

309



MONRO
AUTO SERVICE AND TIRE CENTERS



SUBWAY

SITE

Firestone

DONATOS
Every piece is important.



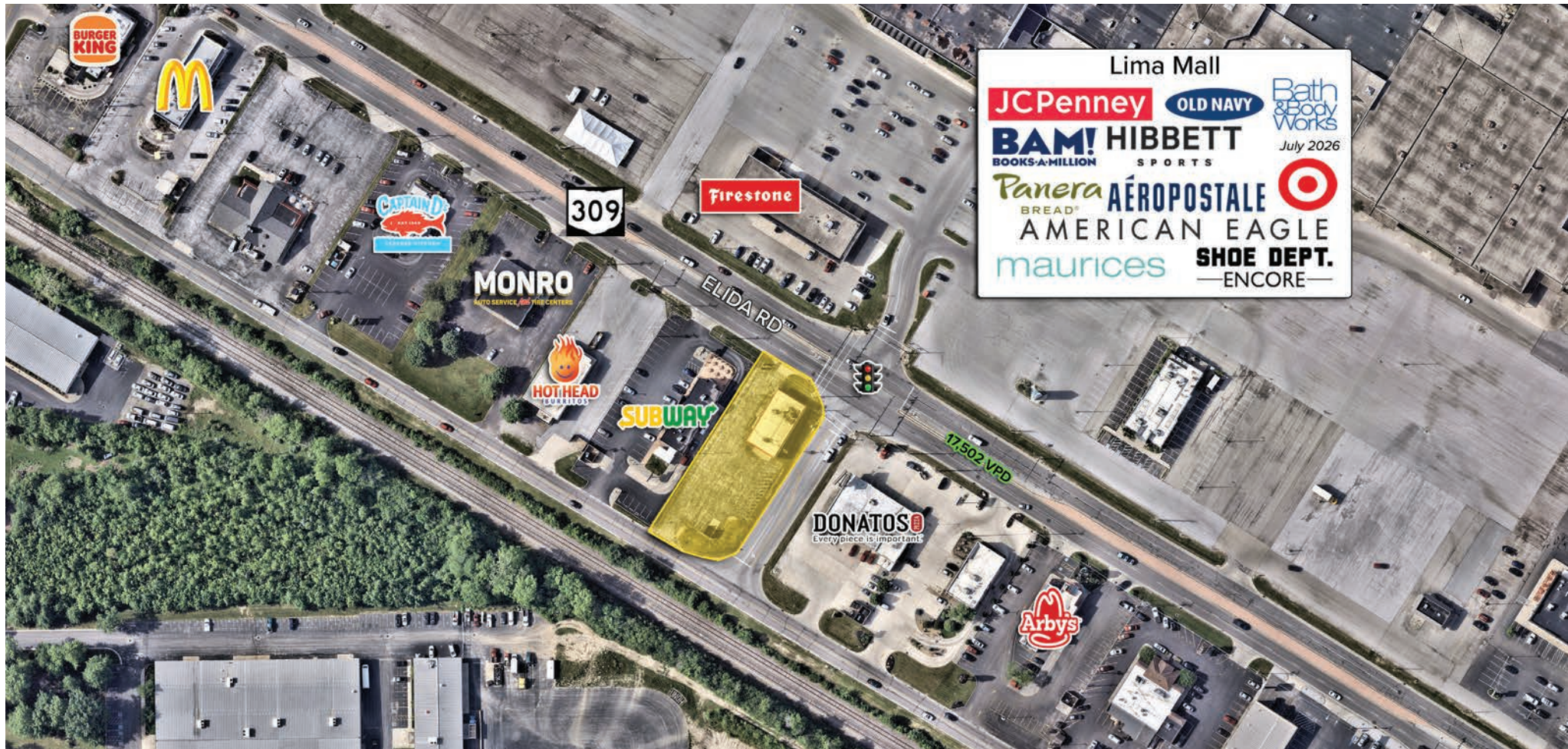
17,502 VPD

**3,040 SF FREESTANDING BUILDING
ON 0.6 ACRES**

**2465 Elida Road
Lima, Ohio 45805**

FOR LEASE OR GROUND LEASE

2465 Elida Road | Lima, Ohio 45805



HIGHLIGHTS

- ▶ 3,040 SF freestanding building on 0.6 acres
- ▶ Available for lease or ground lease
- ▶ Shares signalized intersection with the redevelopment of Lima Mall, anchored by brand new Target (under construction)
- ▶ Main and Main site in an extremely busy, high performing retail node
- ▶ Prominent existing pylon sign on Elida Road



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

GREG GUYURON | 216.342.2564 | gguyuron@anchorretail.com

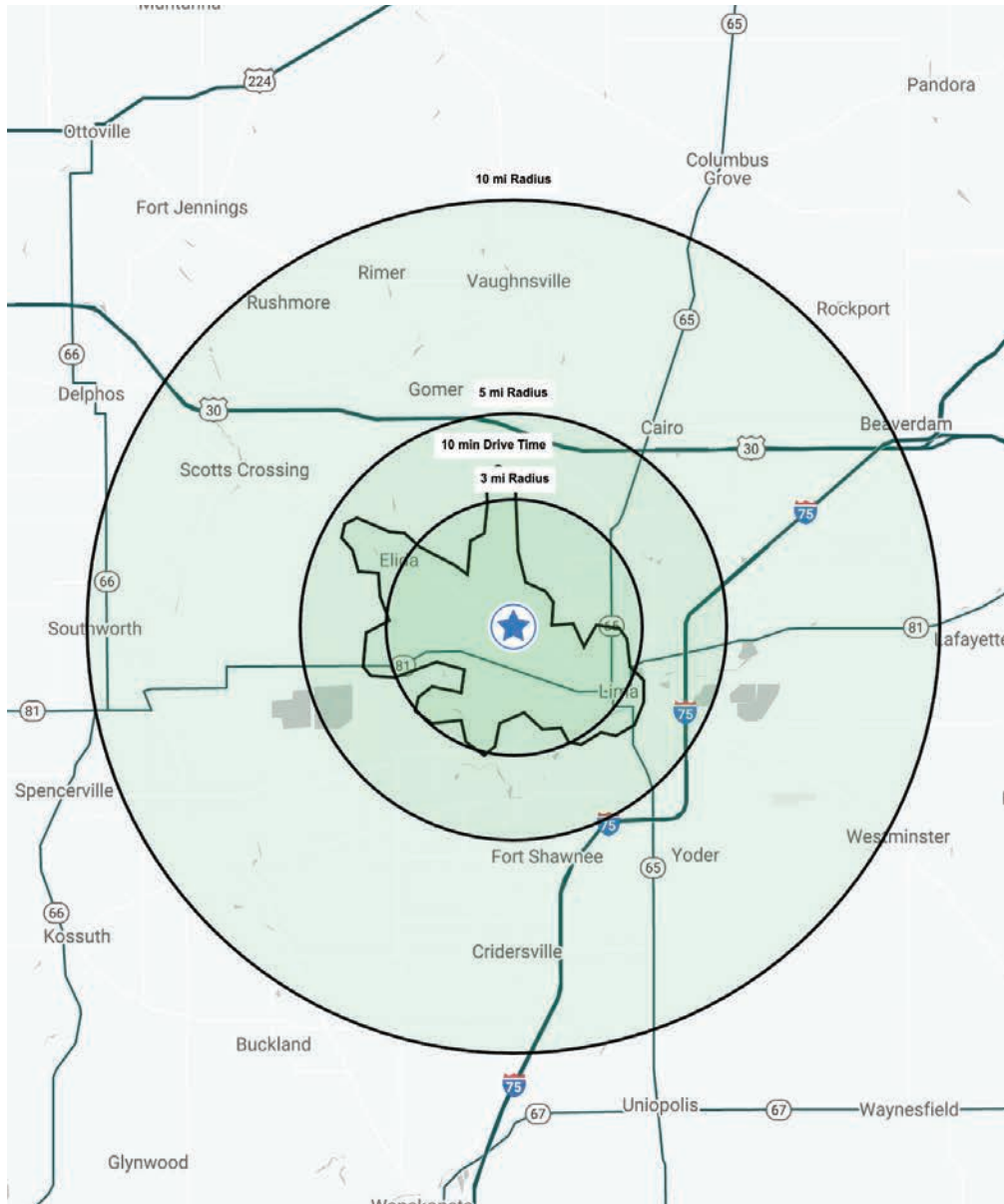
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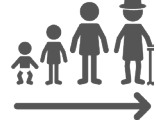


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DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILES	10 MILES	10 MIN DRIVE
 POPULATION	40,919	63,469	87,536	33,452
 HOUSEHOLDS	16,874	25,944	35,687	14,313
 MEDIAN AGE	36.6	37.2	38.7	36.4
 AVERAGE HH INCOME	\$73,736	\$79,626	\$86,013	\$71,363
 MEDIAN HH INCOME	\$56,394	\$60,703	\$67,011	\$53,927
 BUSINESSES	1,525	2,445	3,088	1,482
 EMPLOYEES	17,310	30,092	37,717	17,105
 EDUCATION: BACHELORS +	15.9%	17.8%	19.2%	16.5%



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