

FOR LEASE
OR SALE

2 FREESTANDING BUILDINGS ON ±2.5 ACRES

38000 EUCLID AVENUE, WILLOUGHBY, OH 44094



CONTACT:

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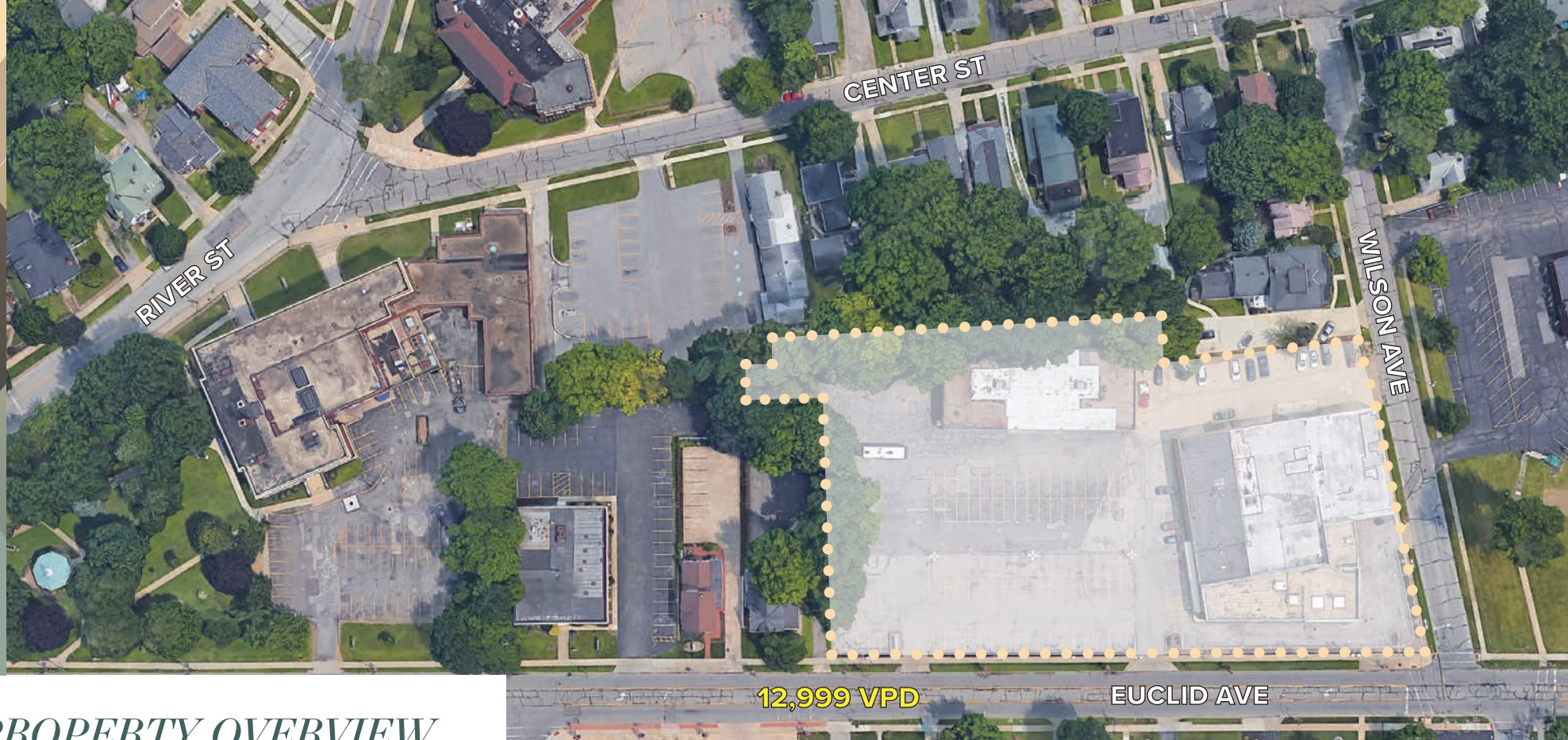
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CBRE

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PROPERTY OVERVIEW



111,540
POPULATION



105,366
DAYTIME POP.



\$76,386
AVG. INCOME



12,999 VPD
TRAFFIC COUNTS
(EUCLID AVE)



65,237 VPD
TRAFFIC COUNTS
(ROUTE 2)



ADDRESS:

38000 Euclid Avenue, Willoughby, OH 44094

COUNTY:

Lake County

PARCEL #:

27-A-023-J-00-023-0

ACRES:

2.524 Acres

SALES PRICE:

\$2,100,000

SQUARE FOOTAGE:

Warehouse: 8,760 SF

Retail Store + 2nd Floor Mezzanine: 4,794 SF

Auto Parts/Service: 15,520 SF

Total: ±29,074 SF

15,027 VPD

MENTOR AVE

ERIE ST 16,068 VPD

barri
Ballantine
FIFTH THIRD BANK
Pranzo!
NICKLEBY'S
Willoughby
THE WILD GOOSE
FIONA'S
SOL
Chagrin River DINER
HOOK & HOOF
ARABICA COFFEE • HOUSE
Dave's COSMIC SUBS
Citizens Bank
Domino's

Todd Field

City of Willoughby

American Legion

SITE

12,999 VPD

Immaculate Conception Church

RIVER ST

WILSON AVE

EUCLID AVE



WILLOUGHBY RETAIL TRADE AREA

TRADE AREA INFO

SOM Center Road & Euclid Avenue
(3 Miles)

- Population: 60,849
- Daytime Population: 58,670
- Total Households: 27,385
- Average HH Income: \$68,732
- Total Businesses: 2,403
- Total Employees: 31,677

HOTELS

7 Hotels/743 Rooms

1. Courtyard - 90
2. EconoLodge - 48
3. Fairbridge Inn & Suites - 150
4. Four Points - 143
5. Motel 6 - 129
6. Quality Inn - 73
7. Skylight Inn & Suites - 110

MAJOR EMPLOYERS

- Lubrizol - 1,200
- Amazon - 1,000
- Lake Health West - 650
- PCC Airfoils - 415
- Parker Hannifin - 300
- Progressive - 200
- Universal Metals - 135
- Lake Erie Design - 120
- PMC Industries - 100

WILLOUGHBY

16 Miles Northeast of Cleveland

BUSINESSES (5 Miles)

- ±4.1 MSF of Office Space*
- ±27.5 MSF of Industrial Space*
- ±10.7 MSF of Retail Space*
- 4,453 Businesses

*CoStar

HEALTHCARE

- Lake Health West Medical Center; 160 Beds
- Cleveland Clinic Family Health Center

SCHOOLS

- Willoughby-Eastlake Schools: ±8,500 Students
— Performance Index: 72.3%; 383rd in Ohio
- Lakeland Community College: ±13,600 Students

NEW RETAILERS TO THE MARKET



HOTELS

- 7; 743 Rooms

STRENGTHS

- Three highway interchanges along I-90 and SR-2
- Many mixed-use redevelopment and construction projects taking place throughout the city

TRAFFIC GENERATORS

- Classic Park
- Lake Health West Medical Center
- Downtown Willoughby
- Willoughby Commons

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Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2019 Population - Current Year Estimate	5,427	51,130	111,540
2024 Population - Five Year Projection	5,556	51,583	112,716
2019 Daytime Population	7,131	54,399	105,366
2019 Employees	5,054	32,905	59,104
2019 Median Age	44.50	45.90	45.80
2019 Households - Current Year Estimate	2,545	22,902	48,514
2024 Households - Five Year Projection	2,615	23,207	49,229
2019 Average Household Size	2.11	2.22	2.28
2019 Average Household Income	\$66,671	\$70,937	\$76,386
2024 Average Household Income Projection	\$74,741	\$79,972	\$86,425
2019 Median Household Income	\$50,578	\$54,067	\$57,320
2019 Per Capita Income	\$30,587	\$31,789	\$33,340
2019 Owner Occupied Housing Units	1,473	15,587	34,927
2019 Median Value of Owner Occ. Housing Units	\$174,122	\$146,951	\$152,417
2019 Average Value of Owner Occ. Housing Units	\$200,951	\$190,527	\$196,107

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