

E Broad St & S Abbe Rd Elyria, Ohio



HOUSEHOLDS

1 MILE - 4,149
3 MILE - 20,827
5 MILE - 35,801

POPULATION

1 MILE - 10,630
3 MILE - 53,009
5 MILE - 92,364

AVERAGE INCOME

1 MILE - \$53,061
3 MILE - \$59,096
5 MILE - \$59,415

DAYTIME POPULATION

1 MILE - 1,677
3 MILE - 13,285
5 MILE - 29,770

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Lease or Ground Lease



Property Features

SW Corner of E Broad St & S Abbe Rd

Opposite corners: Pizza Hut, Speedway, & McDonalds
Traffic Generators: Elyria Shopping Center, Big Lots,
Sunnyside Chevrolet, Abraham Automall, EMH Regional
Medical, Invacare, & Ridge Tool Co.

Favorable Lease Terms

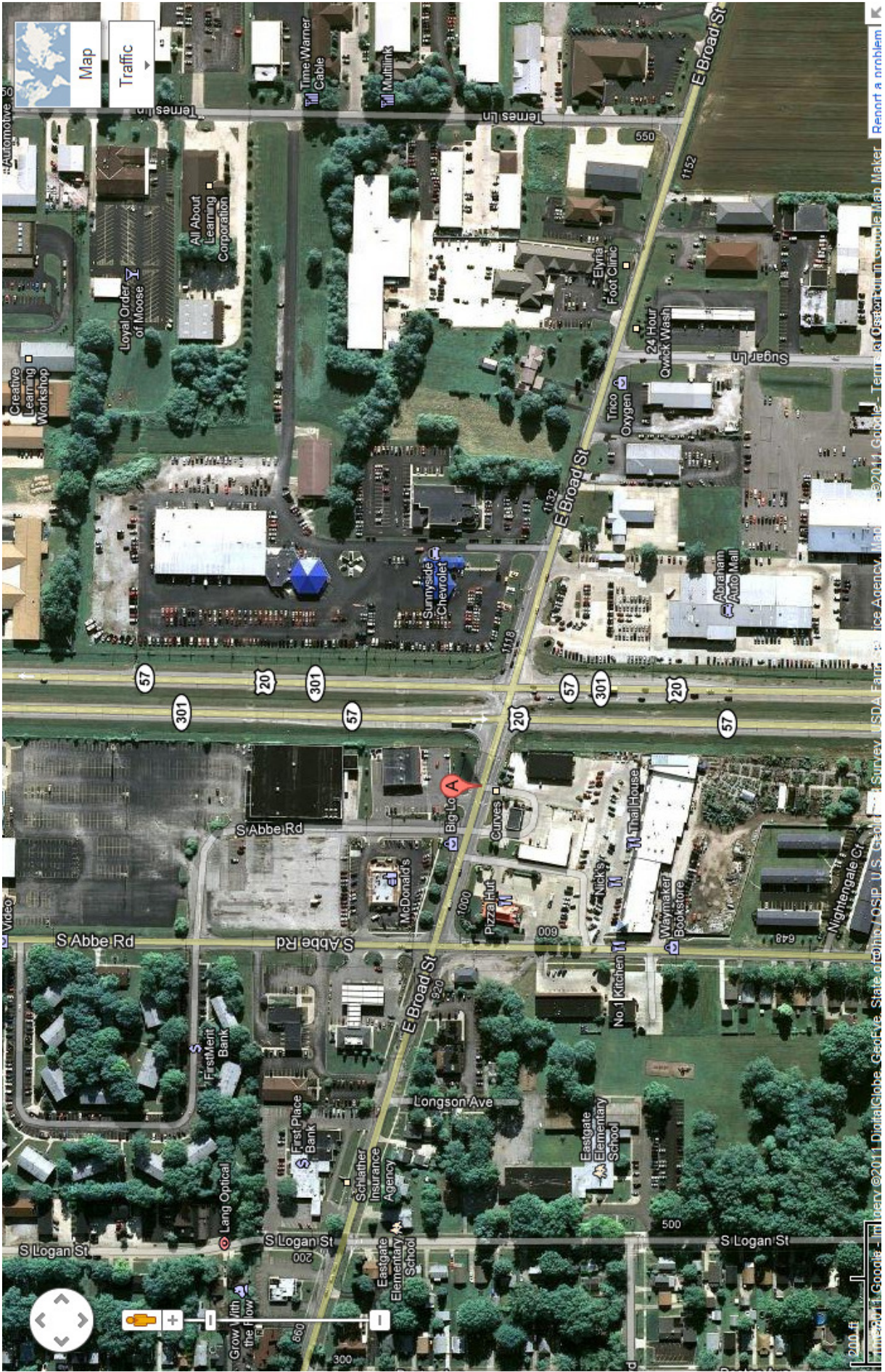
ARNOLD J. EISENBERG, INC.





S Abbe Rd

E Broad St



Map Traffic



200 ft

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Prepared for:
Arnold J. Eisenberg, Inc.

EXECUTIVE SUMMARY

Coordinates

X:-82.0780

Y:41.3644

E Broad St & E Abbe Rd Elyria OH	1.00 mile radius	2.00 mile radius	3.00 mile radius	5.00 mile radius
Square Miles Land Mass	3.14	12.56	28.26	78.90
Population & Growth				
2009 Total Population	10,630	34,025	53,009	92,364
2009 Population Density	3,386psm	2,709psm	1,876psm	1,171psm
2000-2009 Growth	-36 -0.3%	-179 -0.5%	241 0.5%	4,694 5.4%
2000-2009 Avg. Annual Growth	-5 -0.1%	-22 -0.1%	30 0.1%	587 0.9%
2014 Total Population	10,966	34,839	54,260	94,753
2014 Population Density	3,493psm	2,774psm	1,920psm	1,201psm
2009-2014 Proj. Pop. Growth	336 3.2%	813 2.4%	1,251 2.4%	2,388 2.6%
2009-2014 Avg. Annual Growth	67 0.6%	163 0.5%	250 0.5%	478 0.5%
2000 Total Population	10,667	34,205	52,768	87,670
1990 Total Population	10,265	33,958	53,337	87,228
Households & Growth				
2009 Households	4,149	13,501	20,827	35,801
2000-2009 Growth	-19 -0.5%	-63 -0.5%	-47 -0.2%	1,624 4.8%
2000-2009 Avg. Annual Growth	-2 -0.1%	-8 -0.1%	-6 0.0%	203 0.8%
2014 Households	4,273	13,817	21,302	36,683
2009-2014 Growth	124 3.0%	316 2.3%	475 2.3%	882 2.5%
2009-2014 Avg. Annual Growth	25 0.6%	63 0.5%	95 0.5%	176 0.5%
2000 Households	4,168	13,564	20,874	34,177
1990 Households	3,771	12,729	19,763	31,879
Families				
2009 Families	2,912	9,186	14,622	25,678
2014 Families	3,001	9,405	14,965	26,334
Income				
2009 Agggregate HH Income	\$ 220.18 million	\$ 781.94 million	\$ 1,230.77 million	\$ 2,127.11 million
2009 Average Household Income	53,070	57,917	59,096	59,415
2009 Median Household Income	48,265	50,039	48,845	50,485
2009 Per Capita Income	20,577	22,219	22,330	22,087
2014 Aggregate HH Income	\$226.71million	\$799.99million	\$1,258.88million	\$2,180.05million
2014 Average Household Income	\$53,061	\$57,901	\$59,097	\$59,430
2014 Median Household Income	\$48,251	\$49,997	\$48,816	\$50,474
2014 Per Capita Income	\$20,547	\$22,162	\$22,278	\$22,067
Daytime Demographics				
Number of Employees	1,677	6,341	13,285	29,770
Number of Businesses	97	375	793	1834
Avg. number Employees per Bus.	17.3	16.9	16.8	16.2
Residents per Business	109.6	90.8	66.9	50.4
Total Aggregate Annual Payroll	\$49.5million	\$186.8million	\$391.0million	\$879.8million