

**FOR SALE | FOR LEASE
FORMER WALMART**

149 MIDWAY BLVD
ELYRIA, OH 44035



LOCATION HIGHLIGHTS:

- The property is on the east side of West River Road and near I-90 and Route 2.
- Freeway access to the Ohio Turnpike (I-80), I-90 and Route 2 nearby.
- Neighboring Activity includes; Midway Mall is anchored by Sears, Macy's JC Penney with Target and Home Depot located nearby. There is over 2.5 MSF of retail in this market area.
- Within five miles the 2015 estimated population is 117,434 with an average household income of \$56,235.

FORMER WALMART IDEAL FOR RETAIL OR WAREHOUSE USE CONVERSION

FOR MORE INFORMATION PLEASE CONTACT:

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CBRE, Inc.
950 Main Avenue
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Cleveland, OH 44113



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Sale Price: \$1,800,000

Parcel #: 06-24-174-000-027

Building Description: Former Walmart

Acreage: 13.86 Acres (603,306 SF)

Square Footage: 120,036 SF

Location: Located on the east side of West River Road and near I-90 and Route 2. Also located at this intersection is the super-regional, 1.2-million-square-foot Midway Mall, anchored by Sears, JCPenney, and Macy's.

Ceiling Heights: Approx. 14' AFF to drop ceiling
Approx. 18' AFF to joist
Approx. 22' AFF to roof deck

Construction: One story, Steel and Masonry

HVAC: Individually packaged roof top units

Year Built: 1992

Zoning: Zoned B-G, Business General District

Parking: 585 surface spaces available

Loading Dock Doors: 2 exterior truck wells docks & 6 bay doors at grade

Flooring: Mix of VCT and Concrete

AERIAL



| 2015 Estimated Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|---------------|----------|----------|
| Population | 2,909 | 51,743 | 117,434 |
| Average Household Income | \$47,104 | \$50,881 | \$56,235 |
| Average Age | 44.15 | 40.38 | 39.57 |
| Traffic Counts | | | |
| Midway Blvd. and West River Road | 21,250 | | |

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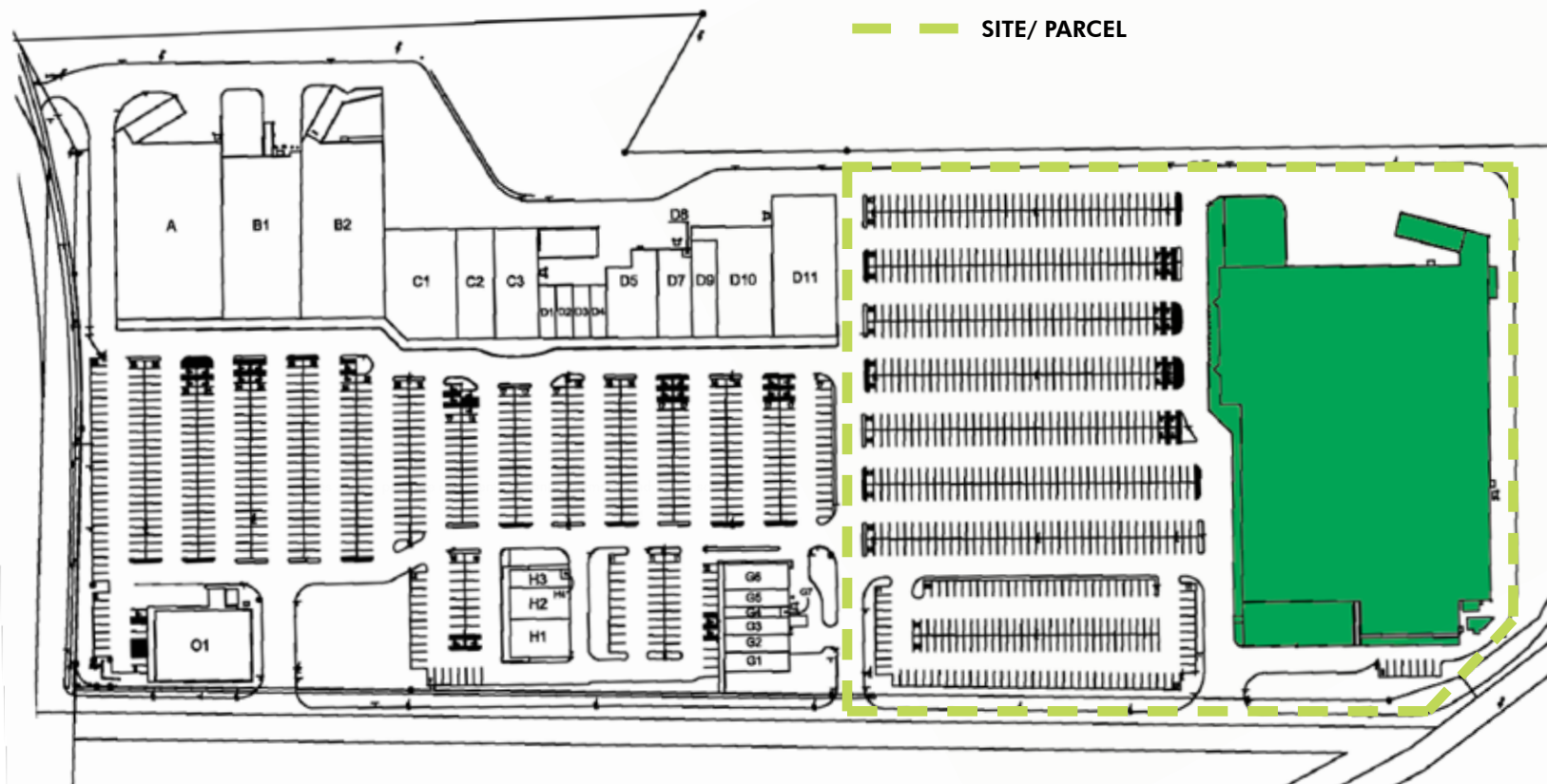
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SITE PLAN



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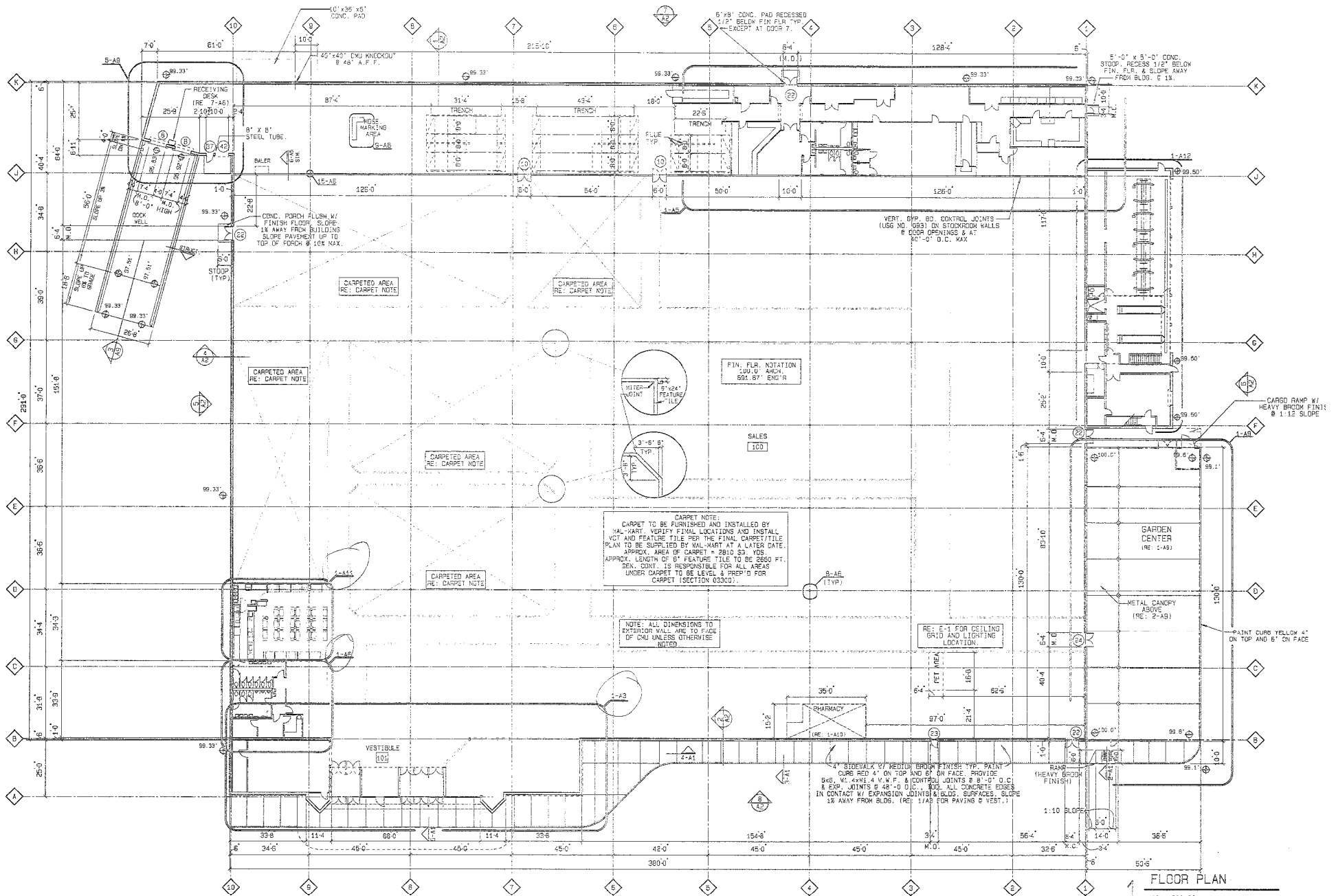
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FLOOR PLAN



1 FLOOR PLAN
1" = 20'-0"

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LOCATION MAP



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