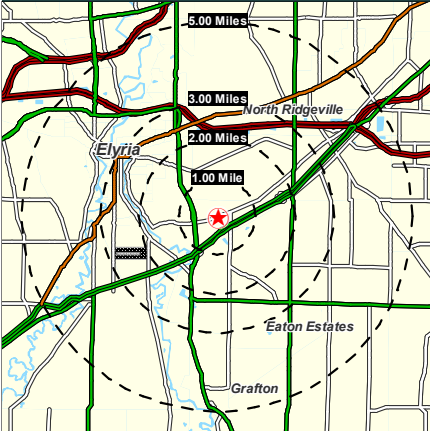


# Chestnut Commons State Route 57 & Chestnut Ridge Rd Elyria, Ohio



**HOUSEHOLDS**  
 1 MILE - 1,807  
 2 MILE - 8,428  
 3 MILE - 16,746  
 5 MILE - 34,536

**POPULATION**  
 1 MILE - 4,505  
 2 MILE - 21,233  
 3 MILE - 41,825  
 5 MILE - 87,057

**AVERAGE INCOME**  
 1 MILE - \$68,539  
 2 MILE - \$68,287  
 3 MILE - \$66,049  
 5 MILE - \$67,852

Contact: David I. Stein  
 24500 Chagrin Blvd., Suite 120  
 Beachwood, Ohio , 44122  
 arnoldjseisenberg.com

Phone: 216-831-6773  
 Mobile: 216-346-0350  
 Fax: 216-831-3869

E-mail: distein957@aol.com



## Property Features

Wal-Mart Anchored Out-lots & Retail Space

Easily Accessible with Ample Parking

Excellent Location with Great Visibility

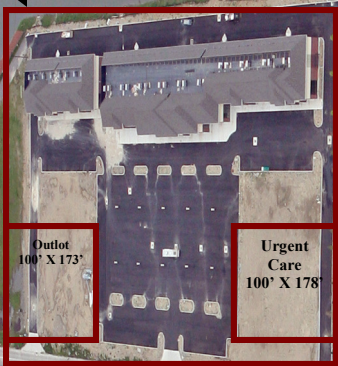
Favorable Lease Terms / Competitive Rents

## ARNOLD J. EISENBERG, INC.





WAL\*MART  
SUPERCENTER



Cleveland  
Clinic

R&C

ANYTIME FITNESS

KUMI

PAPA JOHN'S

H&R BLOCK

PAPA JOHN'S

Strongsville Hobby

Pan City

Fantastic Sams

BURGER KING

drug  
mart

Chestnut Ridge Rd

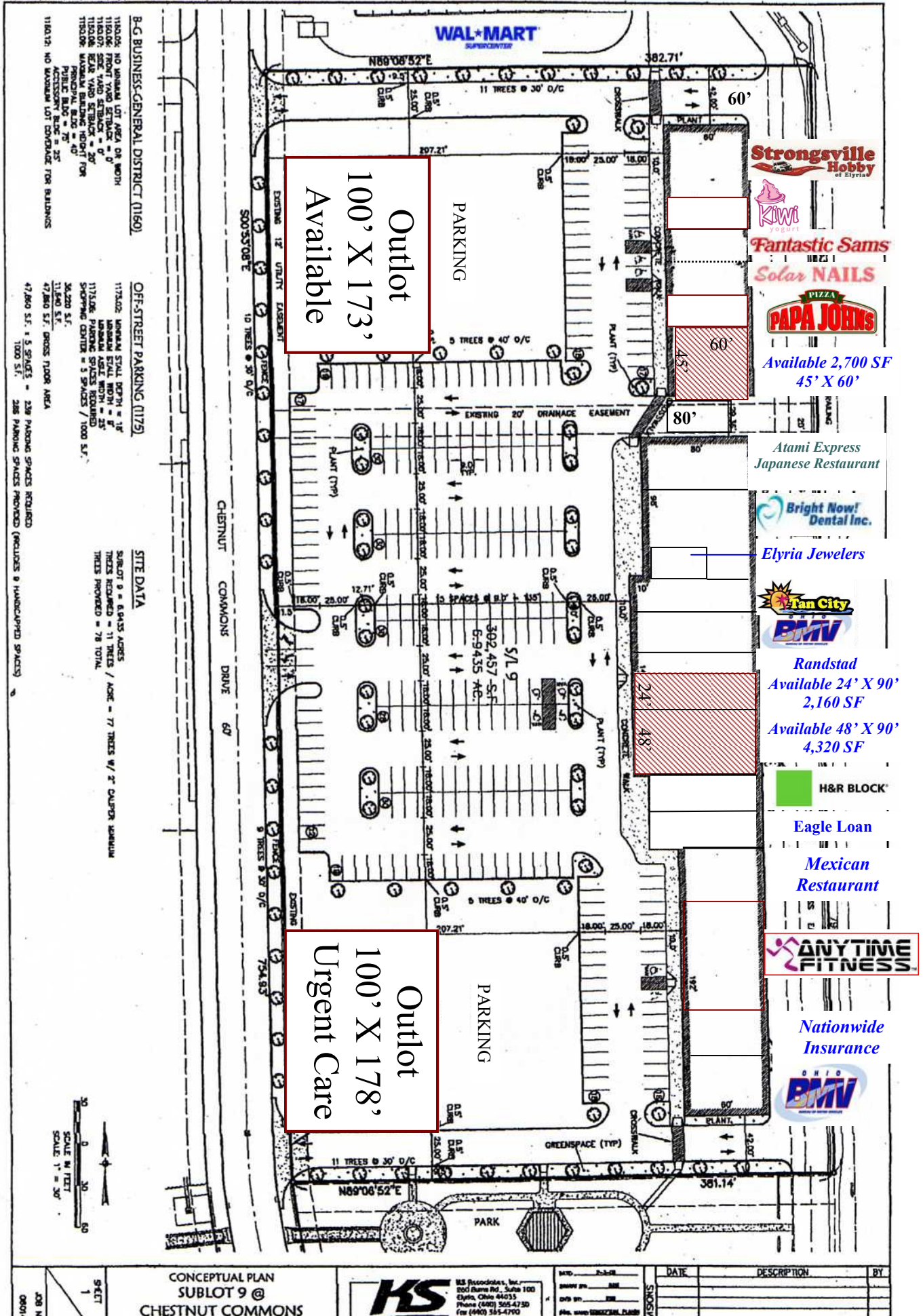
State Route 57





# ELYRIA II

P:\PROJECTS\0621\0621\CONCEPT\CONCEPT PLAN\PLAN01.dwg 2/7/2008 10:13:02 AM EST



**B-G BUSINESS-GENERAL DISTRICT (1160)**  
 1160.01: NO UNUSUAL LOT AREA OR WIDTH  
 1160.02: FRONT YARD SETBACK = 0'  
 1160.03: SIDE YARD SETBACK = 0'  
 1160.04: REAR YARD SETBACK = 20'  
 1160.05: MAXIMUM BUILDING HEIGHT FOR RESIDENTIAL = 35'  
 1160.06: MAXIMUM BUILDING HEIGHT FOR ACCESSORY BLDG = 25'  
 1160.07: NO MAXIMUM LOT COVERAGE FOR BUILDINGS

**OFF-STREET PARKING (1175)**  
 1175.01: MINIMUM STALL DEPTH = 18'  
 1175.02: MINIMUM STALL WIDTH = 9'  
 1175.03: MINIMUM STALL WIDTH = 25'  
 1175.04: PARKING SPACES REQUIRED  
 SHOWING CENTER = 3 SPACES / 1000 SF.  
 36,220 SF.  
 11,640 SF.  
 47,860 SF. GROSS FLOOR AREA  
 47,860 SF. ± 5 SPACES = 238 PARKING SPACES REQUIRED  
 1000 SF. ± 238 PARKING SPACES PROVIDED (EXCLUDES 9 HANDICAPPED SPACES)

**SITE DATA**  
 SUBLOT 9 = 6.6435 ACRES  
 TREES REMOVED = 11 TREES / ACRES = 77 TREES W/ 2' OUTLIER MINIMUM  
 TREES PROVIDED = 78 TOTAL



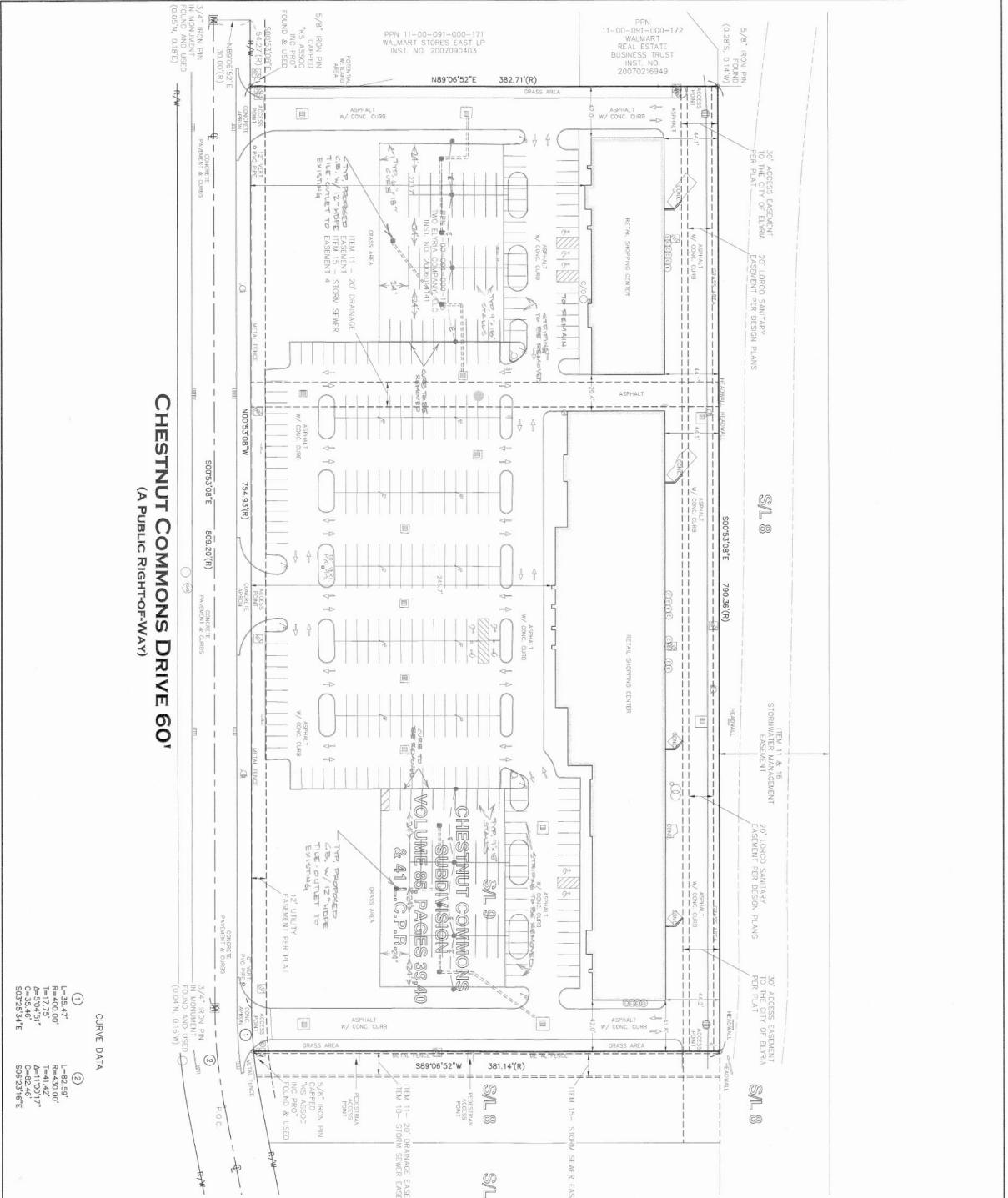
CONCEPTUAL PLAN  
 SUBLOT 9 @  
 CHESTNUT COMMONS



KS Associates, Inc.  
 2001 Shreve Rd., Suite 100  
 Elyria, Ohio 44035  
 Phone (440) 365-4730  
 Fax (440) 365-4700

DATE	DESCRIPTION	BY
2-3-08		

JOB NO. 06001-9-LET



**CHESTNUT COMMONS DRIVE 60'**  
(A PUBLIC RIGHT-OF-WAY)

**CHIRE DATA**

1	L=82.98'
2	L=82.98'
3	L=82.98'
4	L=82.98'
5	L=82.98'
6	L=82.98'
7	L=82.98'
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9	L=82.98'
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46	L=82.98'
47	L=82.98'
48	L=82.98'
49	L=82.98'
50	L=82.98'

**LEGEND**

①	5/8" IRON PIN	⑩	CONCRETE
②	5/8" IRON PIN	⑪	ASPHALT
③	5/8" IRON PIN	⑫	CONCRETE
④	5/8" IRON PIN	⑬	ASPHALT
⑤	5/8" IRON PIN	⑭	CONCRETE
⑥	5/8" IRON PIN	⑮	ASPHALT
⑦	5/8" IRON PIN	⑯	CONCRETE
⑧	5/8" IRON PIN	⑰	ASPHALT
⑨	5/8" IRON PIN	⑱	CONCRETE

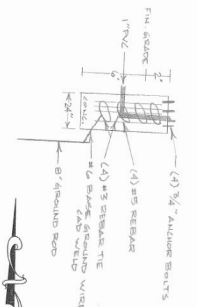
**GRAPHIC SCALE**  
1 INCH = 40 FEET

**SCALE: 1/8" = 10'**  
DRAWN BY: [Name]  
DATE: 2/27/2003  
REVISIONS: 2  
2

**Casey Professional Services, LLC**  
1991 Hubbard Avenue, Cleveland, OH 44119  
216-781-4444 office & fax 216-299-9553 mobile  
www.caseyps.com

**ALTA / ACSM LAND TITLE SURVEY**  
**CHESTNUT COMMONS**  
ELYRIA, OHIO  
KNOWN AS  
PPN 11-00-091-000-155  
FOR  
**CARNEGIE COMPANIES, INC.**  
**FIRSTMERIT BANK, N.A.**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**ELECTRICAL NOTES**  
- RENEWABLE ENERGY SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.  
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.  
- ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ELYRIA.



**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/27/2003	ISSUED FOR PERMIT
2		

**EXECUTIVE SUMMARY**

**Prepared for:**  
Arnold J. Eisenberg, Inc.

**Coordinates**  
X:-82.0666  
Y:41.3436

<b>Chestnut Commons Dr &amp; Chestnut Ridge Rd - Elyria</b>	<b>1.00 mile radius</b>	<b>2.00 mile radius</b>	<b>3.00 mile radius</b>	<b>5.00 mile radius</b>
Square Miles Land Mass	3.14	12.56	28.26	78.49
<b>Population &amp; Growth</b>				
2013 Total Population	4,605	21,233	41,825	87,057
2013 Population Density	1,467psm	1,691psm	1,480psm	1,109psm
2010-2013 Growth	83 1.8%	696 3.4%	916 2.2%	2,338 2.8%
2010-2013 Avg. Annual Growth	28 0.6%	232 1.1%	305 0.7%	779 0.9%
2018 Total Population	4,895	22,456	43,953	91,236
2018 Population Density	1,559psm	1,788psm	1,556psm	1,162psm
2013-2018 Proj. Pop. Growth	290 6.3%	1,224 5.8%	2,128 5.1%	4,179 4.8%
2013-2018 Avg. Annual Growth	58 1.3%	245 1.2%	426 1.0%	836 1.0%
2010 Total Population	4,522	20,536	40,909	84,719
<b>Households &amp; Growth</b>				
2013 Households	1,807	8,428	16,746	34,536
2010-2013 Growth	40 2.3%	301 3.7%	379 2.3%	915 2.7%
2010-2013 Avg. Annual Growth	13 0.8%	100 1.2%	126 0.8%	305 0.9%
2018 Households	1,917	8,900	17,568	36,105
2013-2018 Growth	110 6.1%	471 5.6%	822 4.9%	1,569 4.5%
2013-2018 Avg. Annual Growth	22 1.2%	94 1.1%	164 1.0%	314 0.9%
2010 Households	1,767	8,127	16,367	33,621
<b>Families</b>				
2013 Families	1,291	5,880	11,185	23,384
2018 Families	1,366	6,206	11,768	24,493
<b>Income</b>				
2013 Aggregate HH Income	\$ 123.83 million	\$ 575.54 million	\$ 1,106.05 million	\$ 2,343.36 million
2013 Average Household Income	68,539	68,287	66,049	67,852
2013 Median Household Income	64,021	61,468	58,160	60,034
2013 Per Capita Income	27,695	27,171	25,916	25,280
2018 Aggregate HH Income	\$129.18million	\$596.10million	\$1,140.38million	\$2,427.63million
2018 Average Household Income	\$67,395	\$66,980	\$64,912	\$67,238
2018 Median Household Income	\$67,121	\$63,606	\$59,077	\$60,481
2018 Per Capita Income	\$27,224	\$26,641	\$25,458	\$25,003
<b>Daytime Demographics</b>				
Number of Employees	1,430	4,170	8,038	19,801
Number of Businesses	88	274	545	1396
Avg. number Employees per Bus.	16.3	15.2	14.7	14.2
Residents per Business	52.4	77.6	76.7	62.3
Total Aggregate Annual Payroll	\$45.5million	\$132.9million	\$256.4million	\$631.8million