FOR LEASE > RETAIL SPACE

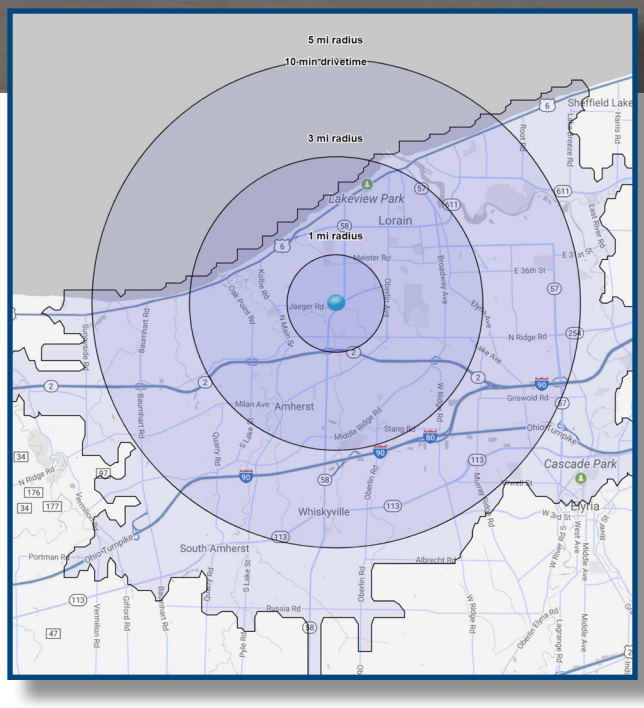
LIGHTHOUSE PLAZA

4340 Leavitt Road, Lorain, Ohio 44053

PROPERTY HIGHLIGHTS

- 34,312 SF retail strip center
- 2,000 SF available for lease
- Traffic Count: 19,280 N. Leavitt Road
- Local Merchants: Home Depot, Wal-Mart, Kohl's

DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Population	9,184	56,007	89,130
Total Daytime Employees	3,702	19,874	35,464
Average Household Income	$67,863	$59,225	$58,376



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SITE AERIAL

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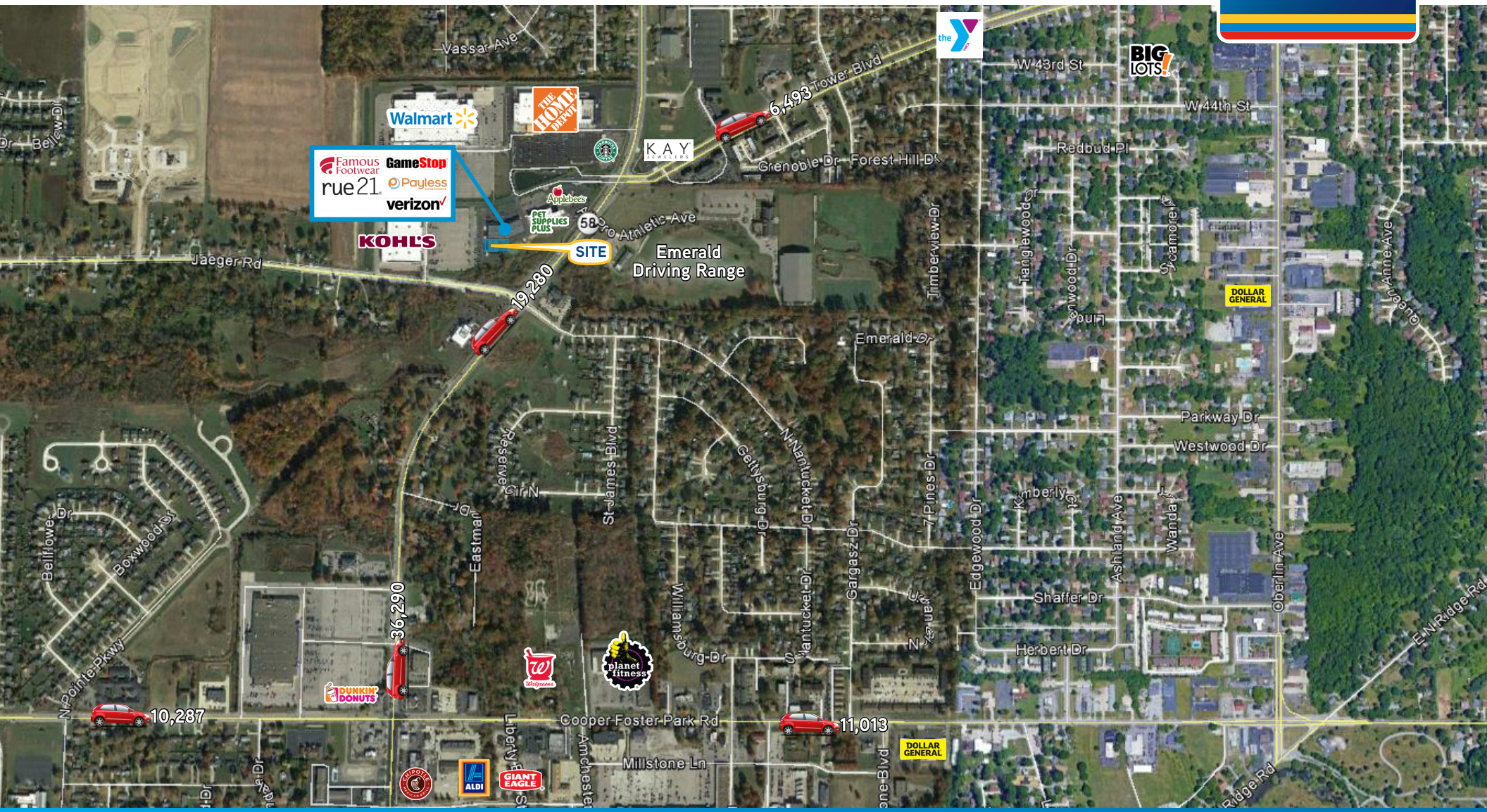
MARKET AERIAL



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DEMOGRAPHIC REPORT

Colliers INTERNATIONAL

4340 N Leavitt Rd Lorain, OH 44053		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
POPULATION	2017 Estimated Population	9,184	56,007	89,130	117,416
	2022 Projected Population	9,317	58,611	93,273	122,433
	2010 Census Population	8,751	56,198	89,902	118,675
	2000 Census Population	7,808	58,532	95,420	125,080
	Projected Annual Growth 2017 to 2022	0.3%	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	1.0%	-0.3%	-0.4%	-0.4%
	2017 Median Age	42.4	40	39.7	40
HOUSEHOLDS	2017 Estimated Households	4,072	23,325	37,014	49,223
	2022 Projected Households	4,202	24,753	39,270	52,049
	2010 Census Households	3,764	22,540	35,966	47,879
	2000 Census Households	3,271	22,855	36,861	48,515
	Projected Annual Growth 2017 to 2022	0.6%	1.2%	1.2%	1.1%
	Historical Annual Growth 2000 to 2017	1.4%	0.1%	-	0.1%
RACE AND ETHNICITY	2017 Estimated White	76.3%	71.5%	73.2%	75.0%
	2017 Estimated Black or African American	12.8%	15.9%	14.2%	13.6%
	2017 Estimated Asian or Pacific Islander	0.9%	0.6%	0.6%	0.8%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%	0.4%
	2017 Estimated Other Races	9.7%	11.6%	11.6%	10.2%
	2017 Estimated Hispanic	17.7%	19.2%	20.8%	17.7%
INCOME	2017 Estimated Average Household Income	$67,863	$59,225	$58,376	$60,065
	2017 Estimated Median Household Income	$59,324	$48,614	$47,130	$48,126
	2017 Estimated Per Capita Income	$30,122	$24,745	$24,302	$25,248
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.7%	3.9%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.5%	8.9%	9.7%	9.2%
	2017 Estimated High School Graduate	39.3%	35.6%	36.0%	36.1%
	2017 Estimated Some College	24.1%	25.6%	25.0%	25.0%
	2017 Estimated Associates Degree Only	12.2%	10.1%	10.0%	10.0%
	2017 Estimated Bachelors Degree Only	11.3%	10.6%	10.0%	10.2%
	2017 Estimated Graduate Degree	5.6%	5.5%	5.3%	5.9%
BUSINESS	2017 Estimated Total Businesses	383	1,787	2,942	4,151
	2017 Estimated Total Employees	3,702	19,874	35,464	50,286
	2017 Estimated Employee Population per Business	9.7	11.1	12.1	12.1
	2017 Estimated Residential Population per Business	24.0	31.3	30.3	28.3