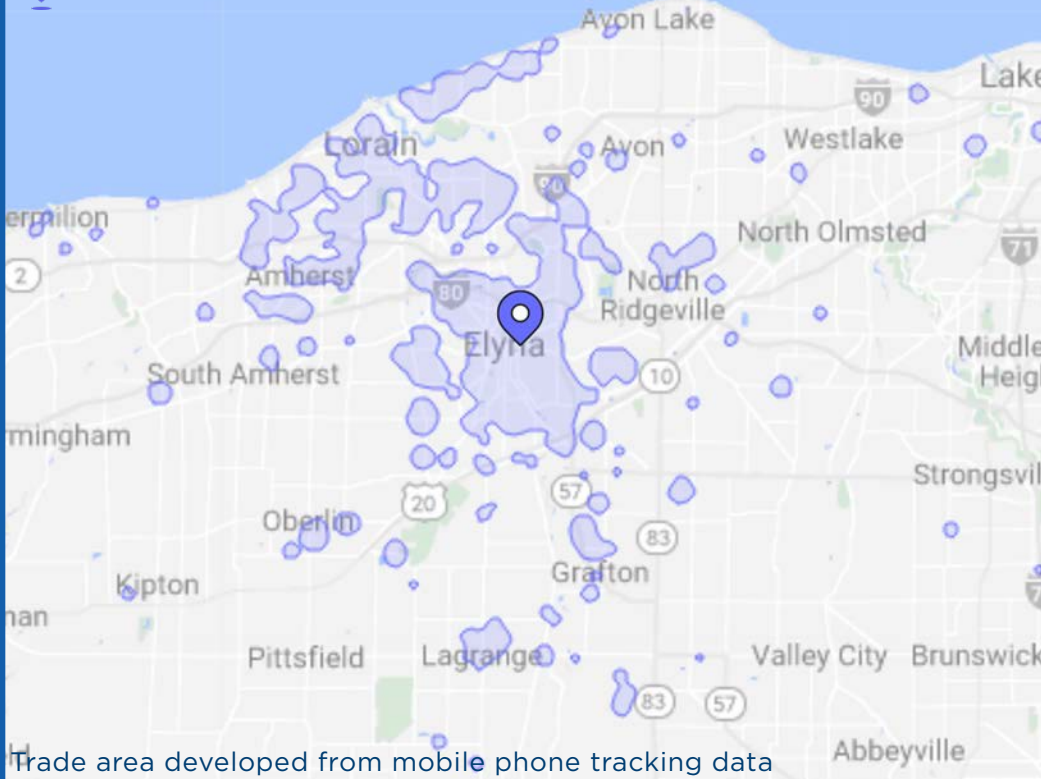
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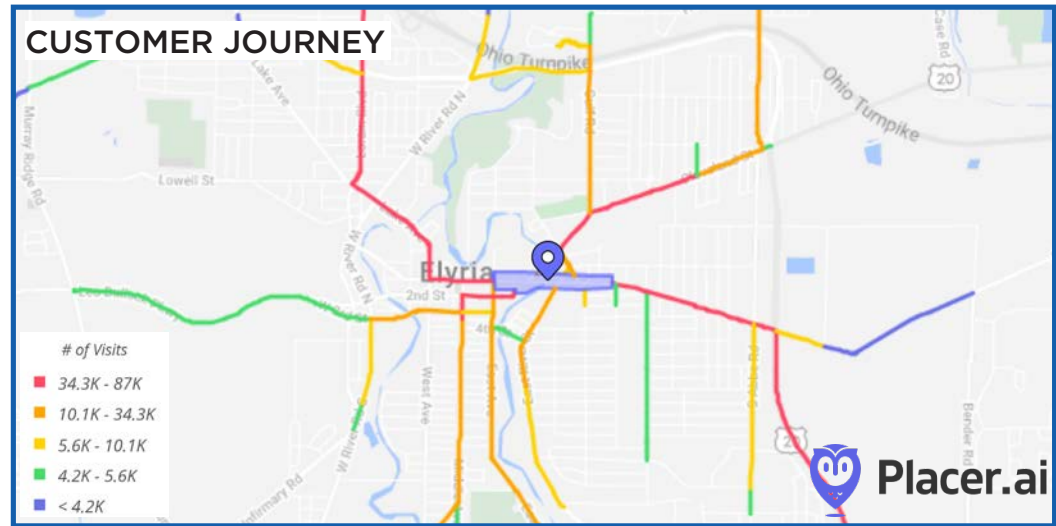
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| 2020 DEMOGRAPHICS | SITE POP | SITE MED INCOME | DAYTIME POP | HOUSEHOLDS |
|---------------------------|----------|-----------------|-------------|------------|
| Trade Area 80% | 139,802 | \$44,857 | 70,252 | 60,783 |
| Site 5 Minute Drive Time | 31,704 | \$46,129 | 21,170 | 13,593 |
| Site 10 Minute Drive Time | 62,709 | \$52,263 | 36,782 | 27,200 |
| Site 15 Minute Drive Time | 102,908 | \$56,946 | 51,503 | 43,684 |

Trade area maps and demographics are 80% of customers for: out-parcels along Broad St between East Ave and Summer St.*

* <https://www.placer.ai/>



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