.63 Acre Buildable Lot on High-Traffic Corridor

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

2 46,760 VPD

Wendy's

KFC

AMHERST FAMILY DENTISTRY

N Leavitt Rd | 18,043 VPD

BLUEFalls CAR WASH

CONRAD'S Tire Express & Total Car Care

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
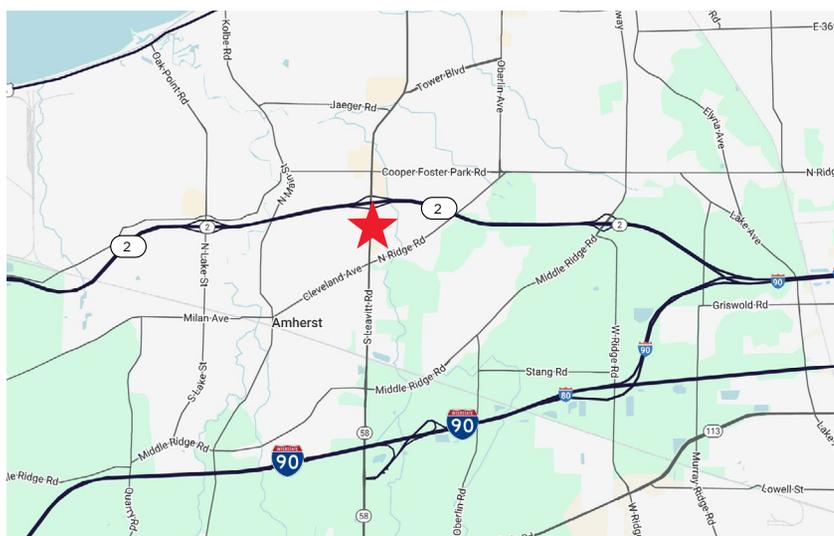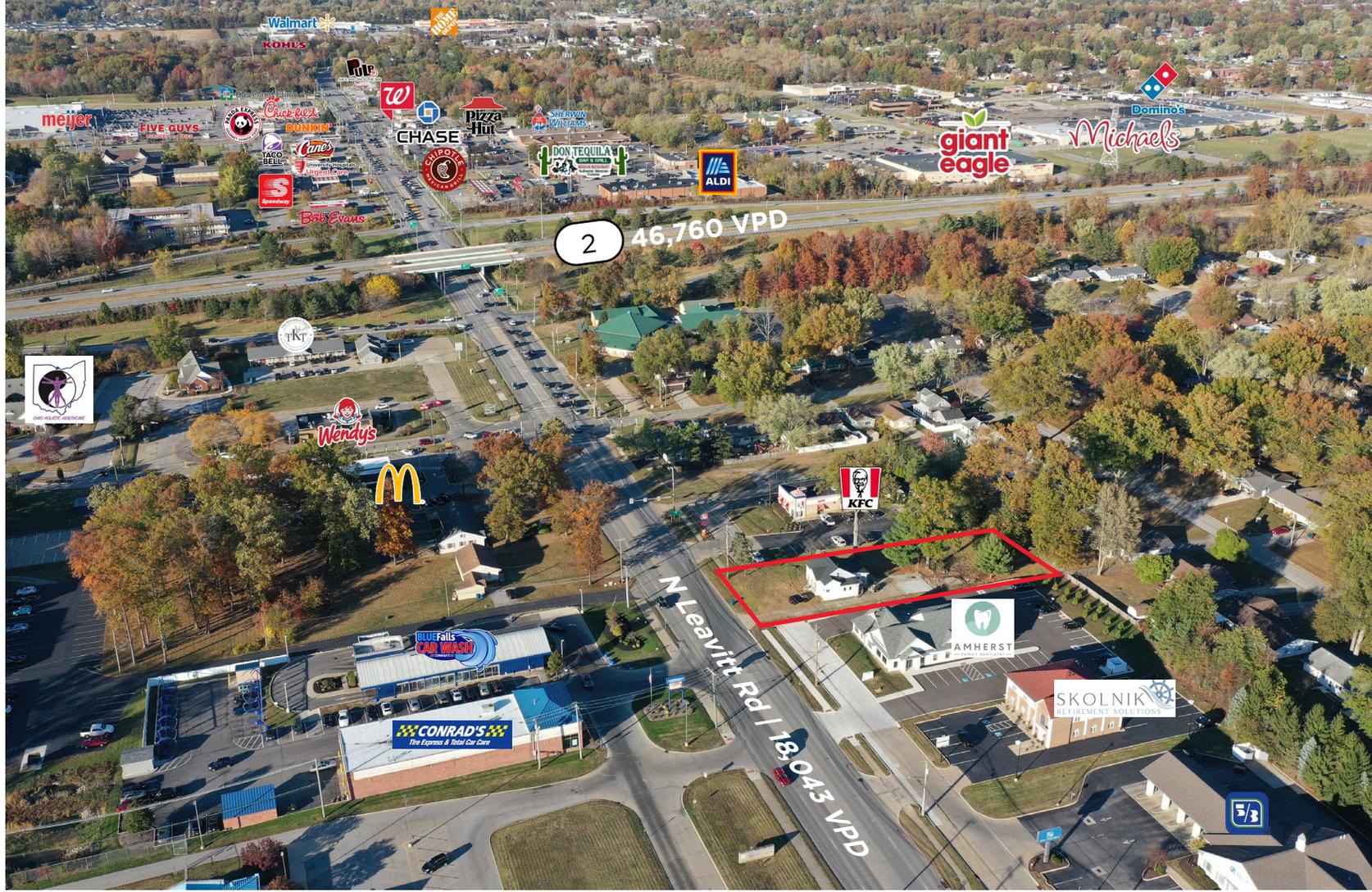Population
(2025 | 5 Mile)

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)

2 46,760 VPD

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AMHERST, OHIO 44001

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