



**HARD CORNER
REDEVELOPMENT OPPORTUNITY**

**35100 Vine Street
Eastlake, Ohio 44094**

FOR GROUND LEASE OR BTS

Hard Corner Redevelopment Opportunity

35100 Vine Street | Eastlake, Ohio 44094



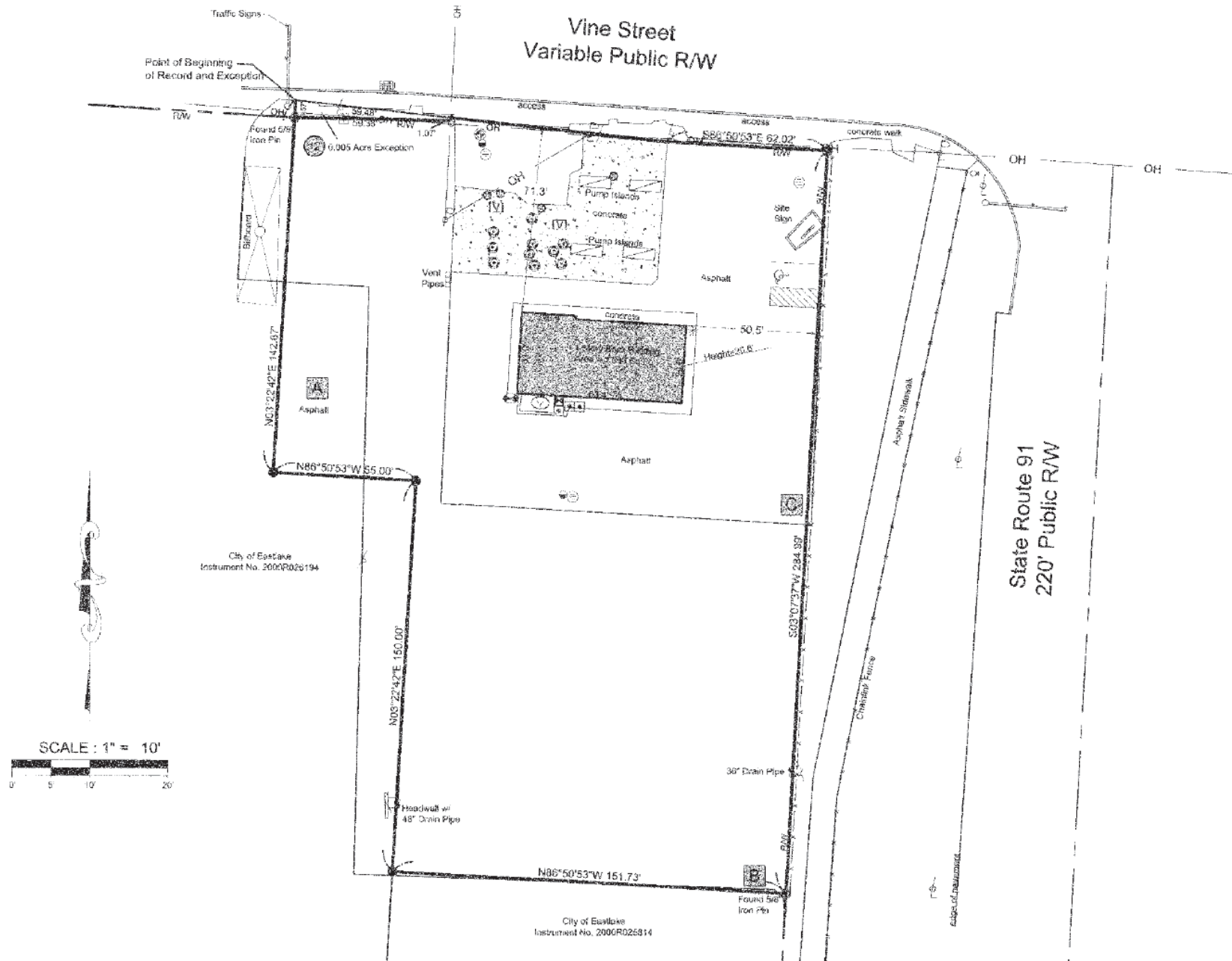
HIGHLIGHTS

- ▶ +/- 1.17 acres available for ground lease or build-to-suit
- ▶ Located on the hard corner of Vine Street (US 640) & SOM Center Road (RT 91) with combined **42,701 VPD**
- ▶ Excellent visibility with prominent pylon signage
- ▶ Across from the Lake County Captains Stadium. A minor league affiliate of the Cleveland Guardians with 2023 attendance of nearly 200,000 people
- ▶ Nearby major retailers including Walmart Supercenter, Discount Drug Mart, Harbor Freight, American Freight, Walgreens, and more

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ANCHOR
RETAIL

REALTY
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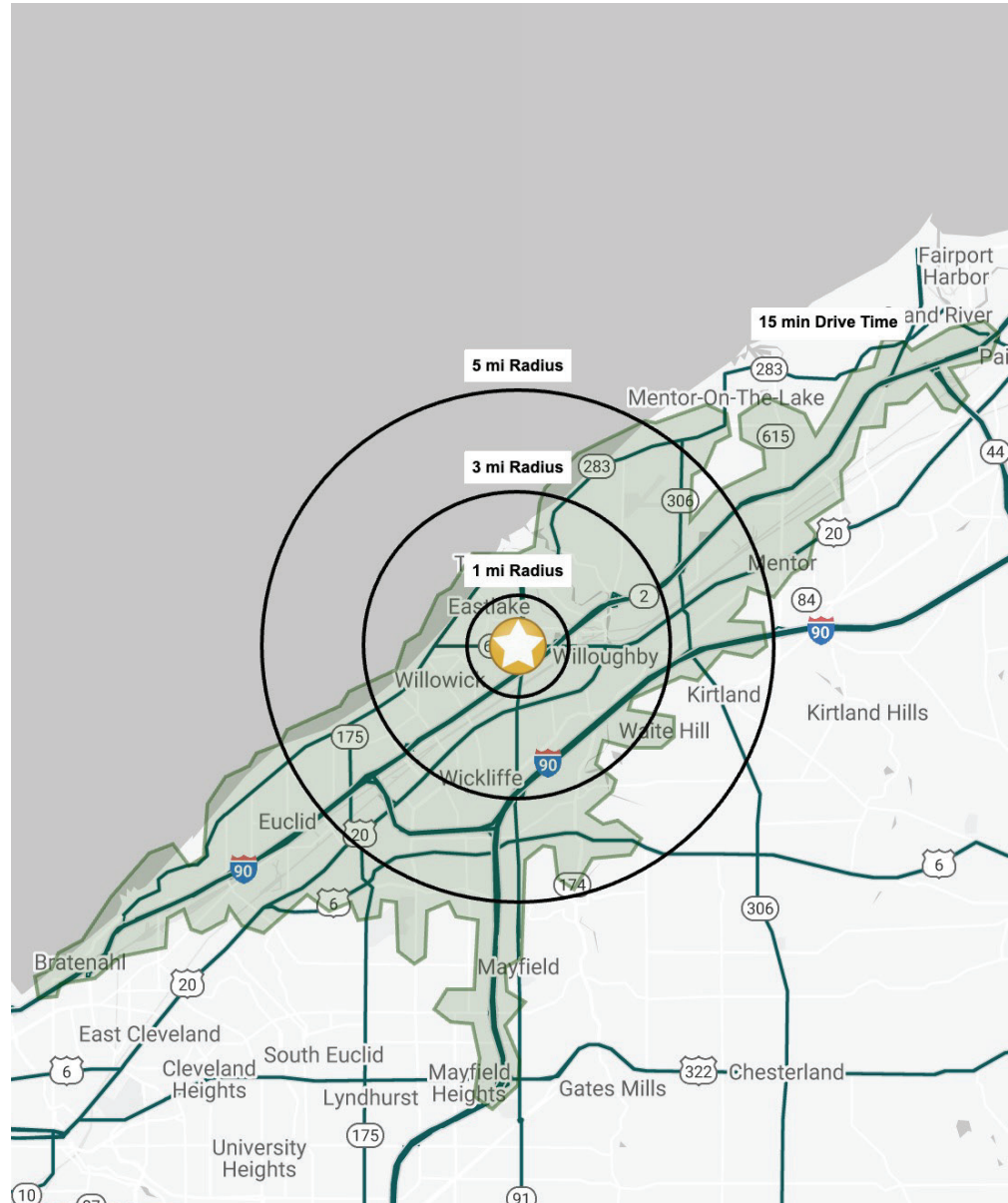
Lake Erie



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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	8,610	60,708	117,544	179,336
HOUSEHOLDS	3,812	28,217	54,338	83,444
MEDIAN AGE	41.5	45.1	43.4	42.5
AVERAGE HH INCOME	\$81,695	\$95,025	\$93,220	\$89,155
MEDIAN HH INCOME	\$65,276	\$73,623	\$71,521	\$66,918
BUSINESSES	625	2,322	4,724	7,760
EMPLOYEES	7,301	28,000	55,057	95,696
EDUCATION: BACHELORS +	20.0%	29.0%	28.9%	28.4%



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