



**CHESTNUT
COMMONS**

609-831 Chestnut Commons Drive
Elyria, Ohio 44035

FOR LEASE

Retail Space

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HIGHLIGHTS

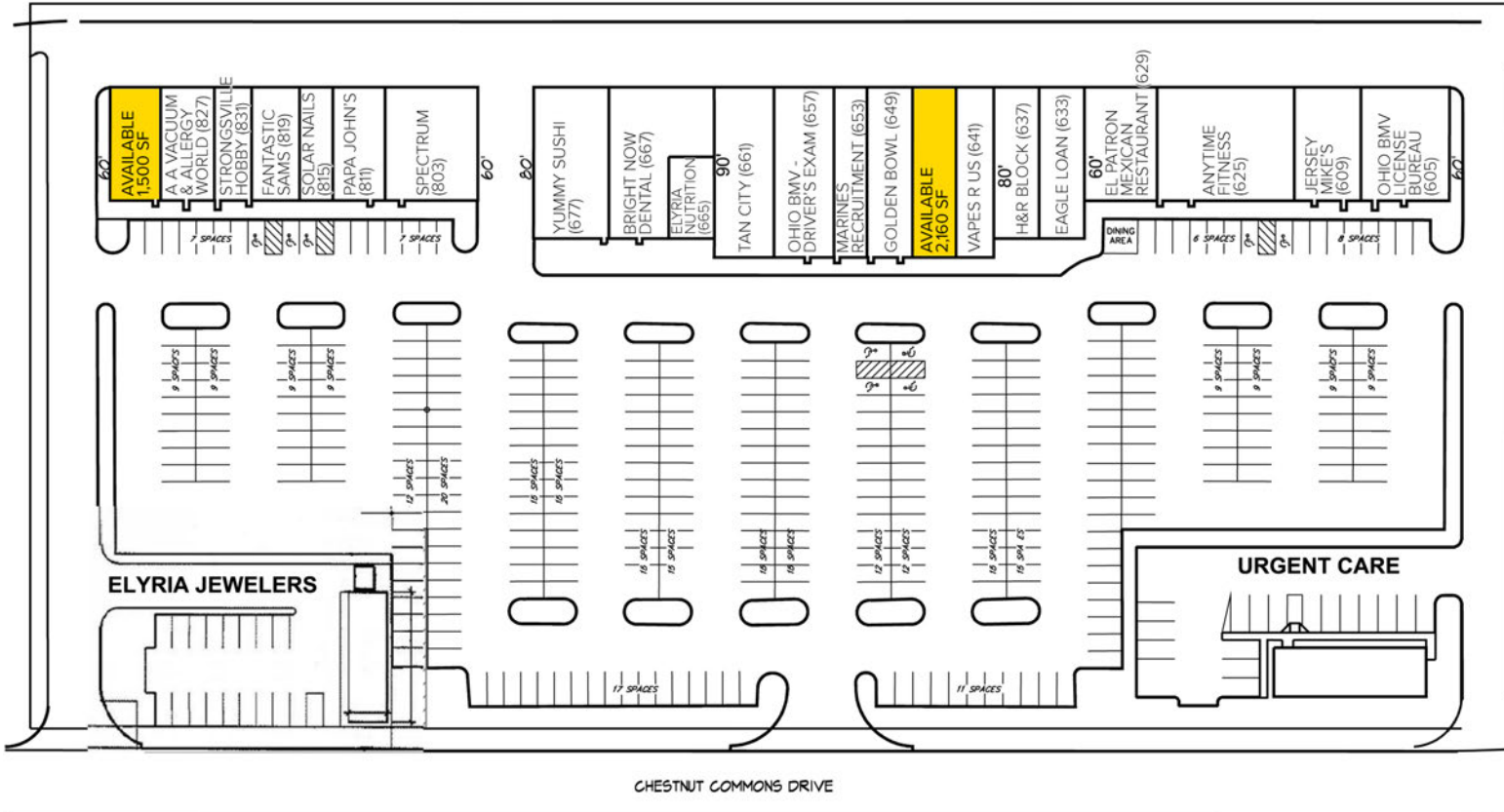
- ▶ Two (2) spaces available:
 - 1,500 SF endcap unit (currently occupied - DO NOT DISTURB TENANT)
 - 2,160 SF inline retail space available 01/01/2025
- ▶ Shadow-anchored by Walmart off SR 57 & Chestnut Ridge Road
- ▶ Excellent visibility with monument signage opportunity and ample parking
- ▶ Join Anytime Fitness, Papa John's, T-Mobile, Bright Now Dental, El Patron Mexican Restaurant, Wasabi, Walk-In Urgent Care, EJR Jewelers, and more
- ▶ Nearby major retailers include Discount Drug Mart, PetCo, Dollar Tree, Kay Jewelers, Sleep Outfitters, Verizon, and more

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TENANT	SF
AVAILABLE - Currently Occupied	1,500
A A Vacuum & Allergy World	1,440
Strongsville Hobby	1,440
Fantastic Sams	1,440
Solar Nails	1,440
Papa Johns	1,620
Spectrum	2,760
Yummy Sushi	1,900
Bright Now Dental	4,493
Elyria Nutrition	1,300
Tan City	2,160
Ohio BMV - Driver Exam	2,161
Marine Recruiting	1,440
Golden Bowl	2,160
AVAILABLE	2,160
Vapes R Us	2,160
H & R Block	2,000
Eagle Loan	2,080
El Patron Mexican Restaurant	2,880
Anytime Fitness	4,560
Jersey Mike's	1,200
Ohio BMV - License Bureau	2,850

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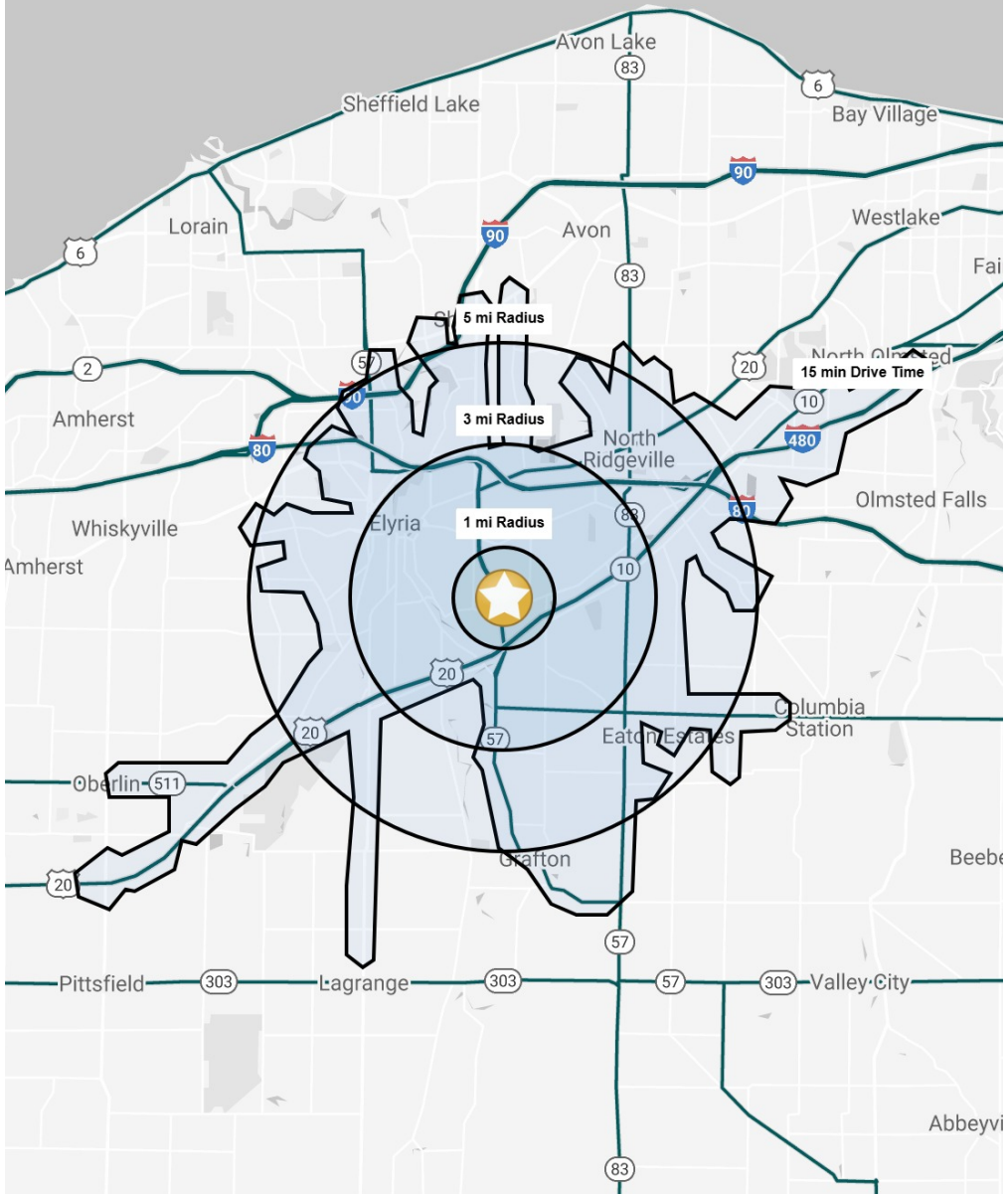


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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	7,043	44,398	93,856	104,396
HOUSEHOLDS	3,022	18,998	39,456	44,031
MEDIAN AGE	44.9	40.8	41.5	42.0
AVERAGE HH INCOME	\$96,508	\$80,955	\$88,648	\$90,159
MEDIAN HH INCOME	\$74,823	\$63,267	\$69,453	\$70,398
BUSINESSES	141	1,332	2,439	3,143
EMPLOYEES	1,130	16,083	31,382	37,118
EDUCATION: BACHELORS +	30.2%	21.5%	22.9%	23.8%



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