

PRIME LOCATION FOR LEASE

31,000 SF Anchor Space Available

1.5 Acre Outlot for BTS or Ground Lease



540 N. Center St. LaGrange, OH 44050

Contact us for more information;

LISA WIENER (440) 223-3382 ljwiener@gmail.com

STEVE EISENBERG (216) 831-6773 seisenberg@aol.com

ARNOLD J. EISENBERG, INC.
Retail Leasing Specialist



PROPERTY OVERVIEW

- 31,000 SF anchor space and 1.5 acre outlot for BTS or ground lease.
- Conveniently located near several major destinations including Allen Memorial Hospital, Walmart Supercenter, community parks, and Loraine County Keystone Local School District.
- Close proximity and minutes to I-480 and U.S Highway 20.
- Annual increase of 2.67% for population of LaGrange.
- Monument signage on property.
- Future single & multifamily development on North Center Street.

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	3 MILE	5 MILE	7 MILE
POPULATION	6,246	16,081	41,029
WORKDAY	4,816	12,165	31,029
HOUSEHOLD	2,377	5,767	14,944
H.H INCOME	\$103.8K	\$102.7K	\$93.3K
CONSUMER SPEND	\$36M	\$275.5M	\$849.4M

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SITE PLAN

TENANT	SUITE	SF	TENANT	SUITE	SF
Available	540	31,000	China Kitchen	544C	849
Michelle's Cafe	548	2,910	Allstate	500	2,238
Dance Studio	540A	2,070	Romeo's	544A	1,495
Credit Union	546	1,495	Learn to Play	600	4,048
Martial Arts	544	2,850	Available	OP-1	1.5 ACRES



N CENTER STREET OH-301

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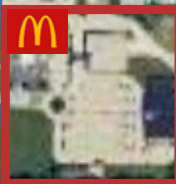


**8 +/- MILES TO ALLEN
MEMORIAL HOSPITAL &
WALMART SUPERCENTER**



**FUTURE +/- 130 UNIT
NORTH POINTE
MULTIFAMILY**

N. CENTER STREET



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ABOUT US

ARNOLD J. EISENBERG INC. Commercial Real Estate
25550 Chagrin Blvd. Suite #108-Beachwood, OH 44122

ARNOLD J. EISENBERG INC. is a full-service commercial real estate firm specializing in retail & development. Our headquarters are located in Beachwood, Ohio. Founded in 1978 by Arnold J. Eisenberg.



TENANT REPRESENTATION. Arnold J. Eisenberg Inc. retail tenant representation professionals provide retailers with deep market knowledge and skillful lease negotiations to maximize success.



LEASING. Our leasing professionals help our clients maximize value through comprehensive marketing strategies and implementation of solutions that ensure a positive impact while producing measurable results.



DEVELOPMENT. Arnold J. Eisenberg Inc. can help owners with new site development or re-positioning an existing site, helping guide the project every step of the way.



ACQUISITIONS & DISPOSITIONS. Whether looking to expand or dispose of assets, rely on Arnold J. Eisenberg Inc. for comprehensive, up-to-date assessments of market dynamics and demographic trends that shape investment decisions.



PROPERTY MANAGEMENT. For select assignments we handle day-to-day operations, carefully evaluating their assets and recommending cost-effective strategies to increase value for our clients.

Some of Our Valued Clients:



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