

**21,000 SF  
FOR LEASE**



## **RETAIL SPACE AVAILABLE IN CHARDON**

**12797 MAYFIELD RD, CHARDON, OH 44024**

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## PROPERTY OVERVIEW

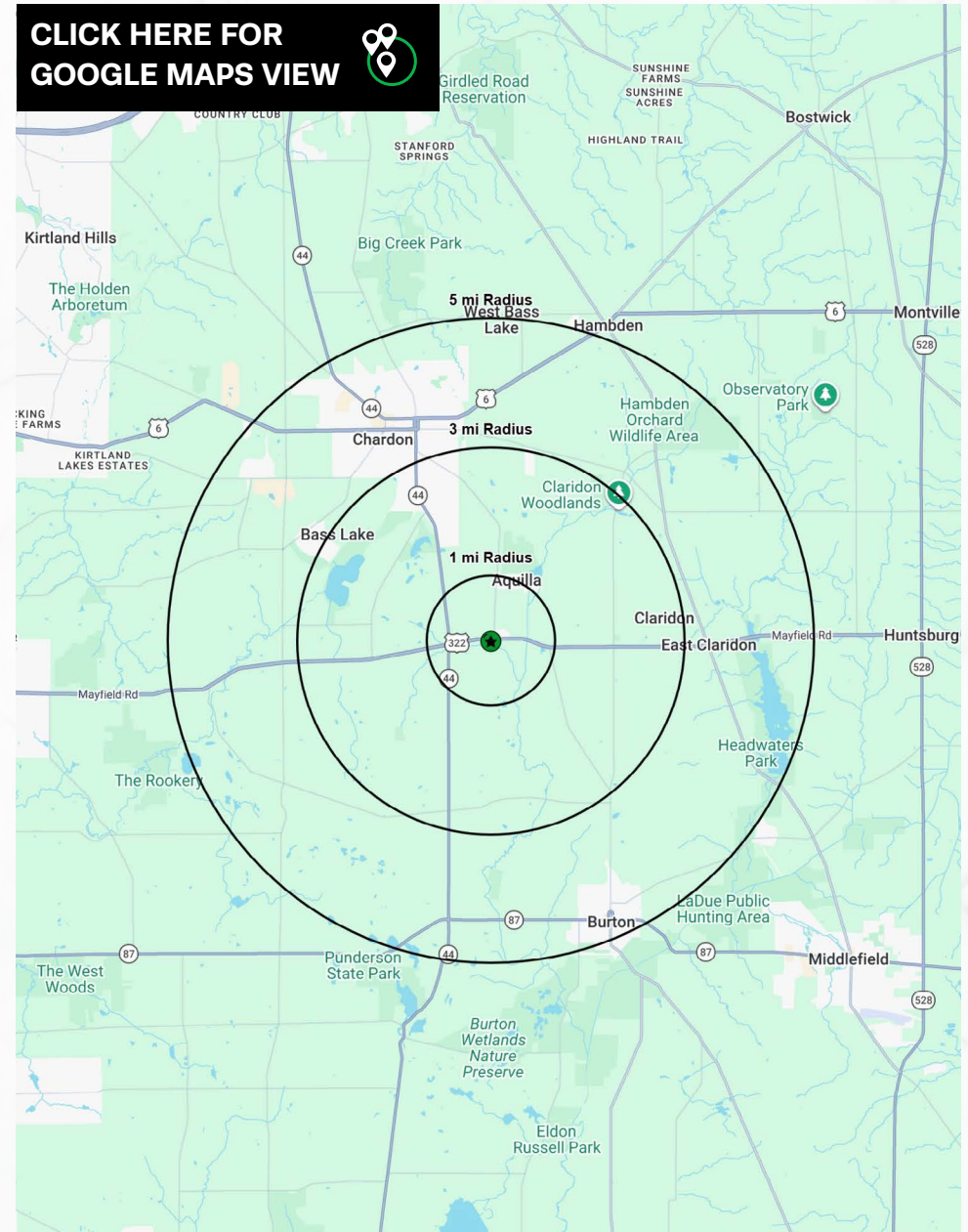
### PROPERTY SUMMARY

- **Retail Space Available Adjacent to Shell Gas Station**
  - Benefit from consistent daily traffic driven by fuel customers and convenience-oriented visits.
- **Established Neighborhood Co-Tenancy** – Join Capp's Pizza and other service-oriented tenants serving the surrounding residential community.
- **High-Visibility Frontage on Mayfield Road** – Strong exposure along a heavily traveled east-side corridor with easy ingress/egress.
- **Ideal for Food, Service, or Convenience Retail** – Perfect fit for carryout, salon, cell phone, vape, insurance, tax prep, or specialty retail users.
- **Dense Residential Trade Area** – Positioned within a stable, established community generating repeat, neighborhood-driven customer traffic.

### DEMOGRAPHICS

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 693       | 7,168     | 21,784    |
| HOUSEHOLDS         | 280       | 2,732     | 8,678     |
| AVERAGE HH INCOME  | \$104,523 | \$135,859 | \$131,459 |
| MEDIAN HH INCOME   | \$79,404  | \$112,255 | \$106,869 |
| DAYTIME POPULATION | 403       | 5,207     | 17,847    |

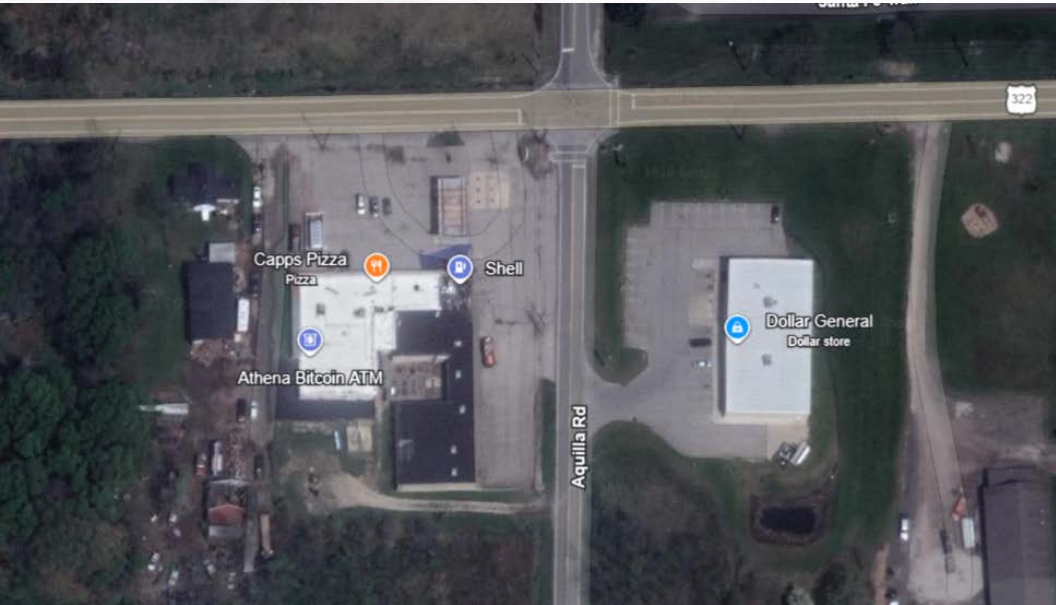
[CLICK HERE FOR GOOGLE MAPS VIEW](#)



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PICTURES



# 21,000 SF RETAIL SPACE AVAILABLE

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MICRO AERIAL



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