

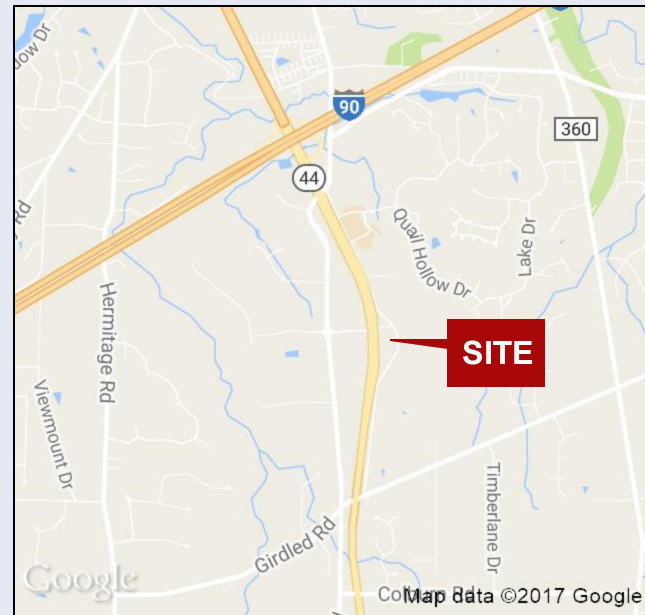
Prime Development Land Ground Lease or Build to Suit



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Property Features

- Intersection of State Route 44 and Capital Parkway extension.
- Hard corner of Capital Parkway and Crile Rd.
- 1.58 Acres
- Lighted Intersection
- Zoning: Capital
- Included uses: retail, restaurant, fuel, and hospitality
- Close proximity to major interstate 90 Interchange
- Within City of Chardon trade area
- Major tourism attractions: Wineries, Lake Erie, Golf Courses
- Major employers: Avery Dennison, Lake Hospital, University Hospital, Ricerca and Ran Pak



Concord, Ohio

Demographics	1 mi radius	3 mi radius	5 mi radius
Population	2,478	24,861	65,039
Average HH Income	\$138,903	\$111,211	\$90,423

Traffic Count (VPD): Interstate 90 - 52,890 VPD (2011)
State Route 44 - 14,940 (2011)

Contact Information:

Ed Jasinski
440-290-0391
edj@jacksontaylorco.com

**Prime Development Land
Ground Lease or Build to Suit**



Google

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Population

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	2,137	19,443	58,942
Median Age	47.9	47.0	42.3
Female Median Age	48.2	47.8	43.5
Male Median Age	47.7	46.1	41.0

Households & Income

Estimated Households (2016)	848	7,707	23,592
Average Household Size	2.5	2.5	2.4
Estimated Average Household Income	\$152,403	\$121,220	\$91,514
Owner-Occupied Median Home Value (2010)	\$278,159	\$226,353	\$191,375

Race (%)

White	95.8%	95.8%	87.6%
Black or African American	0.8%	1.1%	5.0%
American Indian or Alaska Native	-	0.1%	0.1%
Asian	2.1%	1.6%	1.4%
Hawaiian or Pacific Islander	-	-	-
Other Race	0.3%	0.4%	3.8%
Two or More Races	0.9%	1.0%	2.2%

Ethnicity

Hispanic or Latino Population	1.1%	1.7%	7.3%
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