

464 CENTER STREET

CENTER ST

7TH AVE



**12.56 ACRES
FOR SALE**

**464 Center Street
Chardon, Ohio 44024**

FOR SALE

12.56 ACRES

464 Center Street | Chardon, Ohio 44024



HIGHLIGHTS

- ▶ Prime 12.56 acre parcel recently cleared and mostly developable
- ▶ Directly opposite the 363,000 SF Meadowlands Town Center, anchored by high volume Walmart & Home Depot
- ▶ 500' of frontage on the main commercial corridor (RT44)
- ▶ Dominate retail node for expansive trade area (county seat of Geauga County)
- ▶ Growing residential and commercial market (average household income of \$137,118 within a 3-mile radius)
- ▶ Nearby retailers include Walmart, Giant Eagle, Heinen's, Marc's, Tractor Supply Company, Five Below, Starbucks, Pets Supplies Plus, Aldi, and more



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com

FOR SALE

12.56 ACRES

464 Center Street | Chardon, Ohio 44024



ANCHOR
RETAIL

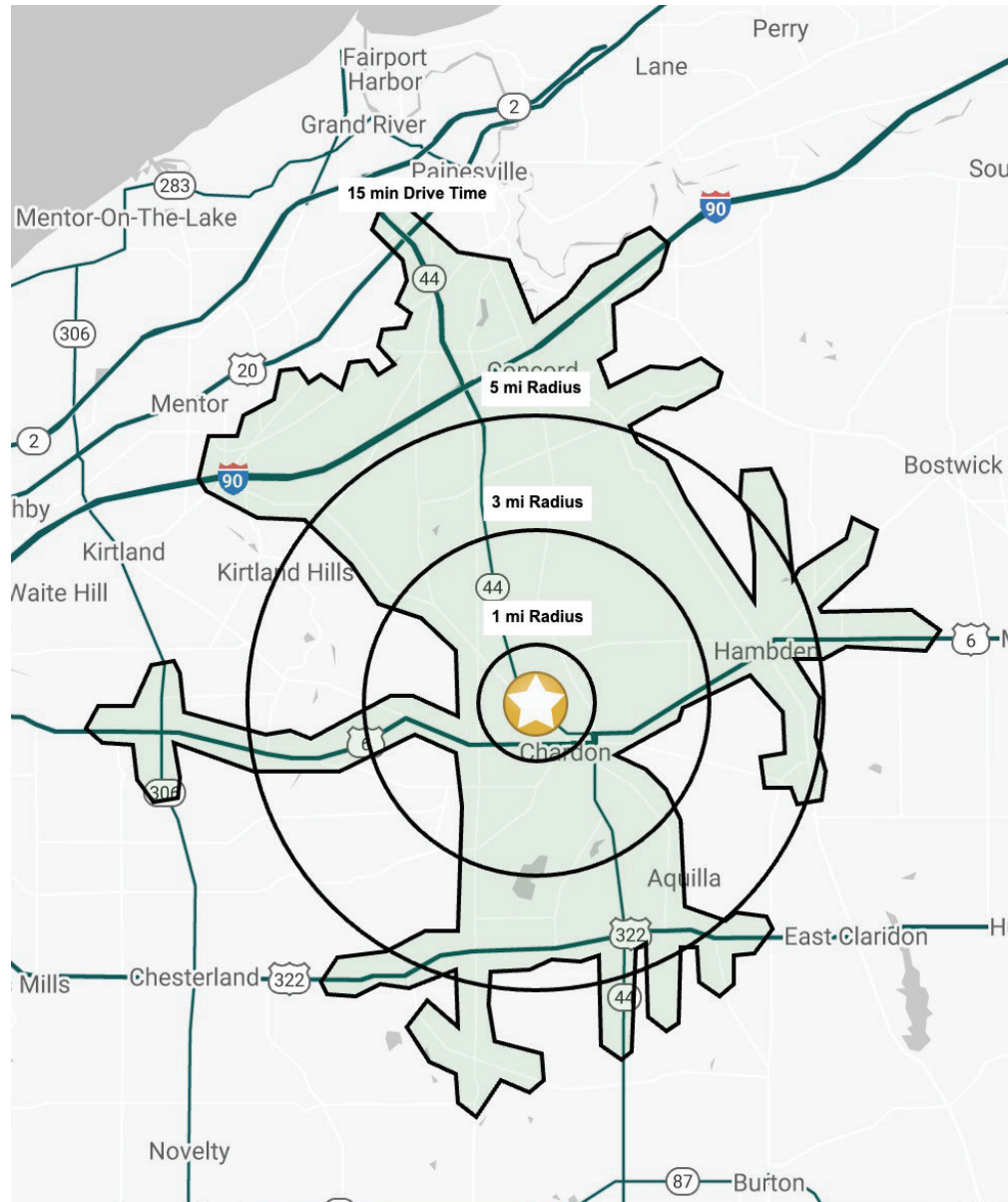
REALTY
RESOURCES
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com



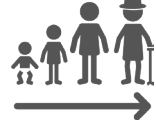





FOR SALE

12.56 ACRES

464 Center Street | Chardon, Ohio 44024



DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	1,735	11,182	24,311	38,909
 HOUSEHOLDS	821	4,724	9,761	15,691
 MEDIAN AGE	46.4	45.4	46.2	46.0
 AVERAGE HH INCOME	\$97,354	\$137,118	\$150,846	\$148,965
 MEDIAN HH INCOME	\$91,091	\$122,612	\$127,263	\$121,795
 BUSINESSES	237	524	935	1,359
 EMPLOYEES	3,484	5,818	11,428	15,381
 EDUCATION: BACHELORS +	39.0%	46.1%	46.3%	45.5%



MATT WILSON | 216.342.2580 | mwilson@anchorretail.com

Cleveland • Columbus | www.anchorretail.com

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC DBA Anchor Retail, and its agents, associates, and employees make no guarantee, warranty, or representation of the property. All images contained here in are the property of Anchor Cleveland, LLC DBA Anchor Retail, and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC DBA Anchor Retail. © 2024