

7499

Leavitt Road

AMHERST, OHIO 44001



FOR SALE

RETAIL
FACILITY



7499 Leavitt Road

AMHERST, OHIO 44001

PROPERTY SPECIFICATIONS

TOTAL SF	6,000 SF
RETAIL SF	4,000 SF
INDUSTRIAL SF	2,000 SF
LAND	1.75 acres
CONSTRUCTION	Block
EXTERIOR	Stucco
CEILING HEIGHT	9'
SPRINKLER	No
LIGHTING	Fluorescent
HEAT	HVAC
AIR-CONDITIONING	HVAC - Office
ROOF	Asphalt
SALE PRICE	\$375,000

- Busy intersection with signalized light and located on hard corner
- Two (2) separate buildings with 4,000 SF retail and 2,000 SF warehouse space
- Perfect opportunity for redevelopment (gas station, fast food)
- 26,000 vehicles per day
- Close and easy access to I-80 & I-90
- Located along Route 58 Retail Corridor in South Amherst



BRIAN SMITH / Sales Associate / bsmith@crescorealestate.com / 216.525.1476

GEORGE J. POFOK, CCIM, SIOR / Sr. Vice President / gpfok@crescorealestate.com / 216.525.1469

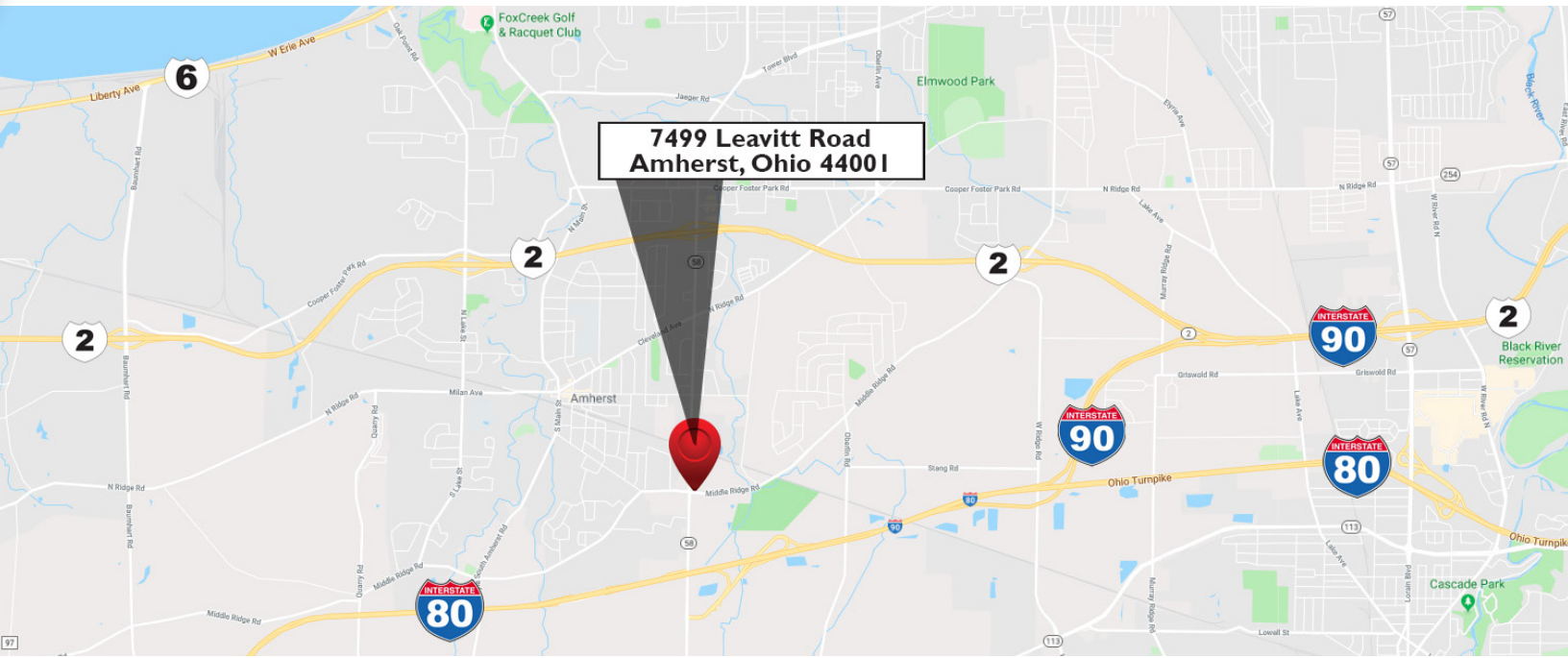
PAUL DIVINCENZO / Vice President / pdivincenzo@crescorealestate.com / 216.525.1470

**RETAIL
FACILITY**

7499 Leavitt Road

AMHERST, OHIO 44001

MAP & PHOTOS



BRIAN SMITH / Sales Associate / bsmith@crescorealestate.com / 216.525.1476
GEORGE J. POFOK, CCIM, SIOR / Sr. Vice President / gpofof@crescorealestate.com / 216.525.1469
PAUL DIVINCENZO / Vice President / pdivincenzo@crescorealestate.com / 216.525.1470

**RETAIL
FACILITY**

7499 Leavitt Road

AMHERST, OHIO 44001

INTERIOR PHOTOS



BRIAN SMITH / Sales Associate / bsmith@crescorealestate.com / 216.525.1476

GEORGE J. POFOK, CCIM, SIOR / Sr. Vice President / gpfok@crescorealestate.com / 216.525.1469

PAUL DIVINCENZO / Vice President / pdivincenzo@crescorealestate.com / 216.525.1470

**RETAIL
FACILITY**