



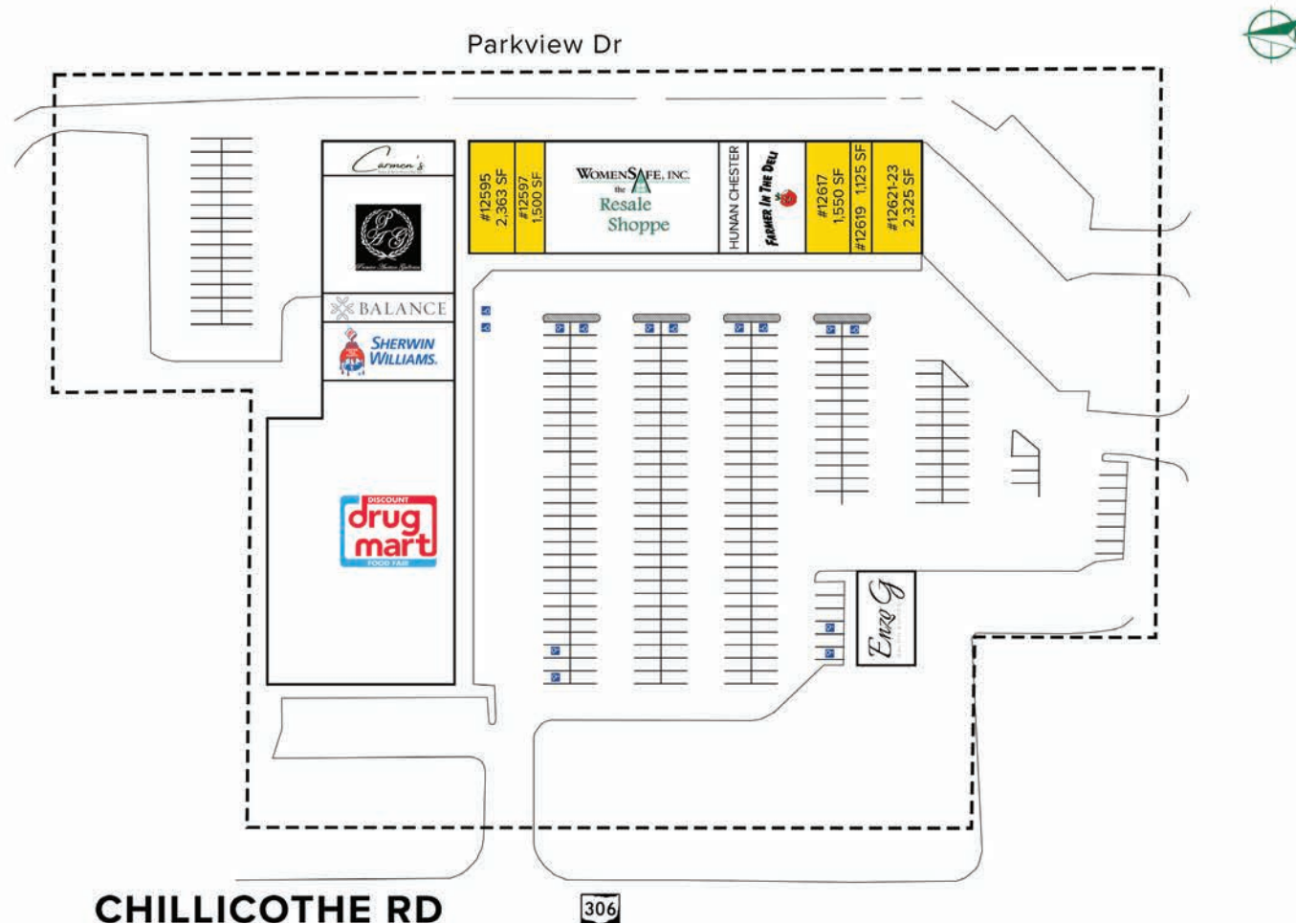
CHESTER SQUARE

12575-12623 Chillicothe Road
Chesterland, Ohio 44026

FOR LEASE

CHESTER SQUARE

12575-12623 Chillicothe Road (SR 306) | Chesterland, Ohio 44026



HIGHLIGHTS

- ▶ Availability includes the following with the ability to create up to a 5,000 SF end-cap
 - Unit 12595: 2,363 SF
 - Unit 12597: 1,500 SF
 - Unit 12617: 1,550 SF (former pizza shop)
 - Unit 12619: 1,125 SF
 - Unit 12621-23: 2,325 SF (former kitchen)
- ▶ Possible drive-thru opportunity on end-cap unit
- ▶ Ample parking and monument signage opportunity
- ▶ Chesterland is a growing city with strong median household incomes over \$89,000 within a 1-mile radius
- ▶ Join Discount Drug Mart, Sherwin Williams, Enzo G Salon Suites, Farmer in the Deli, Chester Optical, and more!



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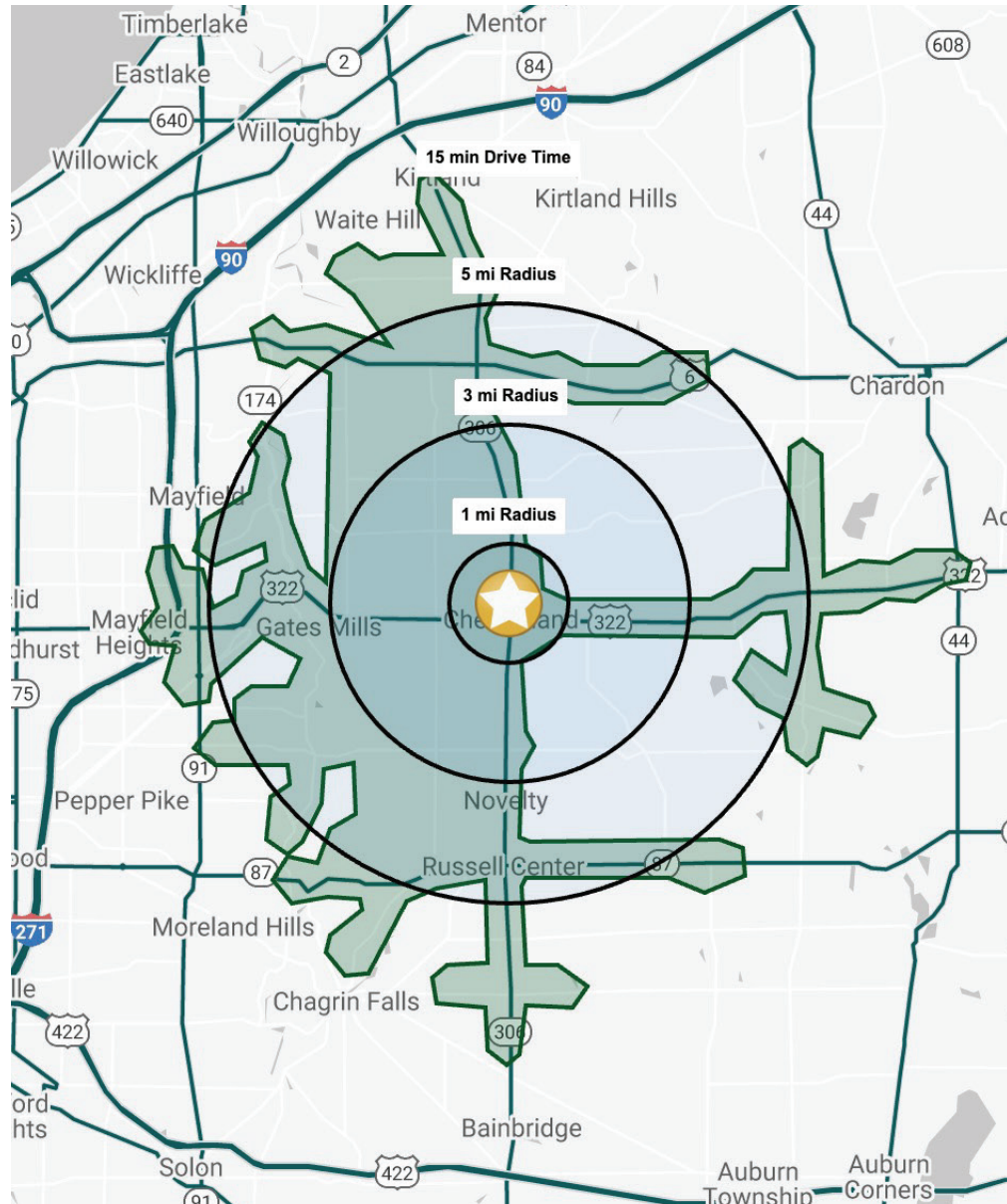
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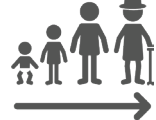





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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	2,378	11,308	26,138	32,584
 HOUSEHOLDS	916	4,346	10,528	14,291
 MEDIAN AGE	48.4	49.6	51.2	47.5
 AVERAGE HH INCOME	\$127,043	\$164,703	\$172,976	\$151,286
 MEDIAN HH INCOME	\$92,292	\$110,893	\$126,274	\$104,717
 BUSINESSES	278	515	923	1,360
 EMPLOYEES	2,337	3,856	6,687	13,602
 EDUCATION: BACHELORS +	29.7%	40.9%	47.6%	46.0%



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