

.63 Acre Buildable Lot on High-Traffic Corridor

Land for Sale | 403 N Leavitt Road, Amherst, Ohio 44001

2 46,760 VPD

N Leavitt Rd | 18,043 VPD



403 N Leavitt Road

- 0.63 Acre of Flat, Buildable Land Along a High-Traffic Corridor
- Adjacent to a Newly Constructed Dental Clinic
- Excellent Visibility with Over 60,000 Vehicles Per Day (20,000+ on N. Leavitt & 40,000+ on Route 2)
- Prime Retail Hub Serving the Amherst and Lorain Communities
- Surrounded by National Retailers Including McDonald's, Wendy's, KFC, O'Reilly Auto Parts, Drug Mart, USPS, and Conrad's

Sale Price: \$300,000



Quick Stats

Available Space	0.63 AC
Lot Dimensions	95 x 290
Zoning	C1 - Commercial Local Business District
Topography	Flat & Mod Slope
Gas	Columbia Gas
Water & City	City

92,527
Population
(2025 | 5 Mile)

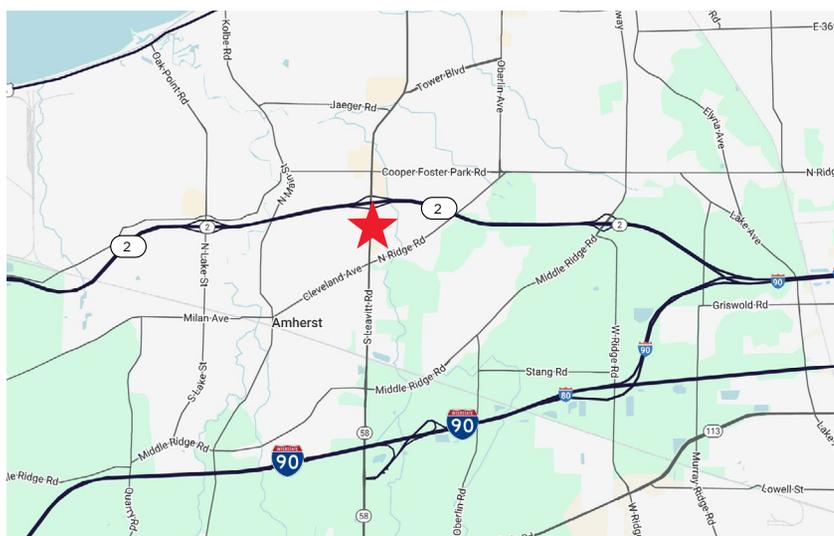
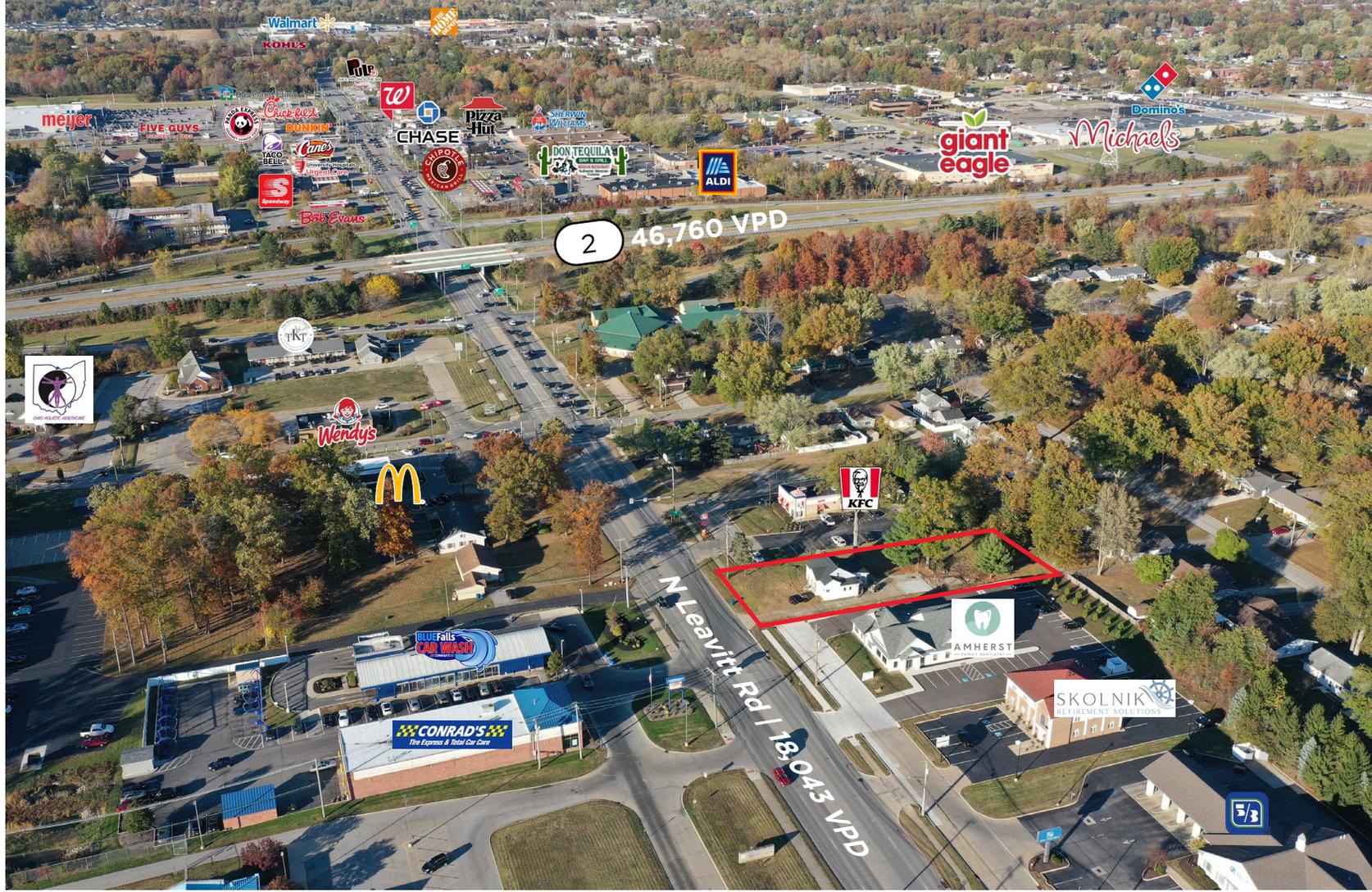
40.1
Median Age
(2025 | 5 Mile)

39,119
Households
(2025 | 5 Mile)

\$83,650
Household Income
(2025 | 5 Mile)

2,428
Total Businesses
(2025 | 5 Mile)

29,792
Total Employees
(2025 | 5 Mile)





**403 N LEAVITT ROAD
AMHERST, OHIO 44001**

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