

PROPERTY HIGHLIGHTS

- Facade renovation coming soon!
- Potential redevelopment opportunity
- Former retail, office, and medical space available
- Situated at signaled corner of Lake Avenue and Amherst Road
- Minutes from Affinity Medical Center
- Join Marc's, Family Dollar, Gionino's Pizza, China King, and Peace Love & Little Donuts!

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	9,553	\$64,440	2,365
3 Miles	52,250	\$70,067	14,462
5 Miles	93,663	\$80,545	36,788
5 Minutes	45,785	\$68,625	13,764

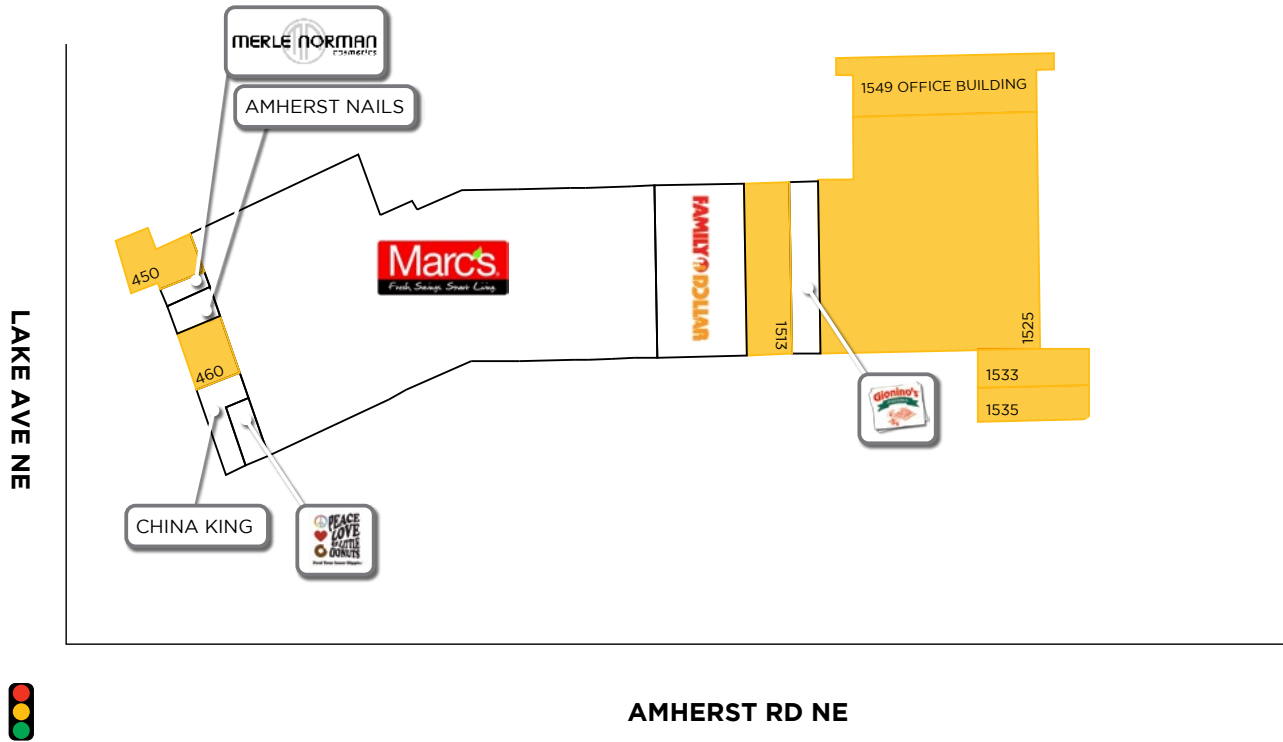
QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

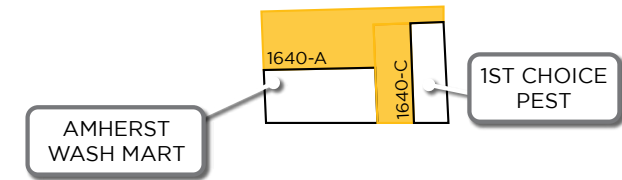
www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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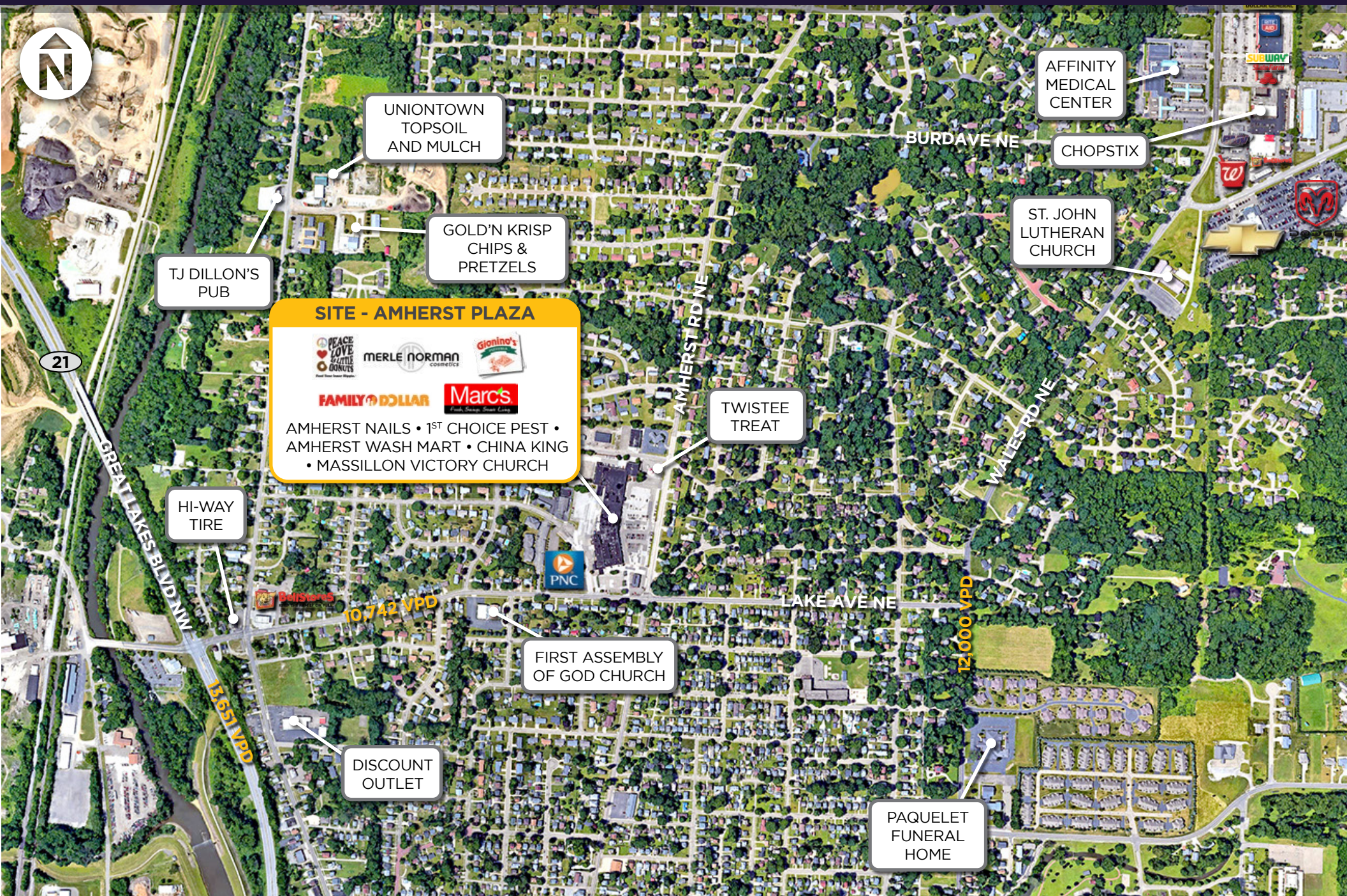


KEUPER BLVD NE



UNIT	TENANT	SF
GROUND LEVEL (LAKE AVE NE)		
450	VACANT	2,592 SF
454	Merle Norman Cosmetics	442 SF
458	Amherst Nails	782 SF
460	VACANT	1,360 SF
GROUND LEVEL (AMHERST RD NE)		
1409	China King	1,309 SF
1411	Peace, Love, & Little Donuts	629 SF
1413	Marc's	41,230 SF
1509	Family Dollar	7,480 SF
1513	VACANT	3,740 SF
1515	Gionino's Pizza	2,640 SF

1525	VACANT	24,246 SF
1531	VACANT	868 SF
1541	VACANT	3,750 SF
1535	VACANT	2,923 SF
1533-UP	VACANT	2,412 SF
		96,403 SF
UNIT	TENANT	SF
ANNEX BUILDING (KEUPER BLVD NW)		
1640-A	VACANT	2,220 SF
1640-B	Amherst Wash Mart	1,950 SF
1640-C	VACANT	1,296 SF
1640-D	1st Choice Pest	1,134 SF
		6,660 SF



UNIONTOWN
TOPSOIL
AND MULCH

AFFINITY
MEDICAL
CENTER

CHOPSTIX

ST. JOHN
LUTHERAN
CHURCH

TJ DILLON'S
PUB

GOLD'N KRISP
CHIPS &
PRETZELS

SITE - AMHERST PLAZA

PEACE LOVE & LITTLE DONUTS | MERLE NORMAN cosmetics | Gionino's

FAMILY DOLLAR | Marcs

AMHERST NAILS • 1ST CHOICE PEST •
AMHERST WASH MART • CHINA KING
• MASSILLON VICTORY CHURCH

TWISTEE
TREAT

HI-WAY
TIRE

FIRST ASSEMBLY
OF GOD CHURCH

DISCOUNT
OUTLET

PAQUELET
FUNERAL
HOME

21

GREAT LAKES BLVD NW

13,651 VPD

10,742 VPD

LAKE AVE NE

12,000 VPD

AMHERST RD NE

WALLES RD NE

BURDAVE NE