

FOR LEASE OR SALE

Fifth Ave. & Center St., Chardon, OH 44024



SITE
1.11 AC

CHASE

MARATHON
Marathon
Petroleum
Corporation

DUNKIN'
DONUTS

14,048 vpd

O'Reilly
AUTO PARTS

SNAP

FIFTH AVE

CENTER ST

heimen's
meats & seafoods

GIANT
EAGLE

HANNA
COMMERCIAL REAL ESTATE

CONTACT US:

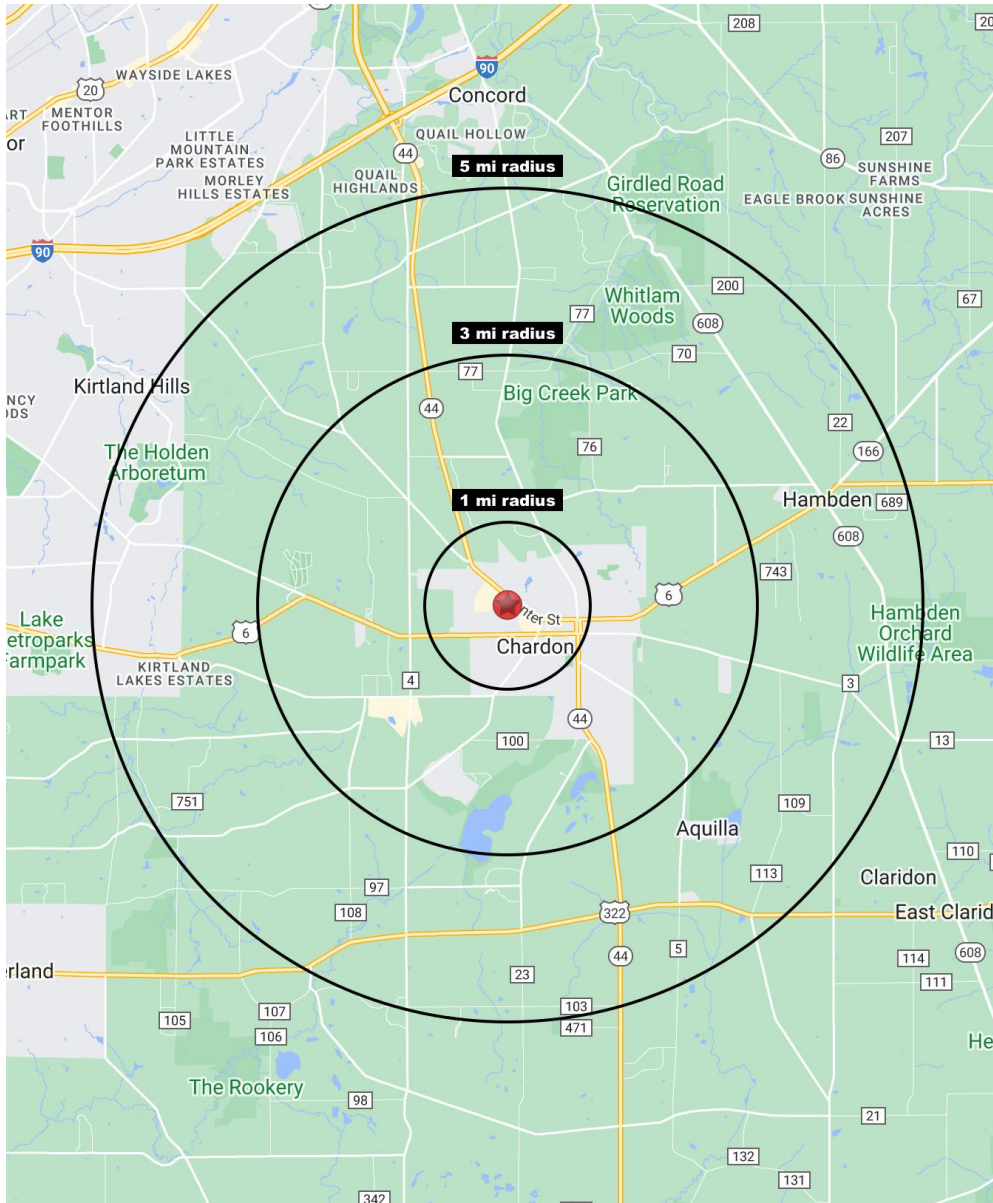
Tom Grasso
tomgrasso@hannacre.com
216.861.5429

Kevin Callahan
kevincallahan@hannacre.com
216.861.5592

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PROPERTY OVERVIEW



2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	2,200	11,473	22,366
Households	1,097	4,847	9,016
Median HH Income	\$77,138	\$105,005	\$111,826
Average HH Income	\$75,567	\$116,134	\$132,908
Daytime Population	4,465	5,915	8,029

[View in Google Maps](#)

PROPERTY OVERVIEW

- Prime land opportunity with signaled access adjacent to new Chase Bank branch
- 1.11 AC for lease or for sale
- Located in heart of Chardon – near Walmart, Heinen's, Home Depot, and Aldi
- 12-Year 100% tax abatement for tenant in place
- High traffic location – over 14,048 VPD on Center Street
- Affluent high income community
- Strong visibility and full access to the property

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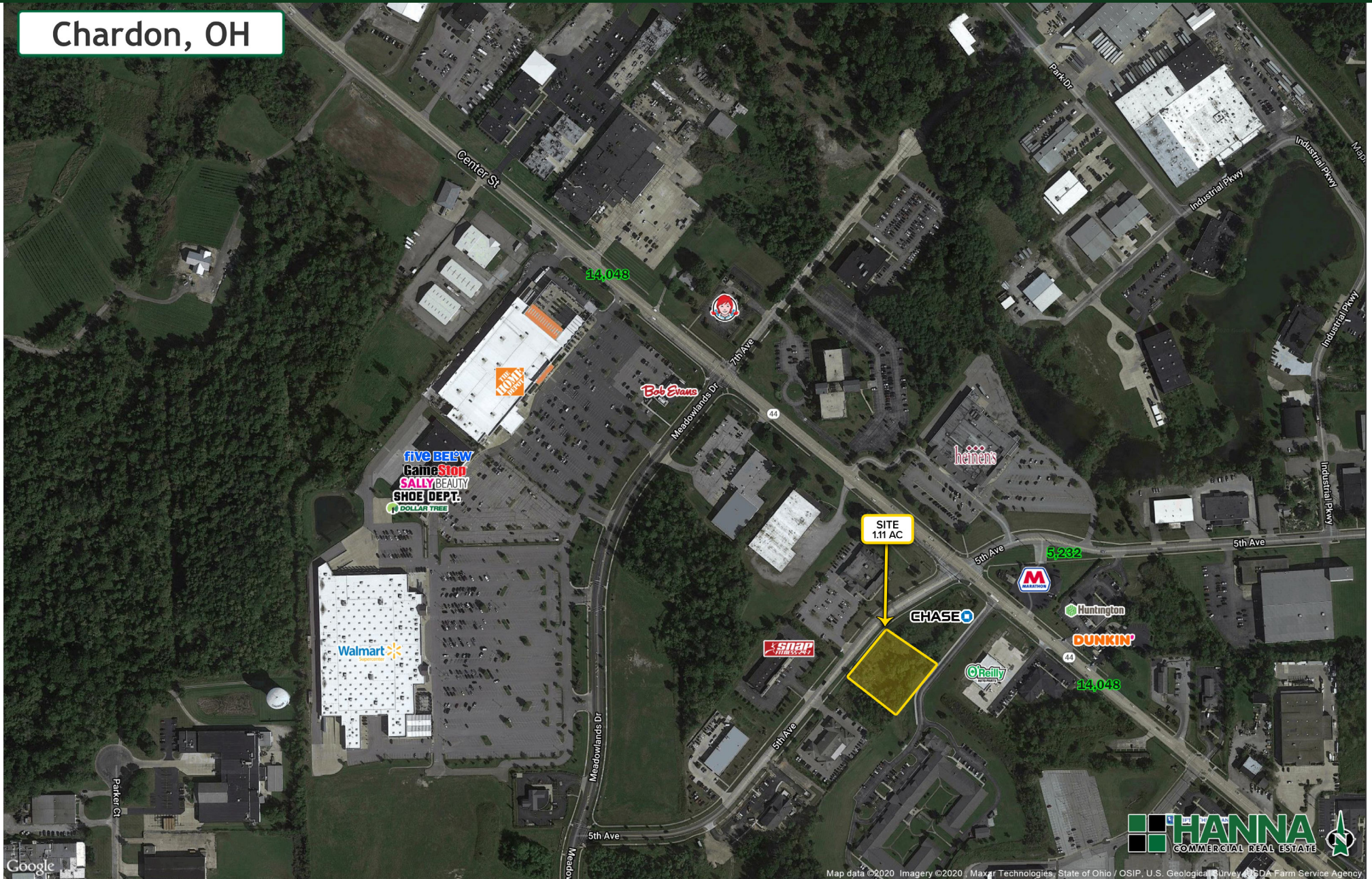


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MICRO AERIAL

Chardon, OH



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MACRO AERIAL



Meadowlands Town Center

- Walmart Supercenter
- five BEL'W
- HOME SAVINGS
- Bob Evans SHOE DEPT.
- THE FLOWER SHOP
- DOLLAR TREE

SITE 1.11 AC

Maple Leaf Plaza

- TRACTOR SUPPLY CO
- BIG LOTS
- Peebles

Chardon Village Plaza

- MARCS
- SHEETZ
- PET SUPPLIES PLUS

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