

PROPOSED DEVELOPMENT

CHESTERLAND, OHIO

12580 CHILLICOTHE ROAD



FACT SHEET

CHESTERLAND, OH

12580 CHILLICOTHE ROAD

Size and Location

- 11.5 acre development site Proposed commercial development
- Positioned on the well-traveled State Route 306, ensuring exceptional exposure to steady traffic flow.
- Nearby tenants include Cleveland Clinic, Farmers National bank, Giant Eagle, numerous retailers and more Great demographics
- The property sits in a high-income area, with a median household income of over \$109,000 within a 5-mile radius, offering excellent spending power to support businesses.
- Home to a growing population of approximately 25,000 people within 5 miles, creating a built-in customer base for future development.
- Chesterland has become a hub for healthcare, banking, and retail services, making this a prime opportunity to tap into an already thriving market. Chesterland's reputation for safety, strong schools, and an active local economy makes it a magnet for residents and businesses alike.



Area Demographics	1 mi.	3 mi.	5 mi.
Total Population	2,312	10,339	26,898
Avg. Household Income	\$109,562	\$146,654	\$165,066
Daytime Employees	2,282	3,804	7,649

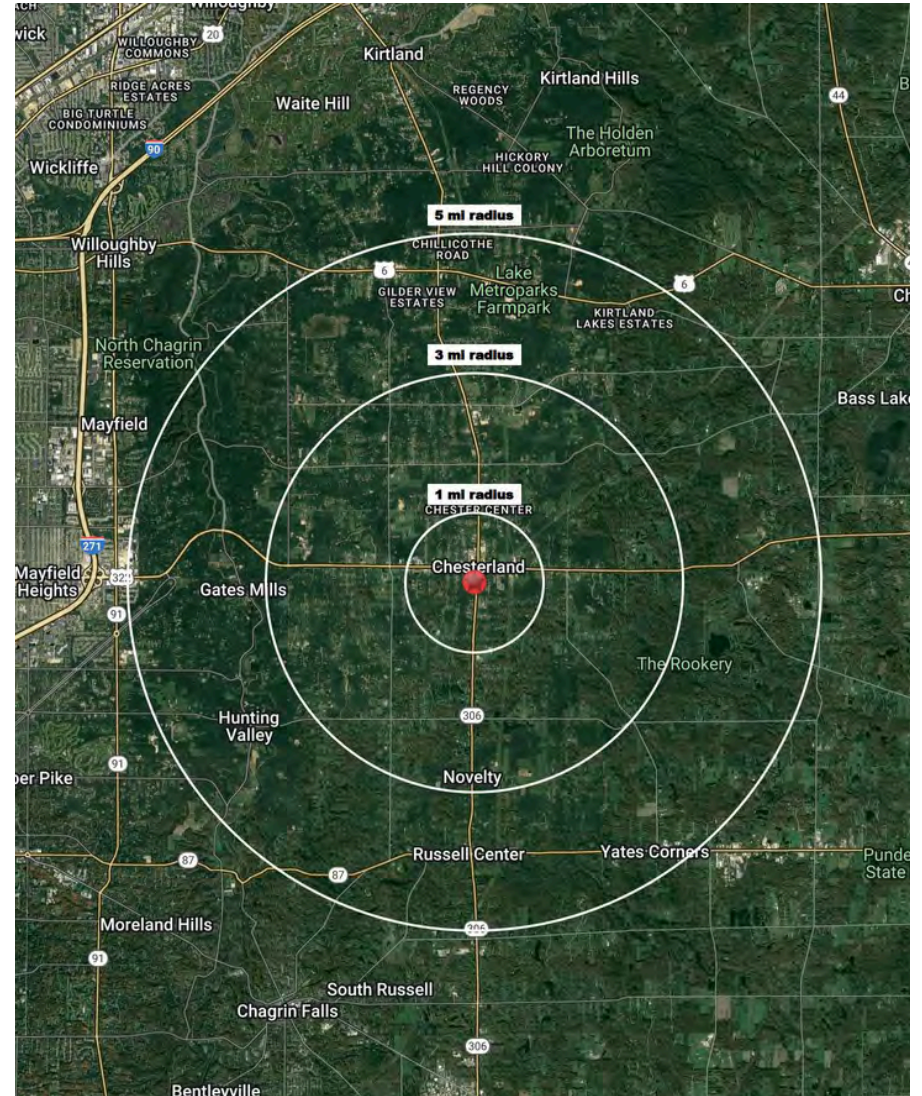
DEMOGRAPHICS

CHESTERLAND, OHIO

12580 CHILLICOTHE ROAD

12580 Chillicothe Rd Chesterland, OH 44026	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,312	10,339	26,898
2029 Projected Population	2,236	10,041	26,260
2020 Census Population	2,326	10,438	27,113
2010 Census Population	2,362	10,488	26,819
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-0.1%	-0.1%	-
2024 Median Age	46.4	47.7	49.4
Households			
2024 Estimated Households	972	4,164	11,360
2029 Projected Households	946	4,068	11,112
2020 Census Households	948	4,154	11,348
2010 Census Households	928	4,051	11,018
Projected Annual Growth 2024 to 2029	0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.2%
Race and Ethnicity			
2024 Estimated White	95.0%	95.4%	90.6%
2024 Estimated Black or African American	0.9%	0.9%	4.2%
2024 Estimated Asian or Pacific Islander	0.7%	0.9%	2.1%
2024 Estimated American Indian or Native Alaskan	-	-	-
2024 Estimated Other Races	3.3%	2.8%	3.0%
2024 Estimated Hispanic	3.0%	2.3%	2.5%
Income			
2024 Estimated Average Household Income	\$109,562	\$146,654	\$165,066
2024 Estimated Median Household Income	\$97,391	\$114,653	\$117,110
2024 Estimated Per Capita Income	\$46,202	\$59,200	\$69,903
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.0%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.0%	3.5%
2024 Estimated High School Graduate	25.3%	23.7%	23.1%
2024 Estimated Some College	25.0%	20.1%	16.6%
2024 Estimated Associates Degree Only	11.4%	9.3%	8.4%
2024 Estimated Bachelors Degree Only	22.3%	26.8%	27.0%
2024 Estimated Graduate Degree	10.6%	15.2%	19.8%
Business			
2024 Estimated Total Businesses	267	503	1,023
2024 Estimated Total Employees	2,282	3,804	7,649
2024 Estimated Employee Population per Business	8.5	7.6	7.5
2024 Estimated Residential Population per Business	8.7	20.5	26.3

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12580 CHILLICOTHE ROAD



CLOSE UP AERIAL

CHESTERLAND, OHIO

12580 CHILLCOTHE ROAD

SITE

11,490 VPD

CHILLCOTHE ROAD (SR 306)

DOLLAR GENERAL

Farmer
as the
DELI

**drug
mart**

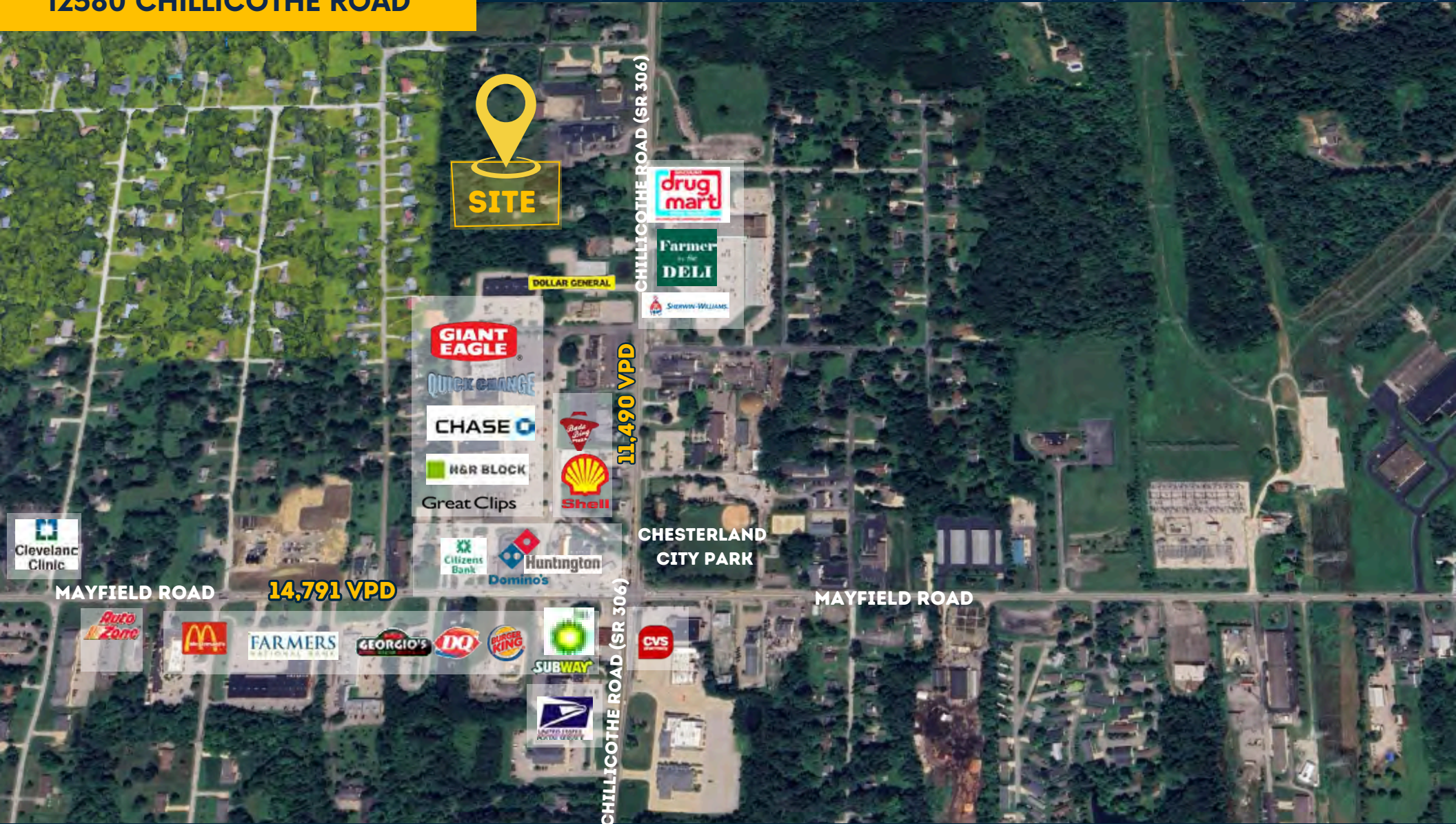


SHERWIN-WILLIAMS.

AERIAL

CHESTERLAND, OHIO

12580 CHILLCOTHE ROAD



CONTACT INFORMATION

12580 CHILLICOTHE ROAD

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