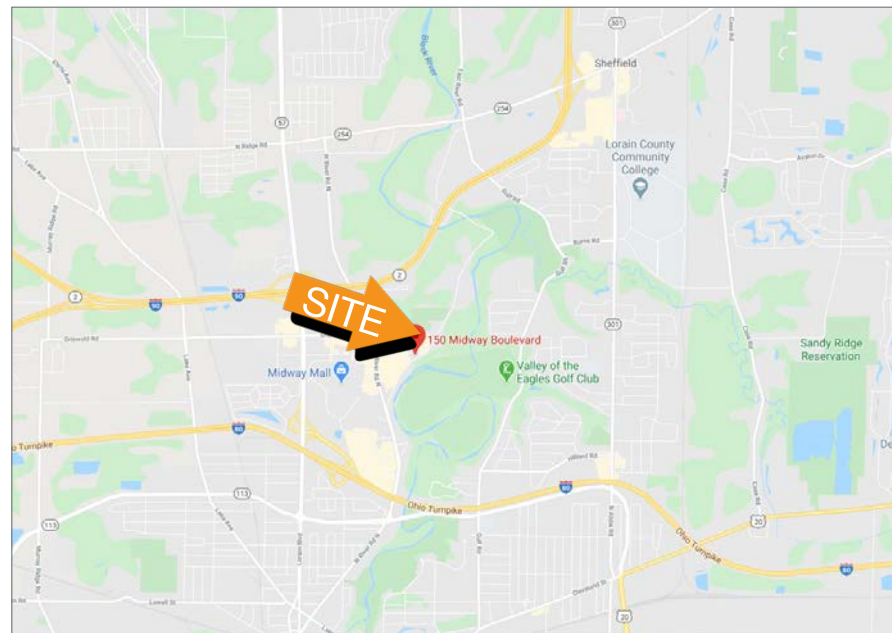




Property Features

- Available Units:
 - 1,000 ± SF
 - 1,146 ± SF
- Constructed in 1999
- Ideal for Office or Retail Use
- Prime Service Location Serving a 3-County Area
- Convenient Location on Midway Blvd. Across From River Square Shopping Center and Midway Mall
- Less than 1 Mile from I-90, SR 57 and Ohio Turnpike



Deborah Maggard

Senior Vice President
216 455 0914
dmaggard@naipvc.com

Hiedi Winston

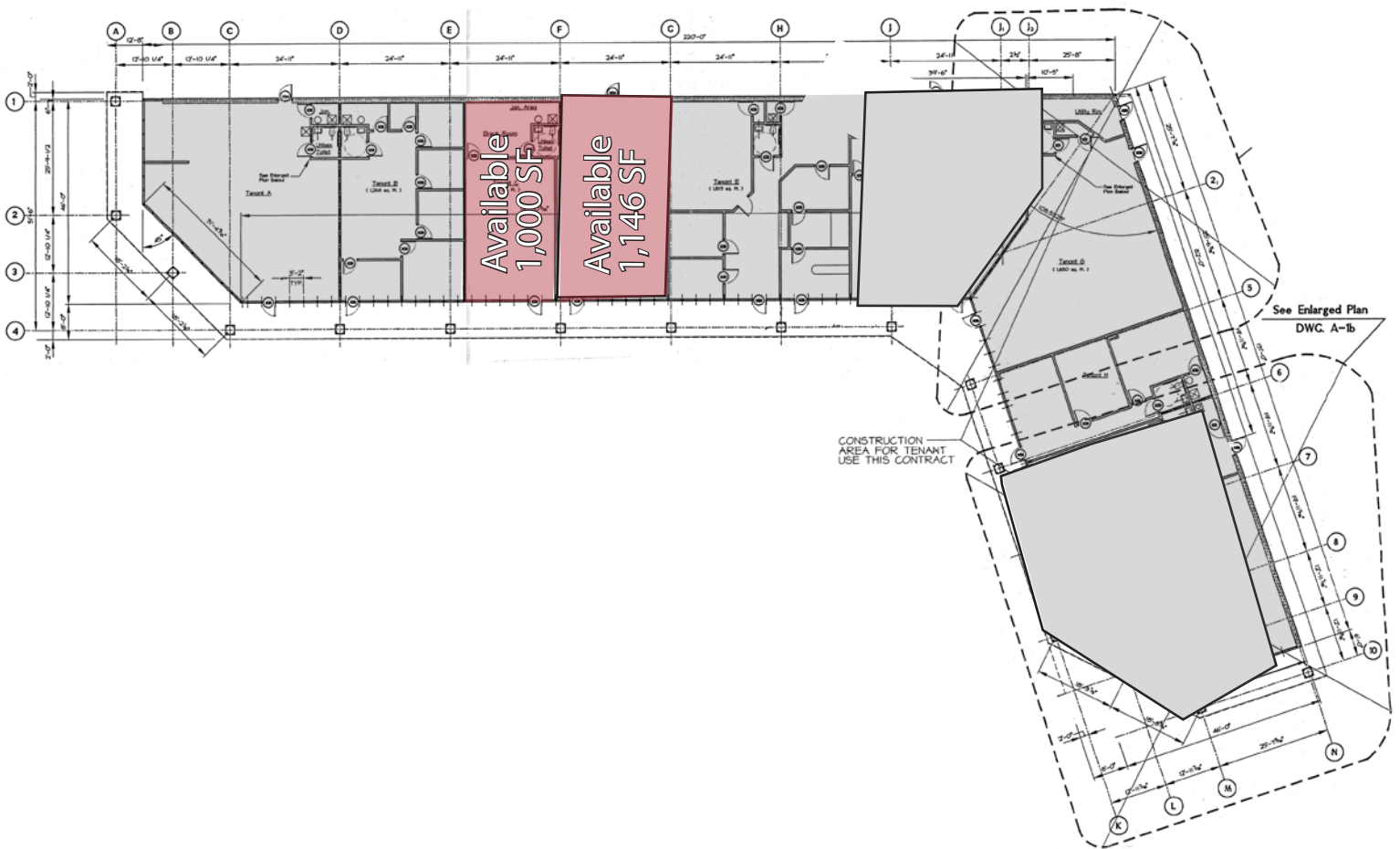
Vice President
216 455 0886
hwinston@naipvc.com

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6155 Rockside Road, Suite 304
Independence, Ohio 44131
+1 216 831 3310

naipvc.com

Site Plan



Demographics	1 Mile	3 Miles	5 Miles
Population	3,000	54,023	121,182
Avg. HH Income	\$56,305	\$56,559	\$63,146

150 Midway Blvd.,
Elyria, OH

Deborah Maggard
Senior Vice President
216 455 0914
dmaggard@naipvc.com

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Vice President
216 455 0886
hwinston@naipvc.com

Demographics



Executive Summary

150 Midway Blvd, Elyria, Ohio, 44035
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.39852
Longitude: -82.10229

	1 mile	3 miles	5 miles
Population			
2000 Population	3,351	54,891	111,218
2010 Population	3,013	53,474	115,755
2019 Population	3,000	54,023	121,182
2024 Population	3,018	54,944	124,369
2000-2010 Annual Rate	-1.06%	-0.26%	0.40%
2010-2019 Annual Rate	-0.05%	0.11%	0.50%
2019-2024 Annual Rate	0.12%	0.34%	0.52%
2019 Male Population	47.1%	48.3%	48.4%
2019 Female Population	52.9%	51.7%	51.6%
2019 Median Age	46.7	40.8	39.8

In the identified area, the current year population is 121,182. In 2010, the Census count in the area was 115,755. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 124,369 representing a change of 0.52% annually from 2019 to 2024. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 46.7, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	79.5%	78.7%	77.6%
2019 Black Alone	12.7%	11.9%	11.8%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2019 Asian Alone	2.7%	1.2%	1.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.9%	3.1%	4.3%
2019 Two or More Races	2.9%	4.8%	4.5%
2019 Hispanic Origin (Any Race)	7.6%	11.1%	13.8%

Persons of Hispanic origin represent 13.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2019 Wealth Index	62	53	62
2000 Households	1,629	21,902	42,817
2010 Households	1,518	22,034	45,729
2019 Total Households	1,531	22,501	48,288
2024 Total Households	1,547	22,947	49,699
2000-2010 Annual Rate	-0.70%	0.06%	0.66%
2010-2019 Annual Rate	0.09%	0.23%	0.59%
2019-2024 Annual Rate	0.21%	0.39%	0.58%
2019 Average Household Size	1.96	2.38	2.48

The household count in this area has changed from 45,729 in 2010 to 48,288 in the current year, a change of 0.59% annually. The five-year projection of households is 49,699, a change of 0.58% annually from the current year total. Average household size is currently 2.48, compared to 2.50 in the year 2010. The number of families in the current year is 31,725 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.9%	11.6%	13.1%
Median Household Income			
2019 Median Household Income	\$40,733	\$43,094	\$48,267
2024 Median Household Income	\$44,853	\$50,194	\$54,435
2019-2024 Annual Rate	1.95%	3.10%	2.43%
Average Household Income			
2019 Average Household Income	\$56,305	\$56,559	\$63,146
2024 Average Household Income	\$63,729	\$65,338	\$72,644
2019-2024 Annual Rate	2.51%	2.93%	2.84%
Per Capita Income			
2019 Per Capita Income	\$28,171	\$23,567	\$25,378
2024 Per Capita Income	\$32,037	\$27,310	\$29,285
2019-2024 Annual Rate	2.61%	2.99%	2.91%

Households by Income

Current median household income is \$48,267 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$54,435 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$63,146 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$72,644 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,378 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$29,285 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	139	178	158
2000 Total Housing Units	1,722	23,119	45,338
2000 Owner Occupied Housing Units	912	15,019	29,259
2000 Renter Occupied Housing Units	717	6,883	13,557
2000 Vacant Housing Units	93	1,217	2,522
2010 Total Housing Units	1,710	24,467	50,739
2010 Owner Occupied Housing Units	842	14,324	30,578
2010 Renter Occupied Housing Units	676	7,710	15,151
2010 Vacant Housing Units	192	2,433	5,010
2019 Total Housing Units	1,736	25,090	53,565
2019 Owner Occupied Housing Units	832	14,459	32,256
2019 Renter Occupied Housing Units	698	8,042	16,032
2019 Vacant Housing Units	205	2,589	5,277
2024 Total Housing Units	1,757	25,629	55,186
2024 Owner Occupied Housing Units	856	15,137	34,038
2024 Renter Occupied Housing Units	691	7,810	15,661
2024 Vacant Housing Units	210	2,682	5,487

Currently, 60.2% of the 53,565 housing units in the area are owner occupied; 29.9%, renter occupied; and 9.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 50,739 housing units in the area - 60.3% owner occupied, 29.9% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 2.44%. Median home value in the area is \$129,335, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.38% annually to \$145,462.

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