

Planned 55 Unit
Residential
Development

3.9 Acre
Retail Pad

500'

14,183 VPD

13,774 VPD



PROMINENT RETAIL
OPPORTUNITY AVAILABLE

464 Center Street
Chardon, Ohio 44024

FOR SALE OR LEASE

3.9 ACRES

464 Center Street | Chardon, Ohio 44024



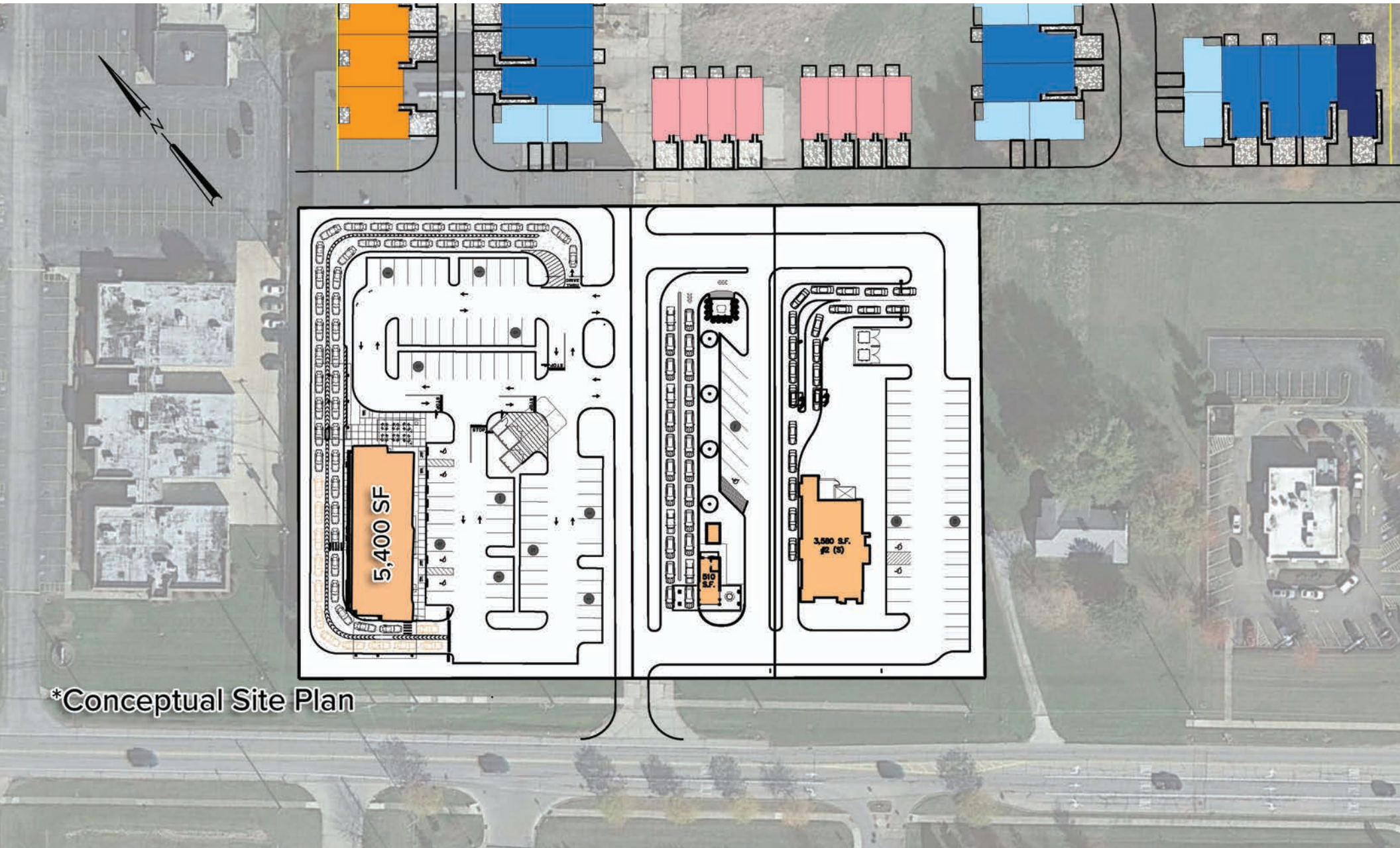
HIGHLIGHTS

- ▶ Up to 3.9 acres of prime shovel ready parcels available for sale or lease
- ▶ 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)
- ▶ Chardon, Ohio, serves as the county seat of Geauga County and is home to the historic Geauga County Courthouse, a landmark completed in 1870
- ▶ Prominent outparcels to future residential development
- ▶ 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

FOR SALE OR LEASE

3.9 ACRES

464 Center Street | Chardon, Ohio 44024



*Conceptual Site Plan



ANCHOR
RETAIL

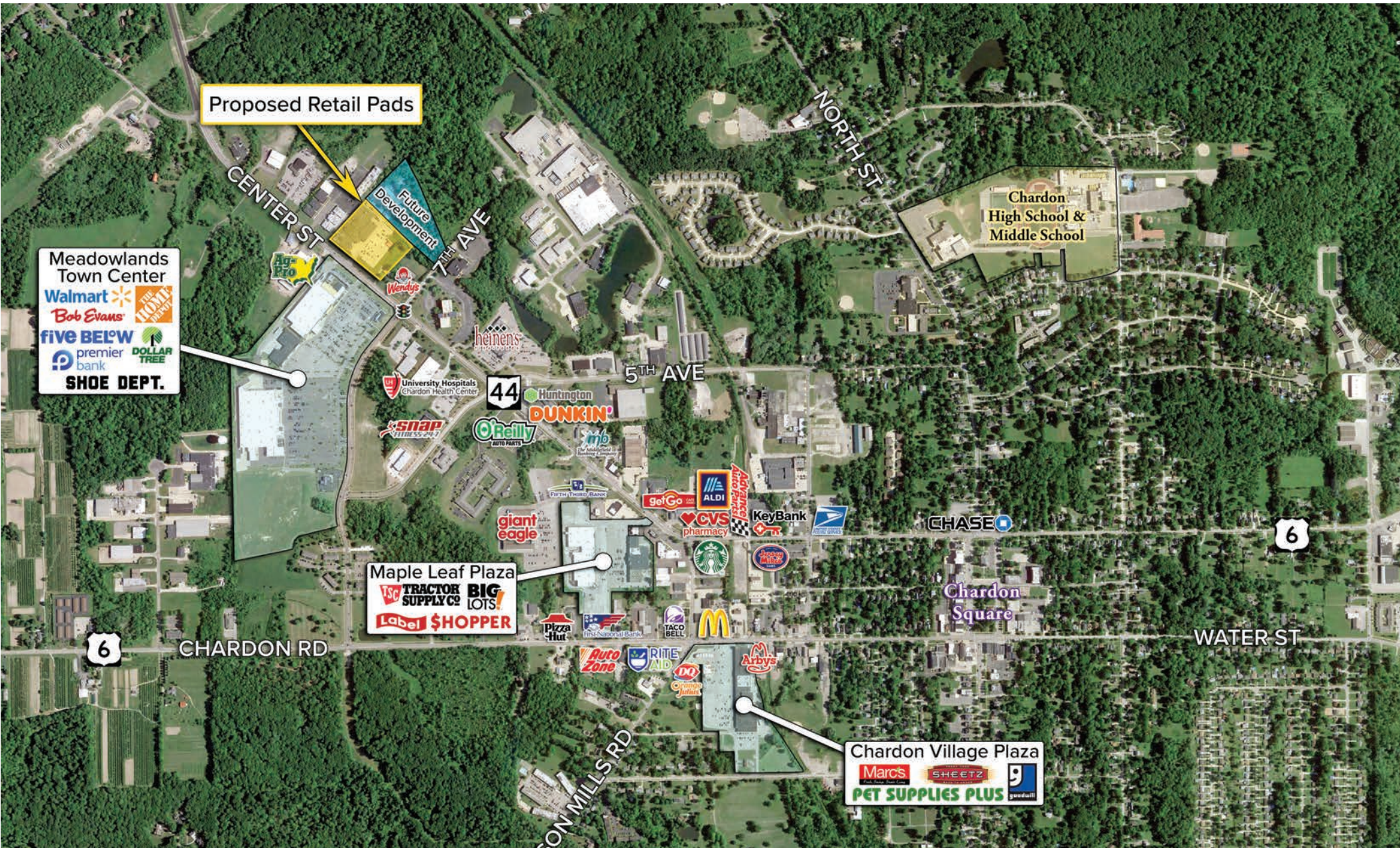


MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
VICTOR KIRALLAH | 216.342.2626 | vkirallah@anchorretail.com

FOR SALE OR LEASE

3.9 ACRES

464 Center Street | Chardon, Ohio 44024



ANCHOR
RETAIL

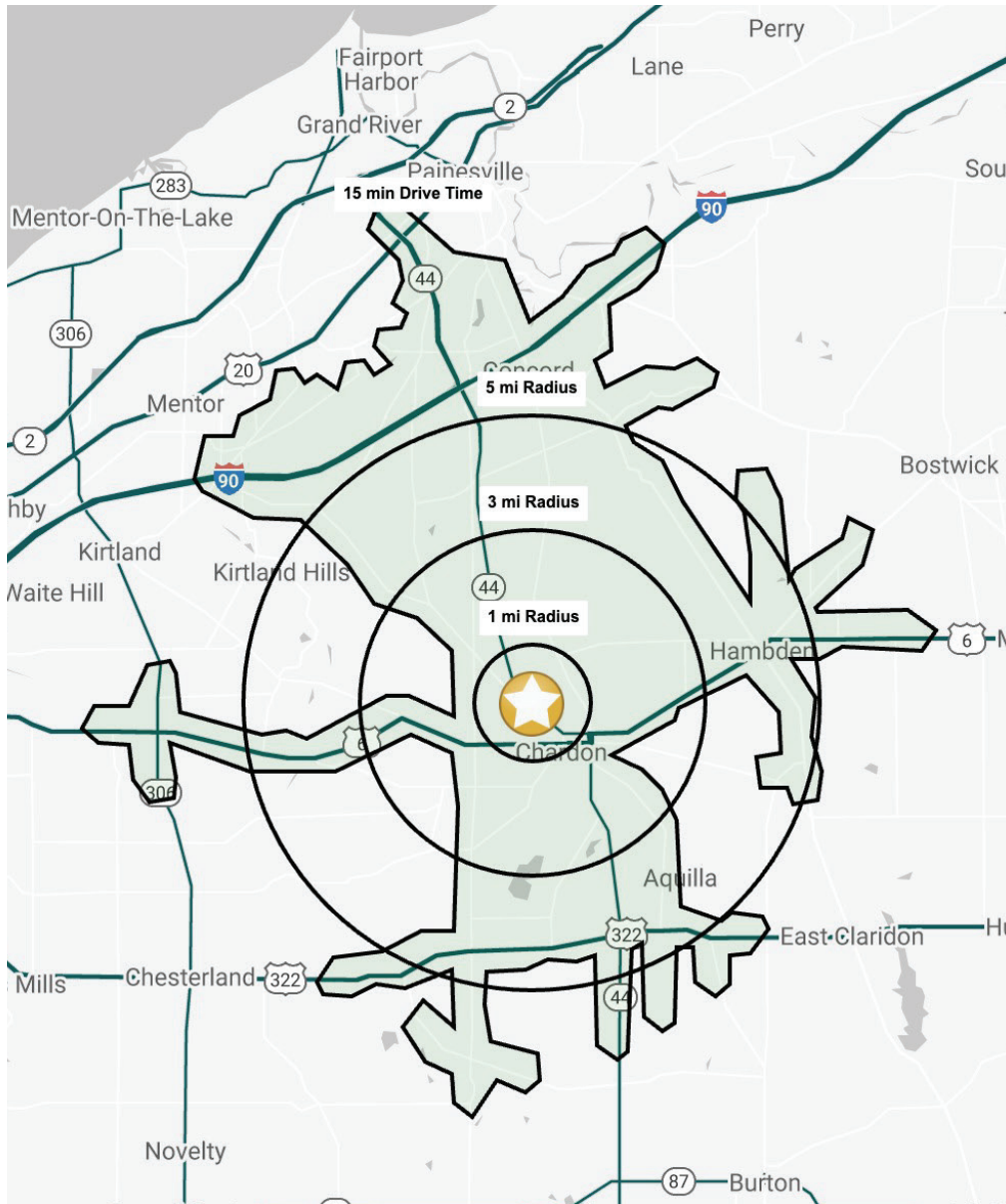
REALTY
RESOURCES
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
VICTOR KIRALLAH | 216.342.2626 | vkirallah@anchorretail.com









FOR SALE OR LEASE

3.9 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
 HOUSEHOLDS WITH CHILDREN	197	1,301	2,640	4,437
 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
VICTOR KIRALLAH | 216.342.2626 | vkirallah@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