



**FIFTH AVENUE & CENTER STREET**  
CHARDON, OHIO

**THE PROPERTY**

- 2.2± acres for sale
- Build-to-suit lease option
- Corner lot with high traffic at main intersection
- Average Household Income: \$104,304
- Nearby tenants include Walmart, The Home Depot, Heinen's, ALDI, Dunkin Donuts and more

**DEMOGRAPHICS**

	ESTIMATED POPULATION	DAYIME EMPLOYESS	AVERAGE HH INCOME
3 Miles:	12,087	6,691	\$104,304
5 Miles:	22,372	10,654	\$113,873
7 Miles:	50,062	20,508	\$122,058

**Contact Agent:**

Michael J. Hirsch (216) 514-1400 ext 107 mhirsch@kowitzrealstate.com  
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# AERIAL

FIFTH AVENUE & CENTER STREET, CHARDON, OHIO



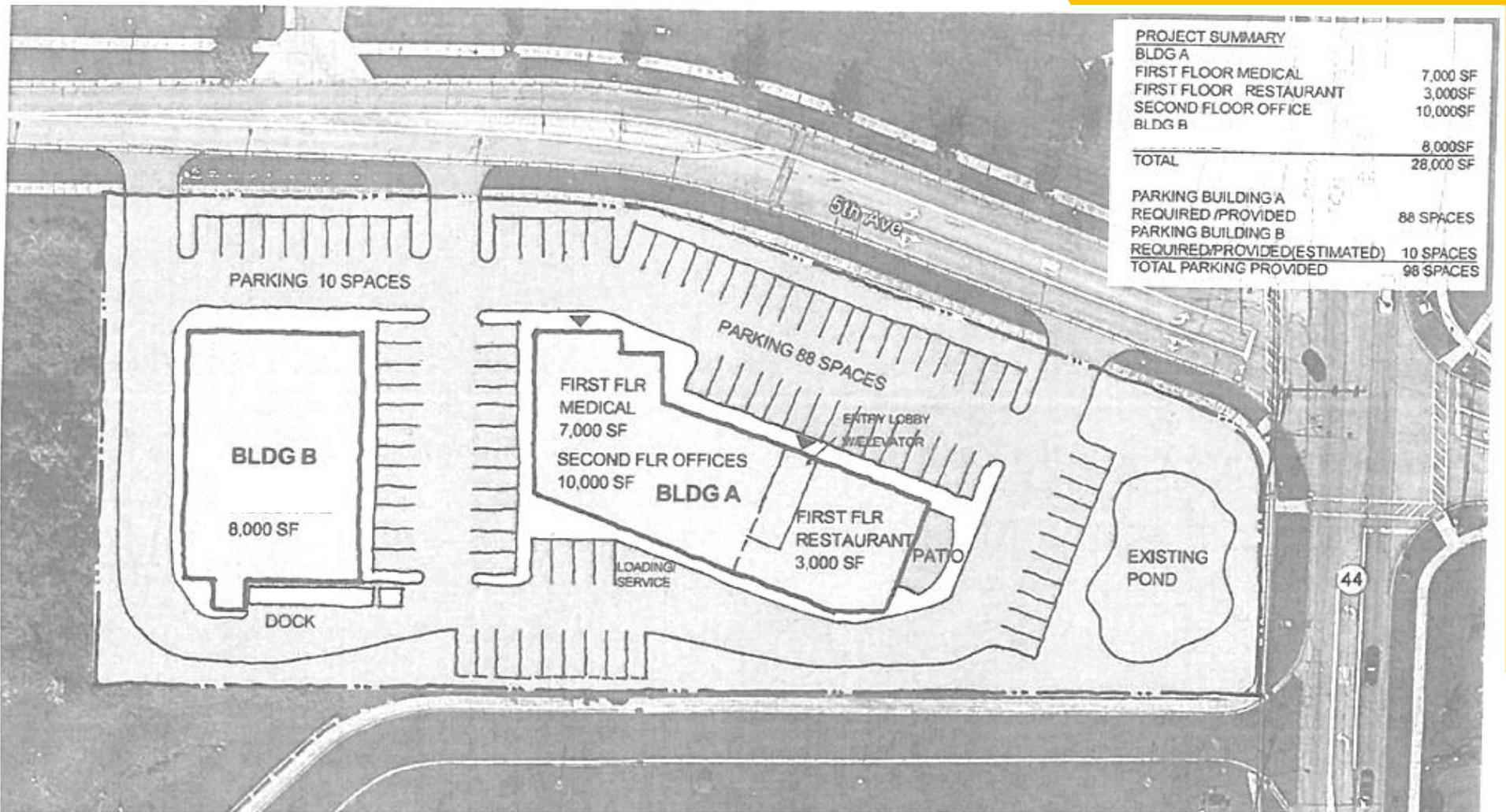
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# PROPOSED SITE PLAN

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PROJECT SUMMARY	
BLDG A	
FIRST FLOOR MEDICAL	7,000 SF
FIRST FLOOR RESTAURANT	3,000SF
SECOND FLOOR OFFICE	10,000SF
BLDG B	
	8,000SF
<b>TOTAL</b>	<b>28,000 SF</b>
PARKING BUILDING A	
REQUIRED /PROVIDED	88 SPACES
PARKING BUILDING B	
REQUIRED/PROVIDED(ESTIMATED)	10 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>98 SPACES</b>

# DEMOGRAPHICS

FIFTH AVE & CENTER ST, CHARDON, OHIO

Center St & 5th Ave		3 mi radius	5 mi radius	7 mi radius
POPULATION	2019 Estimated Population	12,087	22,372	50,062
	2024 Projected Population	12,221	22,599	50,378
	2010 Census Population	11,978	21,722	49,831
	2000 Census Population	11,921	20,679	47,139
	Projected Annual Growth 2019 to 2024	0.2%	0.2%	0.1%
	Historical Annual Growth 2000 to 2019	-	0.4%	0.3%
	2019 Median Age	43.9	44.8	46.1
HOUSEHOLDS	2019 Estimated Households	5,162	9,174	20,065
	2024 Projected Households	5,301	9,394	20,442
	2010 Census Households	4,887	8,503	19,046
	2000 Census Households	4,558	7,595	17,052
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.4%
	Historical Annual Growth 2000 to 2019	0.7%	1.1%	0.9%
RACE AND ETHNICITY	2019 Estimated White	96.4%	96.2%	95.7%
	2019 Estimated Black or African American	1.1%	1.2%	1.3%
	2019 Estimated Asian or Pacific Islander	0.8%	1.0%	1.3%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.1%	-
	2019 Estimated Other Races	1.5%	1.5%	1.6%
	2019 Estimated Hispanic	2.0%	2.3%	2.4%
INCOME	2019 Estimated Average Household Income	\$104,304	\$113,873	\$122,058
	2019 Estimated Median Household Income	\$85,195	\$92,084	\$94,231
	2019 Estimated Per Capita Income	\$44,626	\$46,773	\$49,043
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.8%	1.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.6%	2.8%
	2019 Estimated High School Graduate	25.4%	25.1%	24.7%
	2019 Estimated Some College	22.9%	20.8%	20.0%
	2019 Estimated Associates Degree Only	10.0%	10.0%	10.0%
	2019 Estimated Bachelors Degree Only	23.7%	24.9%	24.9%
	2019 Estimated Graduate Degree	13.4%	14.7%	15.9%
BUSINESS	2019 Estimated Total Businesses	703	983	1,789
	2019 Estimated Total Employees	6,691	10,654	20,508
	2019 Estimated Employee Population per Business	9.5	10.8	11.5
	2019 Estimated Residential Population per Business	17.2	22.8	28.0

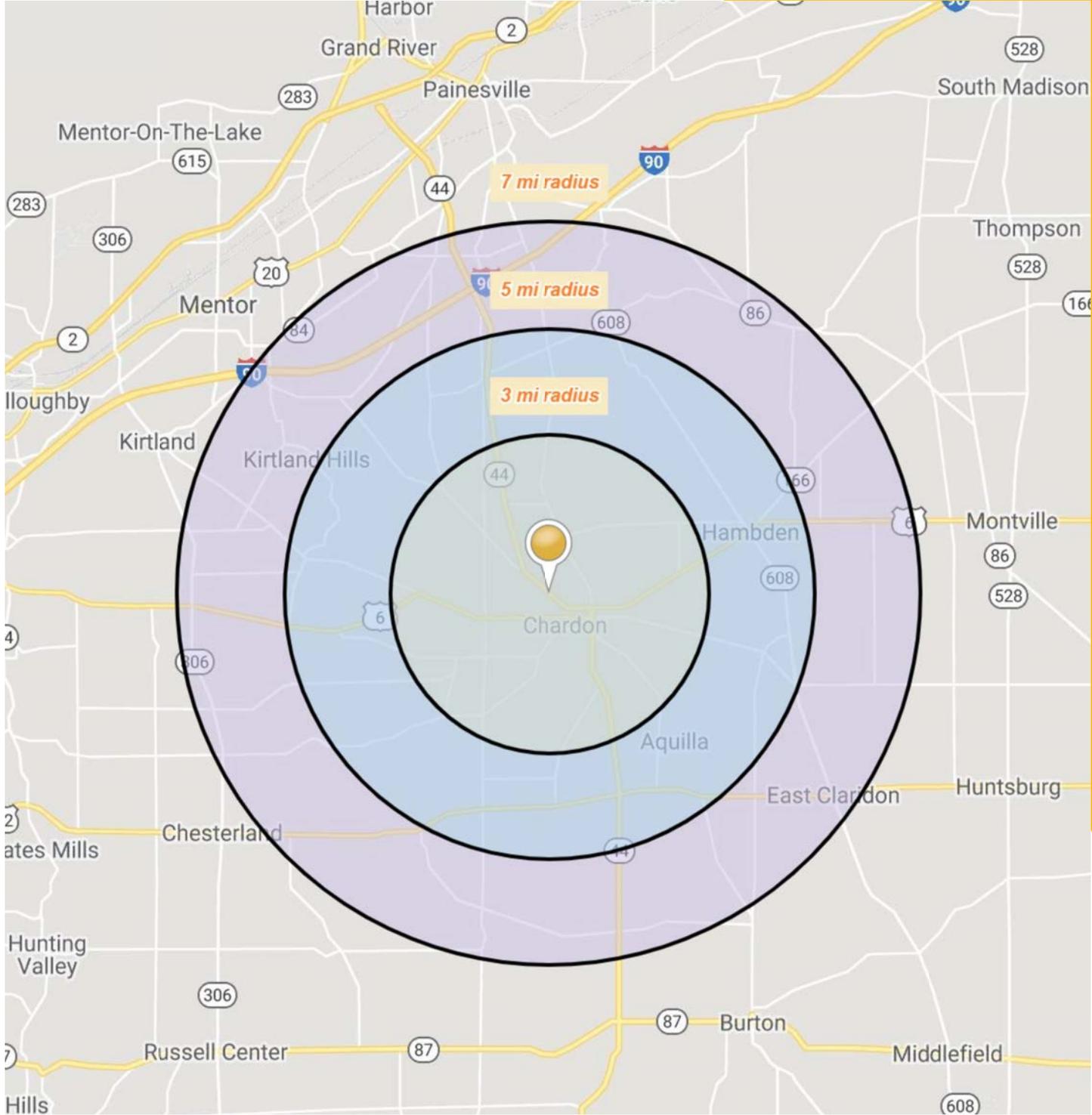
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# AREA MAP

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