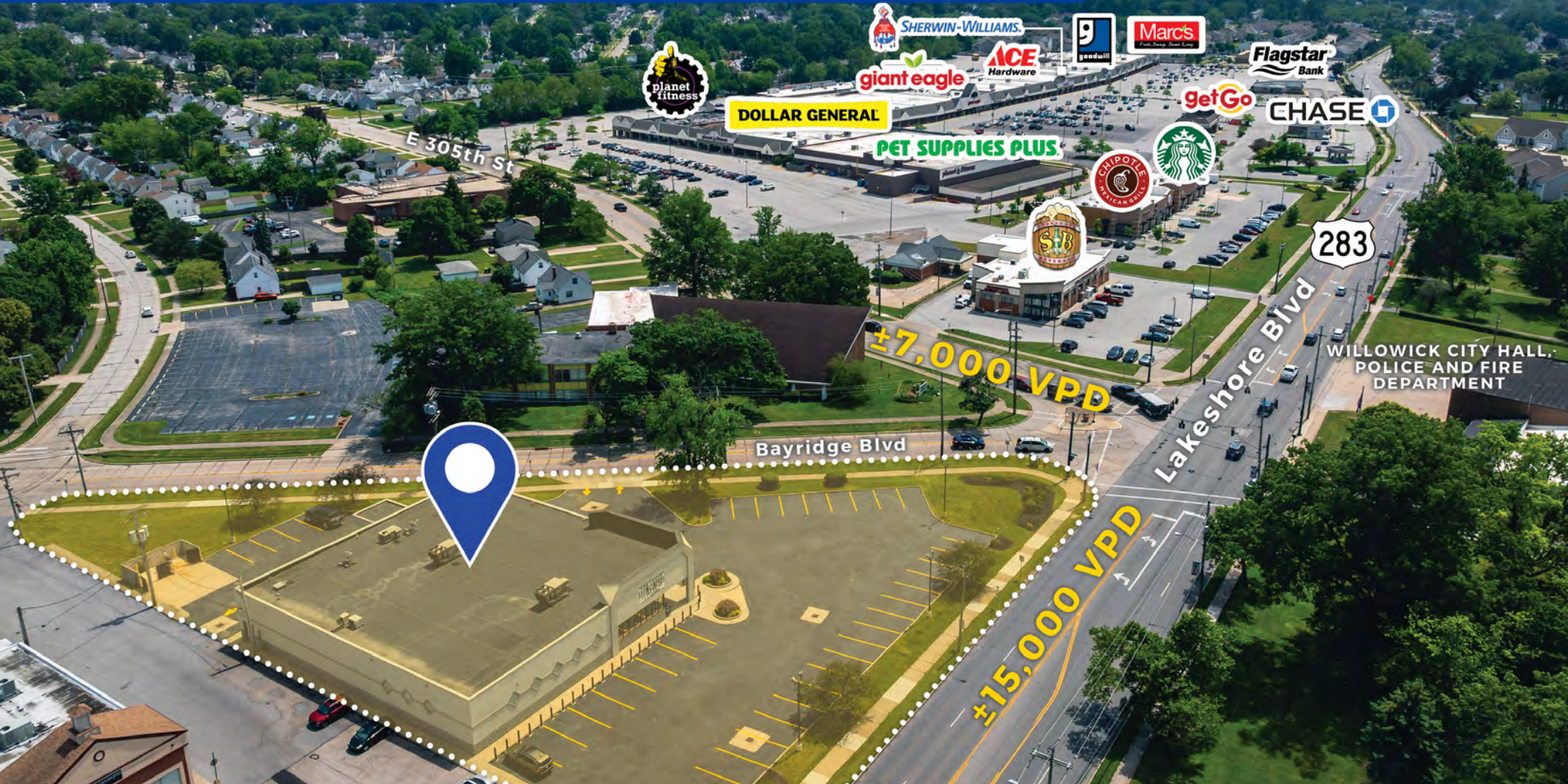


30500 LAKESHORE BLVD

Willowick, OH 44095

CLEVELAND : 15 MILES



The
Carrington
Company

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**Free Standing Building on
Signalized Intersection**

11,362 SF FOR LEASE; 1.11 ACRE PARCEL

PROPERTY SUMMARY

30500 Lakeshore Blvd, Willowick, OH 44095

This 11,362 sf free standing building with a drive thru is primarily positioned in the center of the Willowick retail trade area with great access, signage, and visibility. Located on a signalized intersection the former Rite Aid benefits from over 22,000 vehicles per day driving through the intersection and substantial population density of almost 120,000 people within 5 miles. Retail in the immediate area is thriving with three grocery stores located within a quarter mile, recent ground up development for nationally branded restaurants, and top performing national retailers in numerous daily convenience categories. With flexible use/zoning and generous parking on an oversized parcel of 1.11 acres this property has the potential to become a highly successful site for the next occupant.

Availability

- ▶ 11,362 square feet on 1.11 acres

Location Features

- ▶ Free standing building with drive thru on a signalized intersection
- ▶ 22,000 VPD & almost 120,000 population within 5 miles
- ▶ Flexible use/zoning and recently upgraded property
- ▶ Sharing an intersection with highly successful best in class national/regional retailers
- ▶ Surrounded by dense residential, schools, and city services (fire & police station next door)



Site Photos



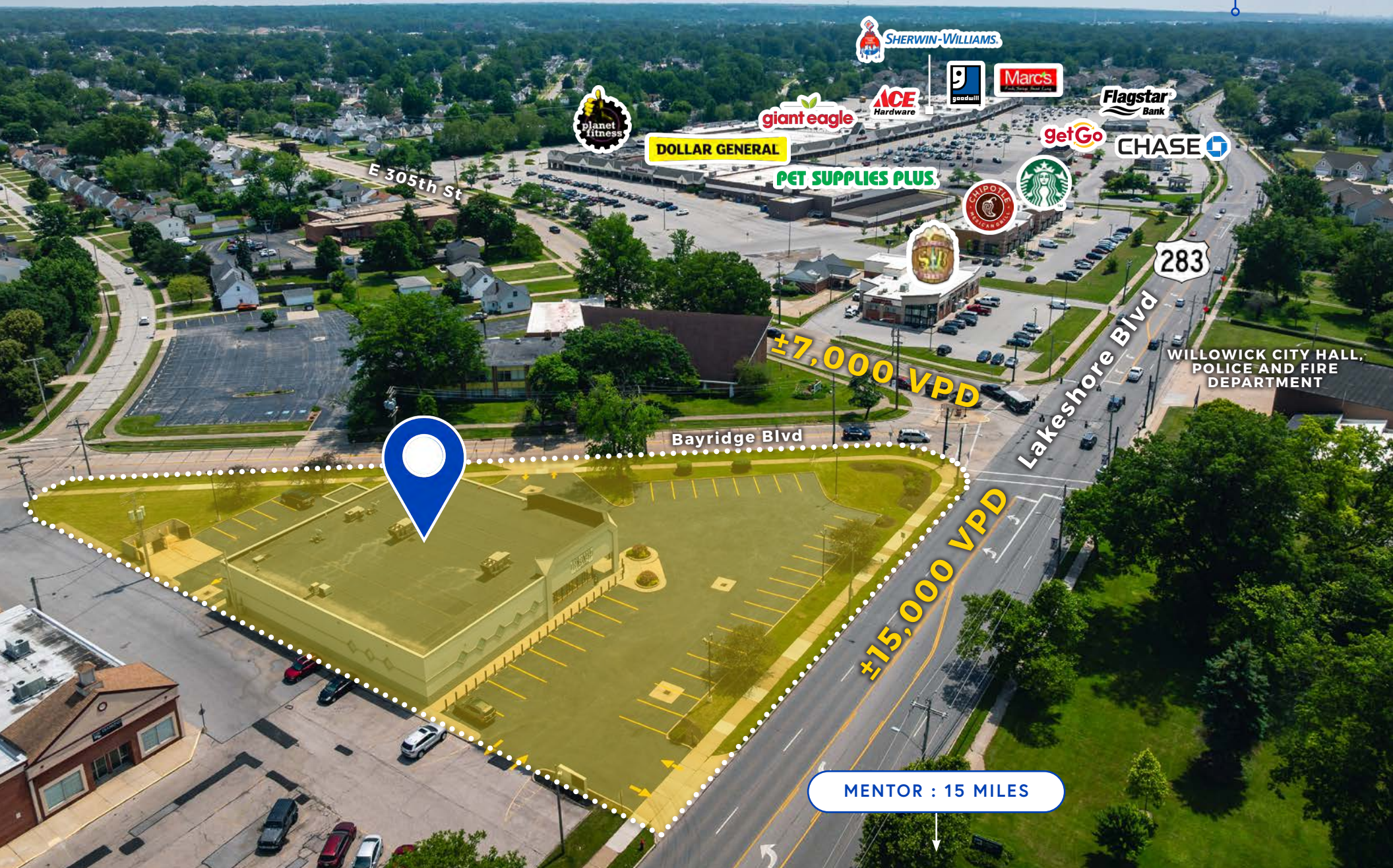
Site Photos



PROPERTY AERIAL

← MAYFIELD HEIGHTS : 12 MILES

CLEVELAND : 15 MILES



PROPERTY AERIAL

MAYFIELD HEIGHTS : 12 MILES

MENTOR : 15 MILES

Walmart*



±15,000 VPD



Lakeshore Blvd

Bayridge Blvd

CLEVELAND : 15 MILES

LOCAL AERIAL

Lake Erie

283

Lakeshore Blvd

MENTOR
12 Miles



WILLOWICK CITY HALL,
POLICE AND FIRE
DEPARTMENT

+15,000 VPD
+7,000 VPD



Vine St

640

640



DUDLEY PARK

11,362 SF
BUILDING
AVAILABLE

MAYFIELD
HEIGHTS

12 Miles



ROYAL VIEW
ELEMENTARY SCHOOL

E 305th St

CLEVELAND
15 Miles

2

Image NOAA

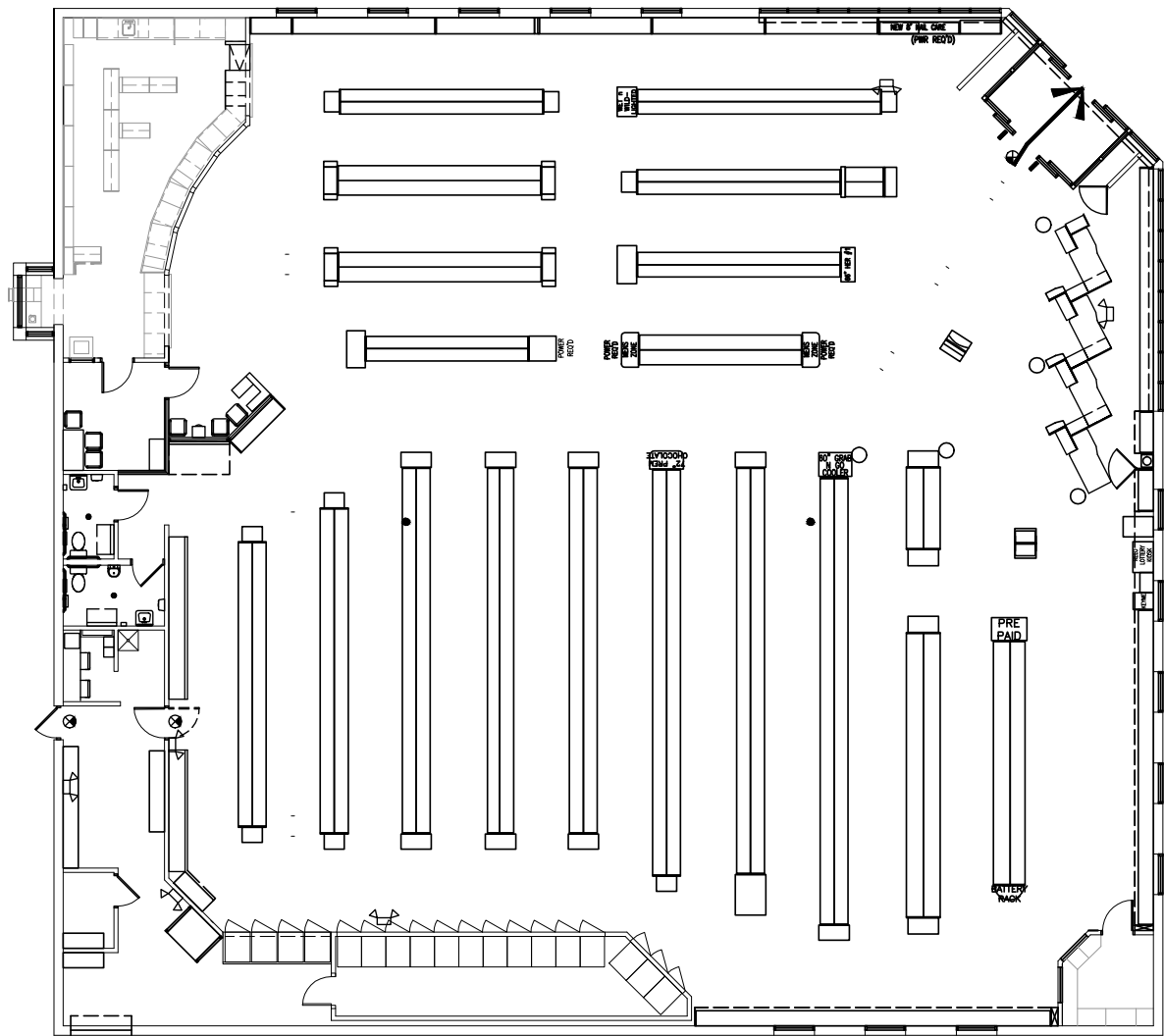
SITE MAP

LAKESHORE BLVD ($\pm 15,000$ VPD)

E 305TH ST ($\pm 7,000$ VPD)

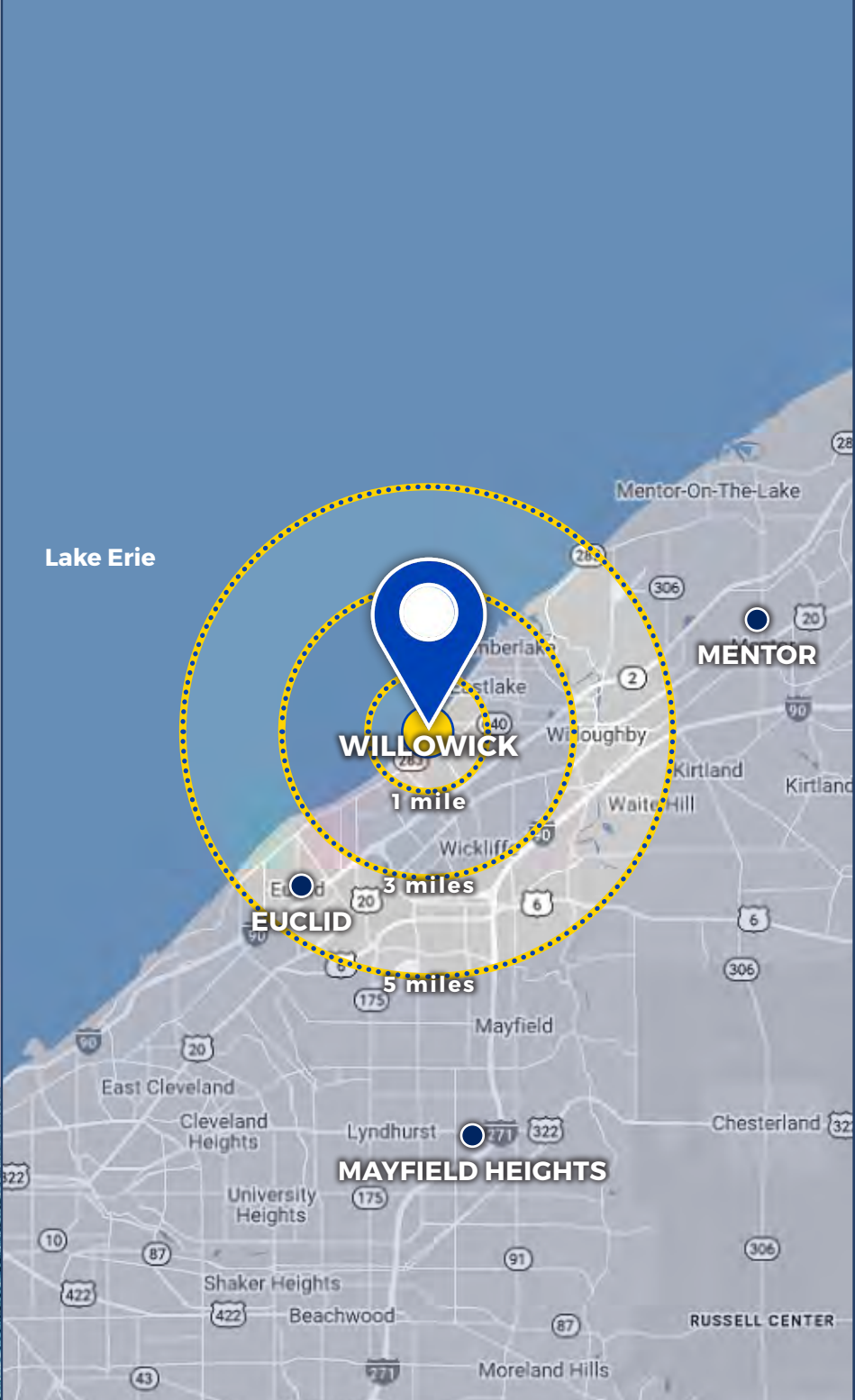


SPACE PLAN



DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	10,469	58,877	118,662
HOUSEHOLDS	4,652	27,946	55,173
AVG HOUSEHOLD INCOME	\$92,262	\$79,562	\$84,036
AVG MEDIAN INCOME	\$73,557	\$61,014	\$60,838





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