



910 LIBERTY BELL DR. AMHERST, OH 44001



FOR MORE INFO: 216.755.1177

Bryant Bitar | bbitar@passovgroup.com



PASSOV GROUP
COMMERCIAL BROKERAGE

AMHERST BEAVER CREEK PLAZA

PROPERTY HIGHLIGHTS

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- **Available: 1,000 - 2,500 SF**
- Building Size: 8,100SF
- Condition: Move in ready office / medical space
- Parking: High parking spot ratio
- Access: Easy access to I-90, less than ½ mile
- Rental Rate: Undisclosed

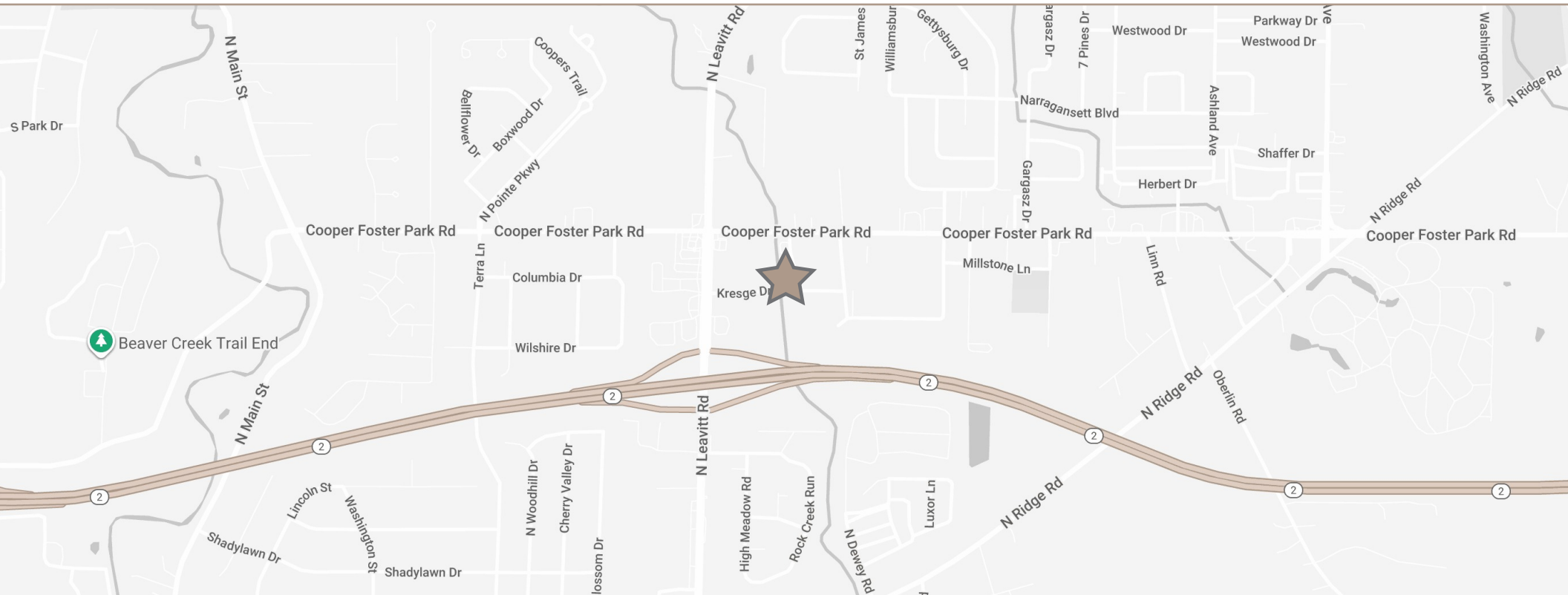
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	7,324	56,232	95,410
2030 Projection	7,456	57,128	96,185
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	336	1,285	2,459
2025 Estimated Total Employees	2,429	16,173	30,109
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$94,849	\$92,716	\$82,063
2025 Estimated Median Household Income	\$76,960	\$70,781	\$61,151



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LOCATION OVERVIEW



Amherst, Ohio, is a charming city located in Lorain County, about 30 miles west of Cleveland. Known for its small-town appeal and rich history, Amherst is often referred to as the “Sandstone Center of the World,” due to its historic sandstone quarries. The city boasts a strong sense of community, excellent schools, and a scenic downtown filled with locally-owned shops and restaurants. With easy access to both urban amenities and the natural beauty of nearby Lake Erie, Amherst offers an attractive balance between a peaceful lifestyle and convenience.

Amherst’s economy is supported by a mix of local businesses, manufacturing, and services. Its proximity to Cleveland and major highways like I-90 and the Ohio Turnpike enhances its appeal for businesses looking to access

both local and regional markets. The steady population growth in the area is also creating increased demand for retail, professional services, and healthcare facilities, making it an ideal location for development.

Opportunities for commercial real estate in Amherst are growing, with a focus on retail and office space in the downtown area. Additionally, industrial developments are emerging on the outskirts of the city, where there is available land for manufacturing and logistics operations. As the city continues to grow, mixed-use developments that combine residential, retail, and office space are also gaining interest. With its strategic location, business-friendly environment, and growing community, Amherst presents strong potential for commercial real estate investment.

