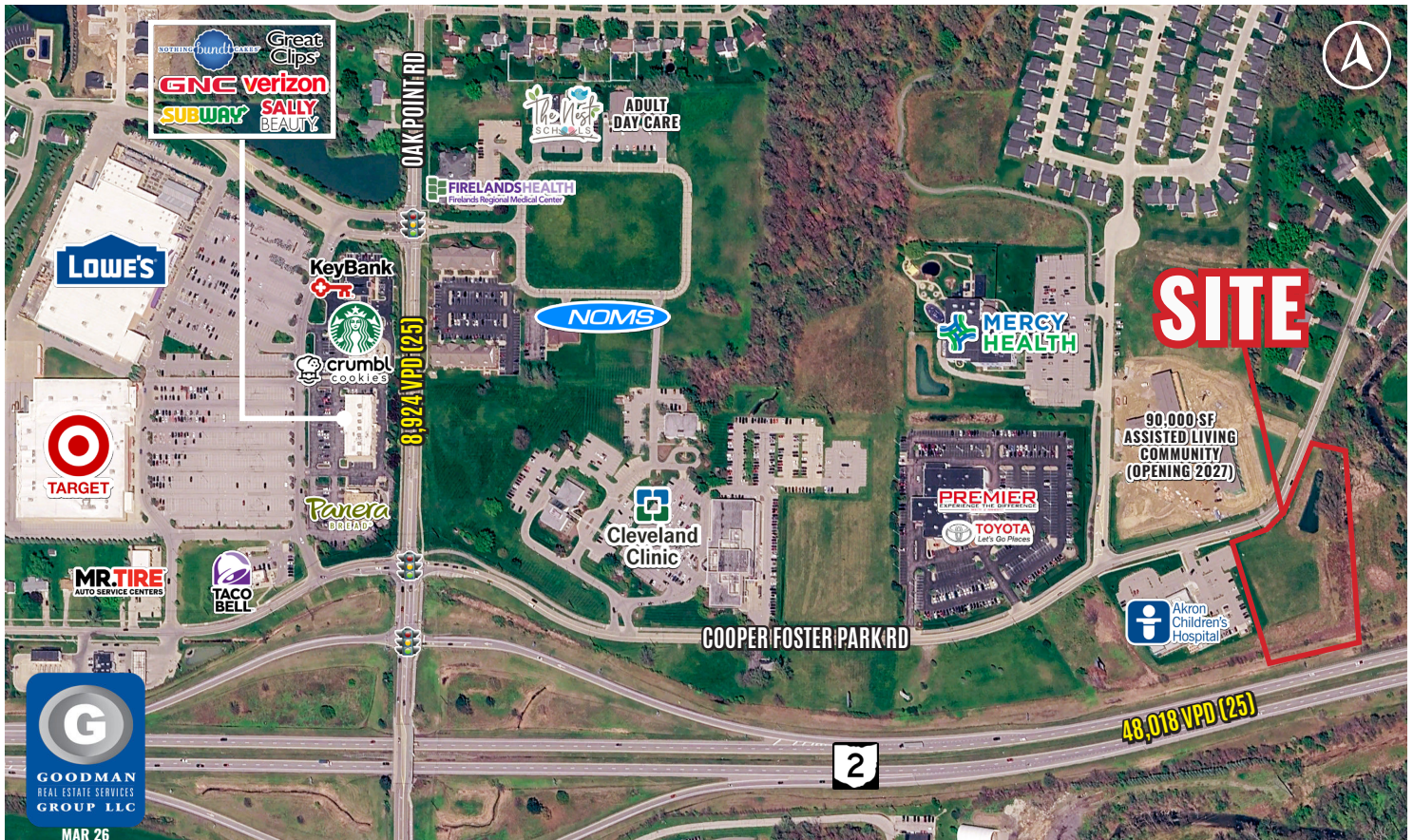




WWW.GOODMANREALESTATE.COM  
216.381.8200

# AMHERST PARK PLACE

Amherst, Ohio



## HIGHLIGHTS

- **AVAILABLE:** 17,560 SF medical office building on 1.33 AC for sale or build to suit
- Join Target, Lowe's, The Cleveland Clinic, Premier Toyota, Mercy Health, Noms Health, Firelands Hospital, Akron Children's Hospital, University Hospitals state-of-the-art surgical center, and more at this emerging interchange
- Frontage exposure to State Route 2 and access via Cooper Foster Park Road
- Fully improved, accessible parcels with pylon signage now available
- Hundreds of newly constructed homes and numerous new, active residential communities

## DEMOGRAPHICS

| POPULATION         | 3 MILE    | 5 MILE   | 7 MILE   |
|--------------------|-----------|----------|----------|
| 2031 Projection    | 40,961    | 77,368   | 123,699  |
| 2026 Estimate      | 40,308    | 77,278   | 124,007  |
| INCOME             | 3 MILE    | 5 MILE   | 7 MILE   |
| 2026 Average       | \$103,483 | \$87,868 | \$83,157 |
| 2026 Median        | \$83,237  | \$65,438 | \$59,720 |
| DAYTIME POPULATION | 3 MILE    | 5 MILE   | 7 MILE   |
| 2026 Employees     | 13,487    | 20,990   | 32,158   |

## LEASING INFORMATION

www.goodmanrealestate.com  
216.381.8200

### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
COLUMBUS, OH 43085

## SHAUN P. BRADY

shaun@goodmanrealestate.com  
440.567.8768



440.567.8768

# Amherst, Ohio



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



# AMHERST PARK PLACE

Amherst, Ohio

## LEASING INFORMATION

P 216.381.8200

F 216.381.8211

[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)

## CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

## COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
COLUMBUS, OH 43085

**SHAUN P. BRADY**

440.567.8768

[shaun@goodmanrealestate.com](mailto:shaun@goodmanrealestate.com)

## SITE INFORMATION

Available for sale or build to suit. Join Northeast Ohio's fastest growing medical corridor with this 1.33 acre site immediately adjacent to the new Akron Children's Hospital outpatient center.

Mercy Health, Cleveland Clinic, University Hospitals, Firelands Regional Medical Center, and NOMS Healthcare are all within one mile. A new 90,000 SF assisted living community (opening 2027) adjoins the site, adding to an already dense healthcare ecosystem.

The site plan demonstrates a 17,560 SF medical office building with 88 parking spaces, fully compliant with City of Amherst zoning. Medical office is a permitted use by right in the C-2 district, with utilities, storm water detention, and access already in place. Occupancy timelines here are measured in months, not years.

Available for sale to an owner occupant or as a build to suit lease with flexible delivery options. Ownership will construct to tenant specifications, and tenants with established design and construction partners are welcome.



44,281 VPD (26)