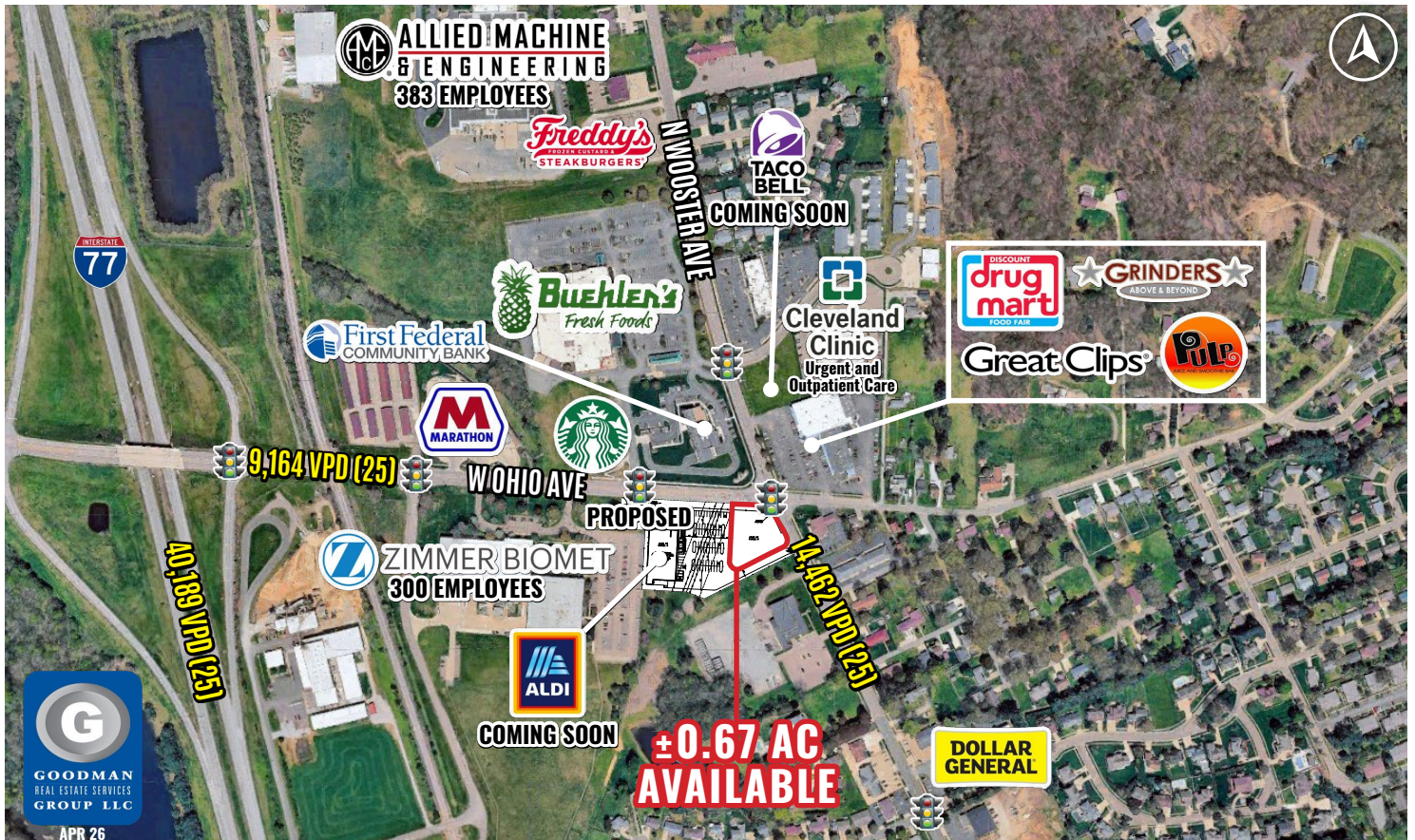




WWW.GOODMANREALESTATE.COM  
216.381.8200

# ALDI OUTLOT

Dover, Ohio



## HIGHLIGHTS

- **AVAILABLE:** ±0.67 AC (final size TBD)
- **TRAFFIC:** Over 14,000 vehicles pass the site daily on N Wooster Avenue, with I-77 carrying 40,189 vehicles daily adjacent to the site
- **ACCESS:** Located at the signalized intersection of N Wooster Avenue and W Ohio Avenue with multiple ingress/egress points; immediate I-77 access
- **BUSINESSES:** Outlot to new ALDI (coming soon); near Cleveland Clinic Urgent & Outpatient Care, Buehler's Fresh Foods, Starbucks, Discount Drug Mart and Taco Bell (coming soon)
- **EMPLOYMENT:** 26,067 employees within five miles of the site
- **INCOME:** \$90,164 average household income within 5 miles

## DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE
2031 Projection	33,032	66,456	125,966
2026 Estimate	33,212	66,653	125,995
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$86,766	\$90,164	\$90,922
2026 Median	\$72,051	\$73,579	\$73,504
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	17,255	26,067	40,955

## 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  
WORTHINGTON, OH 43085

### ROB YASKANICH

rob@goodmanrealestate.com

### MICHAEL WEISS

michael@goodmanrealestate.com

### DANNY POPOV

danny@goodmanrealestate.com





# LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

**ROB YASKANICH**

rob@goodmanrealestate.com

**MICHAEL WEISS**

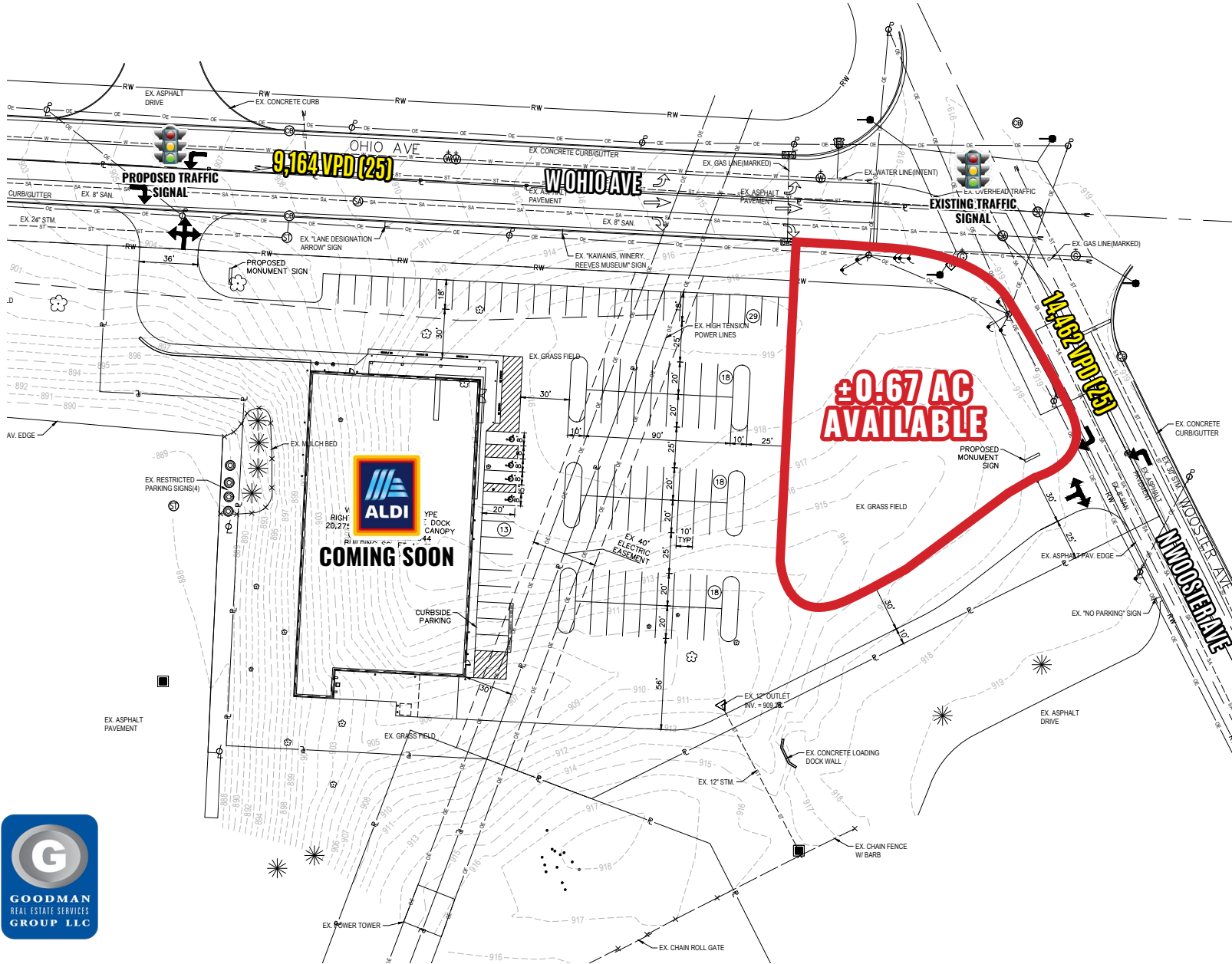
michael@goodmanrealestate.com

**DANNY POPOV**

danny@goodmanrealestate.com

# ALDI OUTLOT

## Dover, Ohio



PARCEL AREA: ±3.29 AC

**PARKING:**  
PROVIDED PARKING: (4) 8'x20' ADA ACCESSIBLE PARKING SPACES + (29) 10'x20' SPACES + (63) 10'x20' SPACES = 96 SPACES PROVIDED.

**NOTES:**  
1. ZONING CODE RESEARCH HAS NOT BEEN PERFORMED.  
2. EXISTING CONDITIONS ARE BASED OFF GOOGLE AERIAL IMAGERY AND PDF TITLED "PLAT OF SURVEY."  
3. EASEMENT WIDTH FOR EXISTING HIGH VOLTAGE OVERHEAD LINES NEEDS TO BE DETERMINED.

