

3.8

Acres

LAND FOR SALE IN WESTLAKE ADJACENT TO THE METROPARKS

Center Ridge & Bradley Road, Westlake, OH 44145



Crocker Park
3 miles away!

University Hospitals
St. John Medical Center
A GEORGE JENKINS COMPANY

CLEVELAND →

WESTLAKE

Meadowwood
Country Club

New Residential
Subdivision

THE
GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

Cleveland Metroparks
Bradley Woods
Reservation

WESTLAKE
Laser Wash
TOUCH FREE

Bradley
Beverage

3.8
Acres

2.2
Acres
Under Contract
w/ National
Childcare Tenant

CENTER RIDGE RD = 11,024 VPD

BRADLEY RD = 10,323 VPD

Wagner's
of Westlake
Event Center

CBRE

Contact Exclusive Agents:

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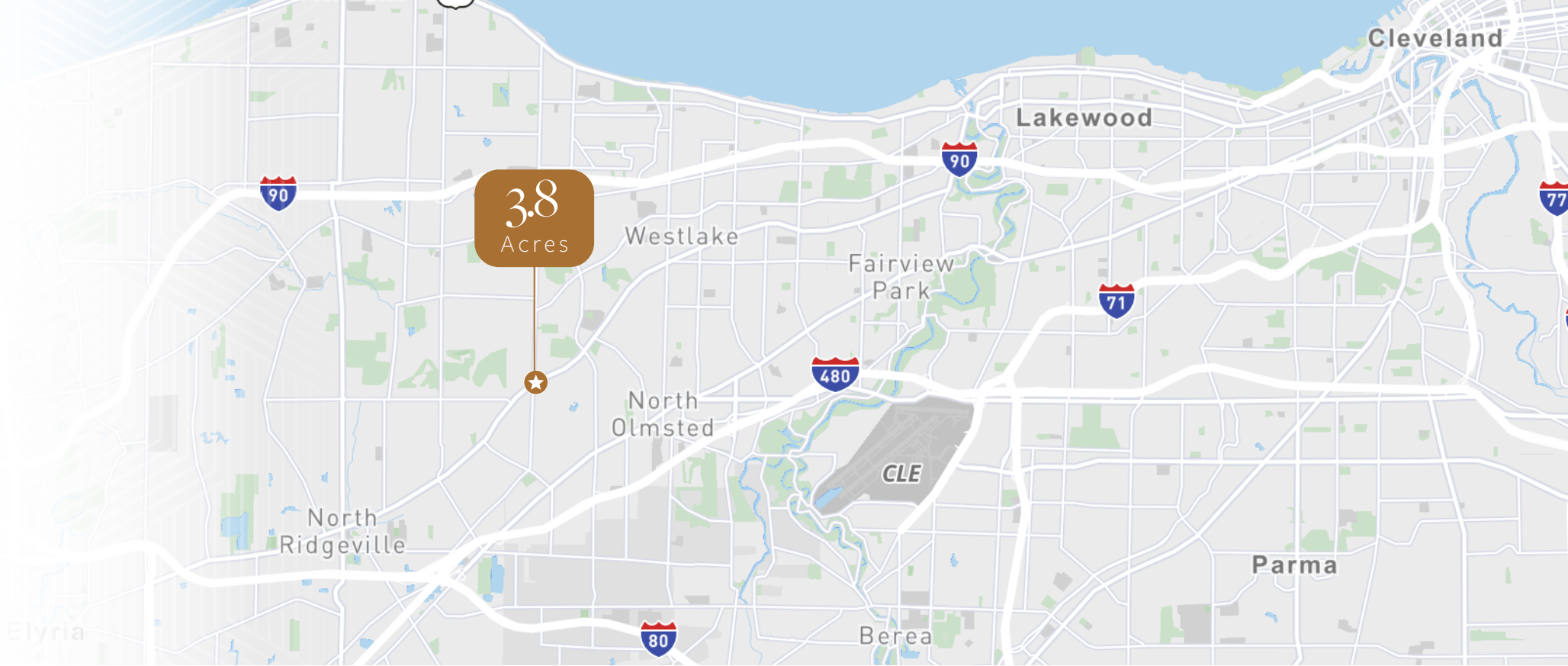
INVESTMENT HIGHLIGHTS

3.8 Acre development site at Center Ridge Road and Bradley Road adjacent to the Cleveland Metroparks Bradley Woods Reservation. Potential acquisition of corner parcel available.

- ▶ High Profile 3.8 AC land development site For Sale.
- ▶ Price: 1,650,000
- ▶ Zoning: General Business (GB)
- ▶ Potential acquisition of the corner parcel available.
- ▶ Excellent frontage along both Bradley and Center Ridge Road.
- ▶ Positioned between I-90 and I-480
- ▶ One of the final remaining corner development sites available in Westlake, immediately adjacent to Cleveland Metroparks.
- ▶ The parcel is adjacent to Bradley Woods Reservation, the unique and beautiful 795 AC park and walking path.
- ▶ Excellent Demographics - 2022 Average Household Income
1 Mile: \$168,339, 3 Miles: \$121,639 and 5 Miles: \$119,450



Due Diligence Vault



Property Highlights



ADDRESS

Center Ridge Road,
Westlake, OH 44145



FRONTAGE

350' Center Ridge Road



LAND SIZE

3.8 Acres



PARCEL NUMBER

217-16-005



OWNER OF RECORD

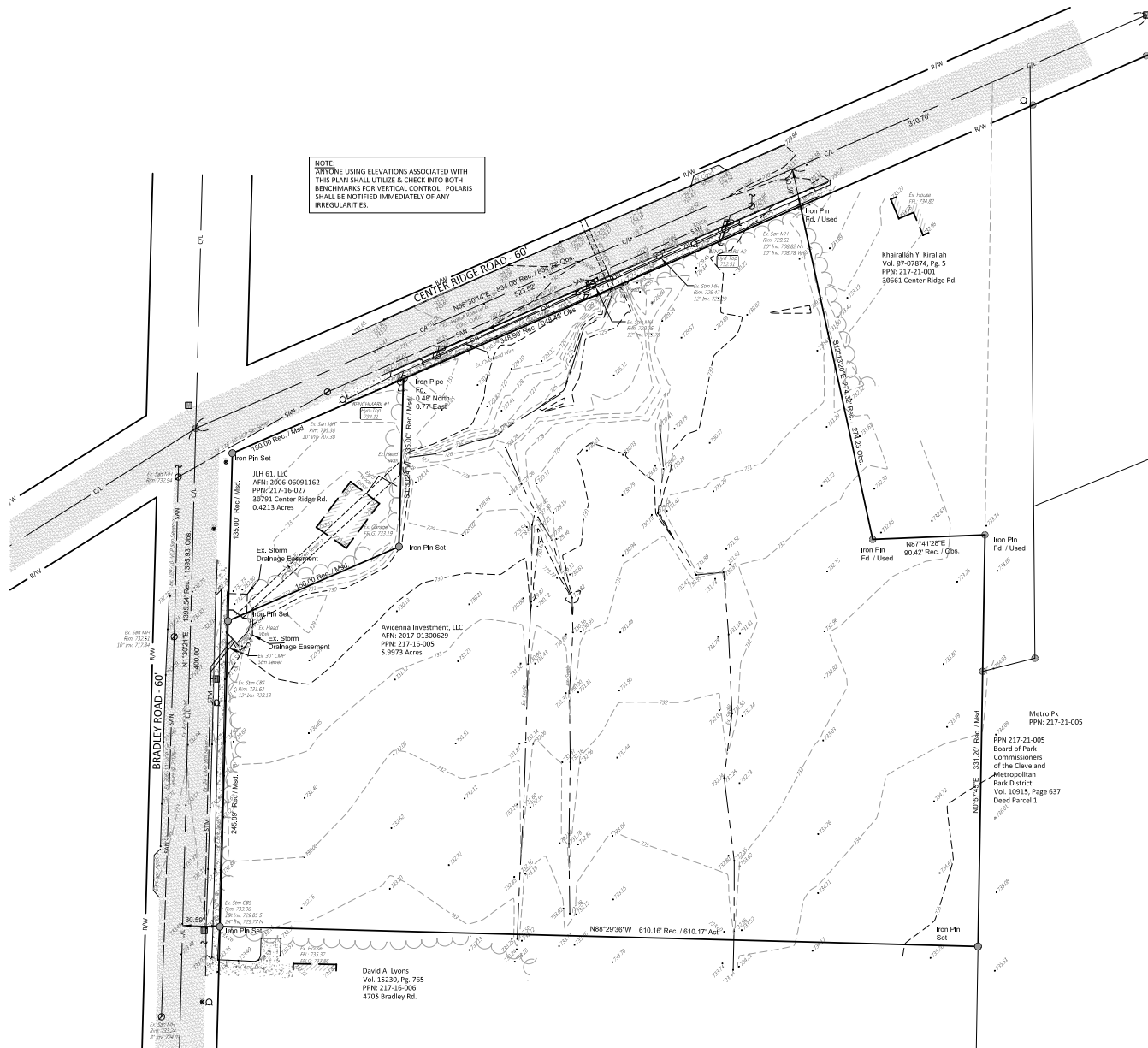
Bradley Park Suite, LLC



COUNTY

Cuyahoga

Existing Conditions Survey



Westlake, Ohio

A BOOMING DEVELOPMENT CORRIDOR CENTER RIDGE ROAD CONSTRUCTION PROJECTS

Westin Pointe

Townhome community with 25 upscale attached units with with first floor masters and basement living, near the border of Rocky River off Center Ridge.

Hallberg

Hallberg Townhomes offer a unique community with open and flexible floorplans to enhance your modern lifestyle.

Vitalia Westlake

Vitalia Senior Residences At Westlake offers a blend of livability, design, and quality. This community is located on Center Ridge Road.

Cuyahoga County Center Ridge Master Plan

February 2022



Businesses

Multiple companies call Westlake their headquarters home, including; Nordson, American Greetings, Hyland Software, Scott Fetzer Company, Travel Centers of America, All Pro Freight and Equity Trust.

Healthcare

University Hospital St. John Medical Center Cleveland Clinic Medical Center - Columbia Road University Hospital - Westlake Medical Clague Road

Traffic Generators

Crocker Park & The Promenade retail centers Westlake Recreational Center Westlake Porter Public Library

Schools

Westlake Schools are consistently ranks in the top 8% of school districts statewide. The district has 4,000 students and about 600 staff members. The schools consist of Westlake Elementary School (PK-4), Dover Intermediate Schools (5-6), Lee Burneson Middle School (7-8) and Westlake High School (9-12).

Location

Westlake is approximately 1 mile south of the southern shore of Lake Erie. It is a 15-minute commute via I-90 to downtown Cleveland. Cleveland Hopkins International Airport is 6 miles approximately 15 minutes southeast, conveniently linked by I-480 via Crocker Road.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Population	3,725	59,113	150,694
2027 Population Projection	3,644	58,256	148,607
2022 Daytime Population	2,885	58,760	143,283
2022 Population 25 and Over	2,717	43,563	108,661
2022 Median Age	48	47	45
HOUSEHOLDS			
2022 Households	1,429	23,924	61,584
2027 Households Projection	1,410	23,727	61,073
2022 Average Household Income	\$168,339	\$121,639	\$119,450
2027 Average Household Income	\$193,658	\$142,882	\$139,363
2022 Median Household Income	\$120,913	\$83,817	\$86,079
2027 Median Household Income	\$134,328	\$97,150	\$99,313
HOUSING VALUE			
2022 Median Value of Owner Occ. Housing Units	\$322,608	\$224,108	\$238,760
2022 Average Value of Owner Occ. Housing Units	\$335,903	\$268,297	\$268,145
HOUSING UNITS			
2022 Owner Occupied Housing Units	1,307	19,399	49,617
2022 Renter Occupied Housing Units	122	4,525	11,966



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