

**FOR SALE  
OR LEASE**

**Up to 9,080 SF Available - Owner/User Opportunity  
34071 Vine Street, Eastlake, OH 44095**



**PROPERTY OVERVIEW**

- Anchored space available
- 7,015 SF, 1,035 SF, & 1,030 SF available
- Units can be combined for 9,080 SF
- Located at lighted corner
- Neighboring tenants include Rally's, Super Wal-Mart, & Discount Drug Mart
- High Traffic Area – 18,000 VPD
- Near Lake County Captains Stadium

**Owner/user opportunity – For Sale**

**Demographic Snapshot (2023 Estimates)**

	1 Mile	3 Miles	5 Miles
Population	11,730	58,384	117,172
Households	5,312	27,496	54,928
Median HH Income	\$61,755	\$69,294	\$66,751
Average HH Income	\$78,369	\$88,671	\$86,564
Daytime Population	5,802	24,308	55,203

**View in Google Maps**



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Michael Occhionero**

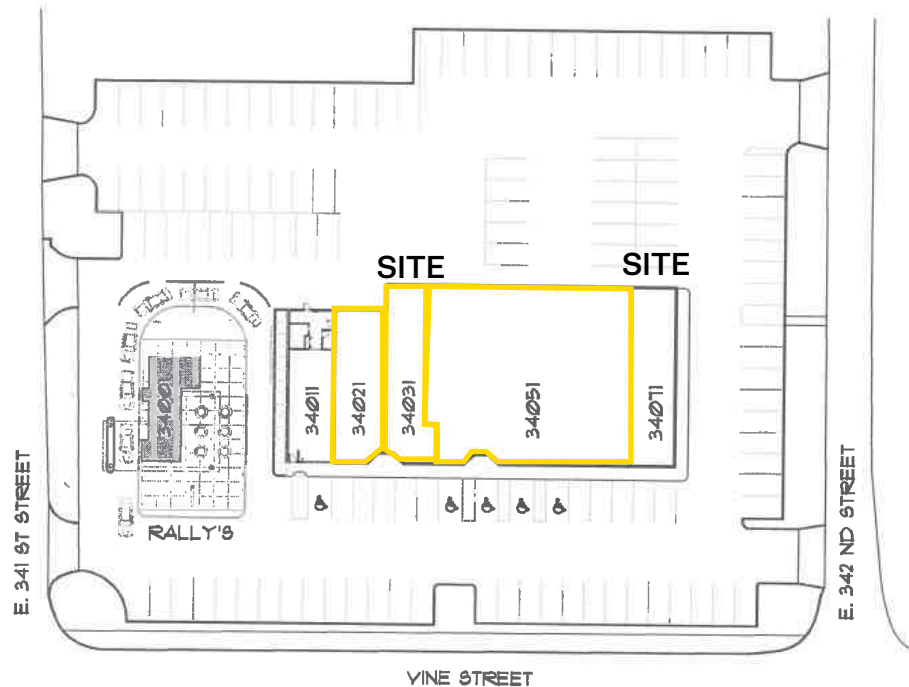
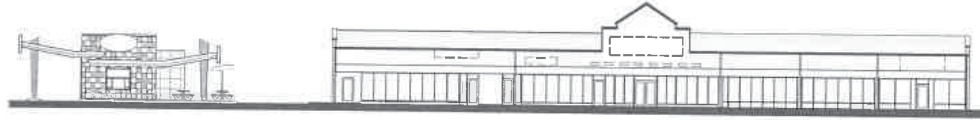
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**SITE PLAN**

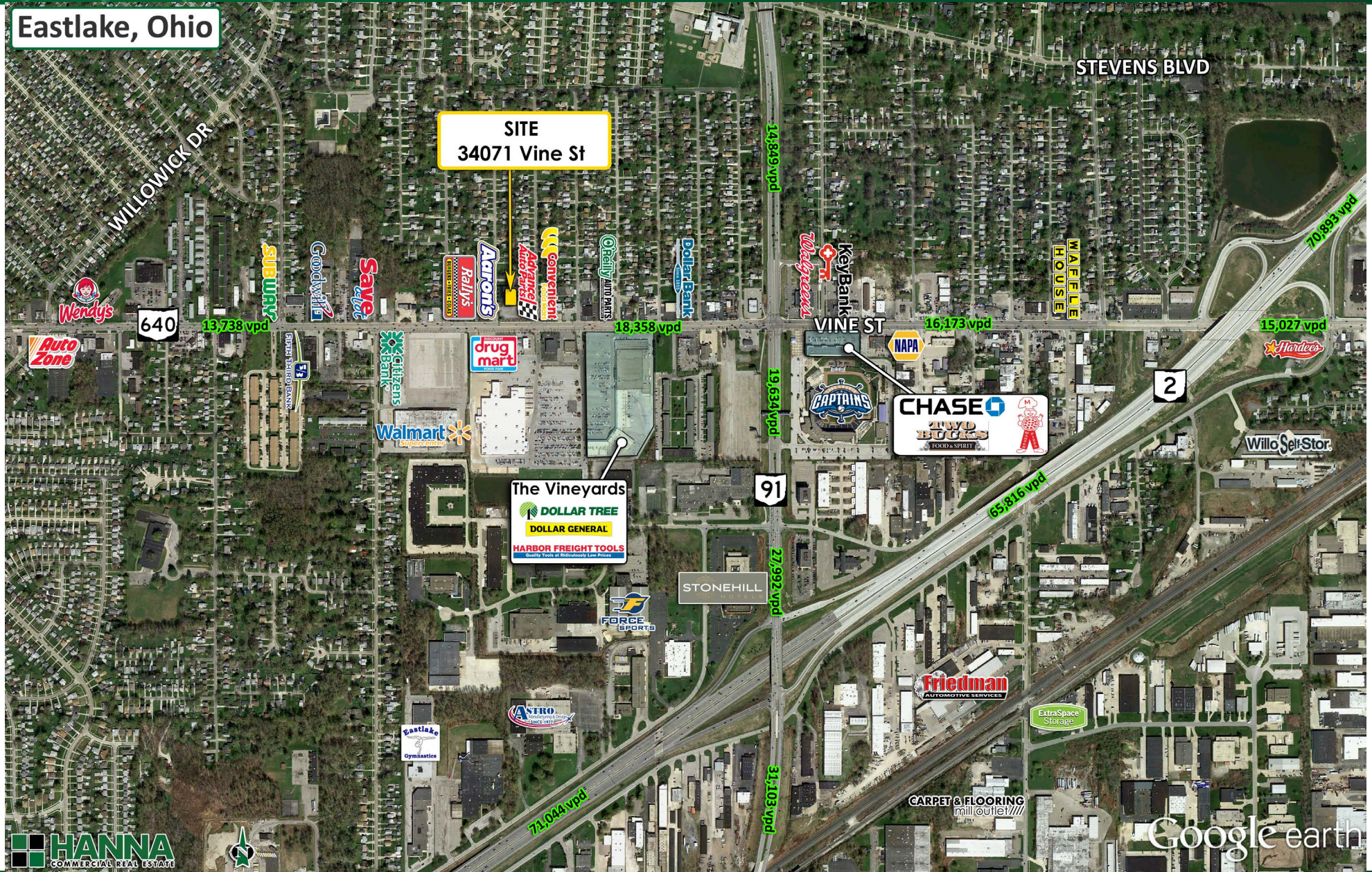


 **SITE PLAN**  
NO SCALE

UNIT	SIZE
34001	PAD SITE
34011	1,400 SF
34021	1,030 SF
34031	1,035 SF
34051	1,015 SF
34071	1,470 SF
<b>TOTAL AREA</b>	<b>11,950 SF</b>

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Google earth

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