

# RETAIL AVAILABLE AT EASTLAKE PLAZA!

34510 LAKESHORE BLVD, EASTLAKE, OHIO 44095

FOR LEASE

**SITE**  
1,100 - 3,200 SF AVAILABLE

**DOLLAR GENERAL**

6592 VPD

Lakeshore Blvd

**1,100 - 3,200 SF AVAILABLE**

**Kevin Moss**  
Senior Vice President  
216 363 6453  
kevin.moss@cbre.com

**Connor Ambrose**  
Associate  
216 535 4730  
connor.ambrose@cbre.com

**CBRE**

# THE OPPORTUNITY

- Availability:
  - Unit 34556 - 3,200 SF
  - Unit 34574 - 1,650 SF
  - Unit 34510 - 1,600 SF
  - Unit 34578 - 1,100 SF
- Average household incomes of \$90k+ within a 5 mile radius
- Traffic counts of 6,952 VPD along Lake Shore Blvd (Source: ODOT TIMS)
- Under New Ownership - Landlord has sealed/stripped the parking lot, with plans to complete a full building paint job & facade improvement, new tenant signage, under canopy lighting upgrades (LED), parking lot lighting upgrades (LED) and a new professional management team
- Eastlake is a Lake Erie community with a strong sense of place and local pride. It's a great place for residents who appreciate a laid-back, established neighborhood feel, with attractions like Classic Park and convenient access to the beautiful Chagrin River and the lakefront.



## Quick Stats - 5 Mile Radius



DAYTIME  
POPULATION  
**91,748**



POPULATION  
**102,864**



HOUSEHOLDS  
**48,533**



POPULATION  
25 & OVER  
**77,509**



AVG. HOUSEHOLD  
INCOME  
**\$90,399**

## RETAIL FOR LEASE

# Eastlake Plaza Site Plan

34494-34650 Lake Shore Boulevard, Eastlake, OH 44095

FOR LEASE: 1,100 SF, 1,600 SF, 1,650 SF & 3,200 SF



### TENANT LIST

### SQUARE FEET

34510	Magnolia Blossum Décor (M/M)	1,600 SF
34516	Northcoast Café	1,400 SF
34522	Cakes by Marla & Joe	1,000 SF
34526	On Point Computer Repair	690 SF
34536	VIP Salon	1,460 SF
34556	Available 1/1/26	3,200 SF
34566	Convenient Food Mart	4,000 SF
34574	Available	1,650 SF
34576	Arcade 777	2,000 SF
34578	Available 1/1/26	1,100 SF
34586	The Healthy Smile	5,000 SF
34580	Holy Pokes	1,100 SF
34596	The Circle Lounge Expansion	3,800 SF
34598	The Circle Lounge	1,600 SF
34600	Magnolia Blossum Décor	3,200 SF
34610	Nick's Family Restaurant	1,600 SF
34620	Maytag Coin Laundry	2,400 SF
TOTAL GLA		36,800 SF



# 3,200 SF - INTERIOR PICTURES



# 1,650 SF - INTERIOR PICTURES



# 1,100 SF - INTERIOR PICTURES



# AERIAL VIEW



EASTLAKE NORTH  
HIGH SCHOOL

12,716 VPD

283

6,592 VPD

DOLLAR GENERAL

**SITE**  
1,100 - 3,200 SF AVAILABLE

Lakeshore Blvd

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2024 Population - Current Year Estimate</b>	5,698	44,211	102,864
<b>2024 Daytime Population</b>	5,664	44,187	102,662
<b>2024 Households - Current Year Estimate</b>	3,229	40,430	91,748
<b>2024 Average Household Income</b>	\$82,184	\$88,748	\$90,399
<b>2029 Average Household Income Projection</b>	\$94,867	\$99,445	\$100,987
<b>2024 Median Household Income</b>	\$61,264	\$67,009	\$67,386
<b>2024 Population Over 25</b>	4,450	33,682	77,509

## CONTACT US

### Kevin Moss

Senior Vice President

216 363 6453

kevin.moss@cbre.com

### Connor Ambrose

Associate

216 535 4730

connor.ambrose@cbre.com

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