



10,480 SF Industrial Warehouse/Flex
1.60 Acres
38227 Western Pkwy.
Willoughby, OH 44094

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SUMMARY

38227 Western Pkwy, Willoughby, OH 44094

AVAILABLE

- **For Sale at \$Negotiable**
- **For Lease at \$7.44/ Sq. Ft. (\$6,500/month) NNN**
- Plant your company or corporate flag here.
- Join other successful companies operating in Willoughby, Ohio like Process Technology, Duke Manufacturing, The Kennedy Group, Mars Electric, Hudco Manufacturing, Bowden Manufacturing, Gear Twc, Slabe Machine Products and many more.
- Like New, Extremely well maintained Industrial/Warehouse/Flex facility located in a park like setting. Ready for immediate occupancy
- 1.60+/- Acres, Excess Acreage for Future Expansion
- 10,480+/- Total Sq. Ft. – Expandable for additional 20,000 Sq. Ft. of Warehouse – See plan attached
 - Industrial Warehouse 50%
 - 1 Dock (8' x 9')
 - 2 Drive-ins (9' x 16')
 - Floor Drains with Oil Separation System
 - 16' Clear Height
 - Equipped with Make-up Air and Louvered Exhaust
 - Infrared/Tube Heat
 - 240V/3PH/600A
 - Flex Space
 - Bright flex layout with numerous windows and natural light
 - Full Kitchen, Lunchroom, Mail & Copy Room
 - Combination A/C & Heating HVAC
- Many recent upgrades including (2) 5-Ton Rooftop HVAC Units, Plumbing & Energy Efficient T-8 Lighting & Roof refurbished in 2019
- Excellent freeway access just minutes from State Route 2 and Lost Nation Road, providing quick connections to I-90, Cleveland, and the eastern suburbs.
- Located in a well-established industrial and business corridor near Willoughby Industrial Park and Topps Industrial Park,
- Link to Additional Photos:
<https://mediamagnetllc.pixieset.com/38227westernpkwywilloughbyohio/>
- OhioMeansJobs Lake County is a group of agencies and organizations that created a system to provide workforce services to employers and job seekers.
- Willoughby is a vibrant Lake County community located just 20 miles northeast of Cleveland along the scenic Chagrin River. Known for its historic downtown, local restaurants, breweries, parks, and strong business community, Willoughby offers a blend of small-town charm with convenient access to major highways and the Greater Cleveland area. More information can be found at <https://willoughbyohio.com/>
- Nestled in Western Lake County, known for its Lakefront Beaches, 55 Parks, Wineries & much more. Public transportation is offered through Laketrans with many convenient spots located all across the county. Visit <https://www.mylakeoh.com/> for additional information on this remarkable county.



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PHOTOS

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PHOTOS

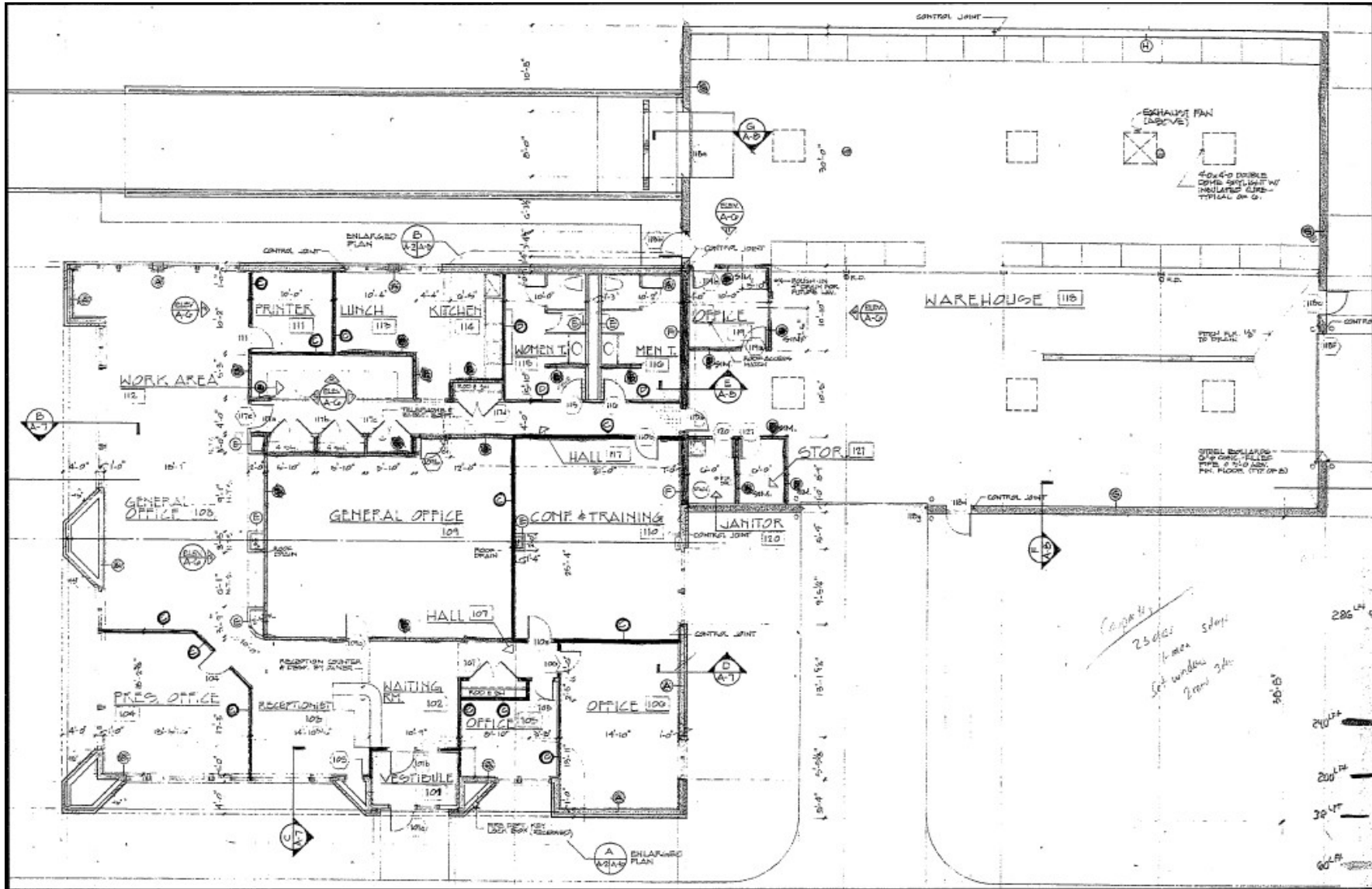
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FLOOR PLAN

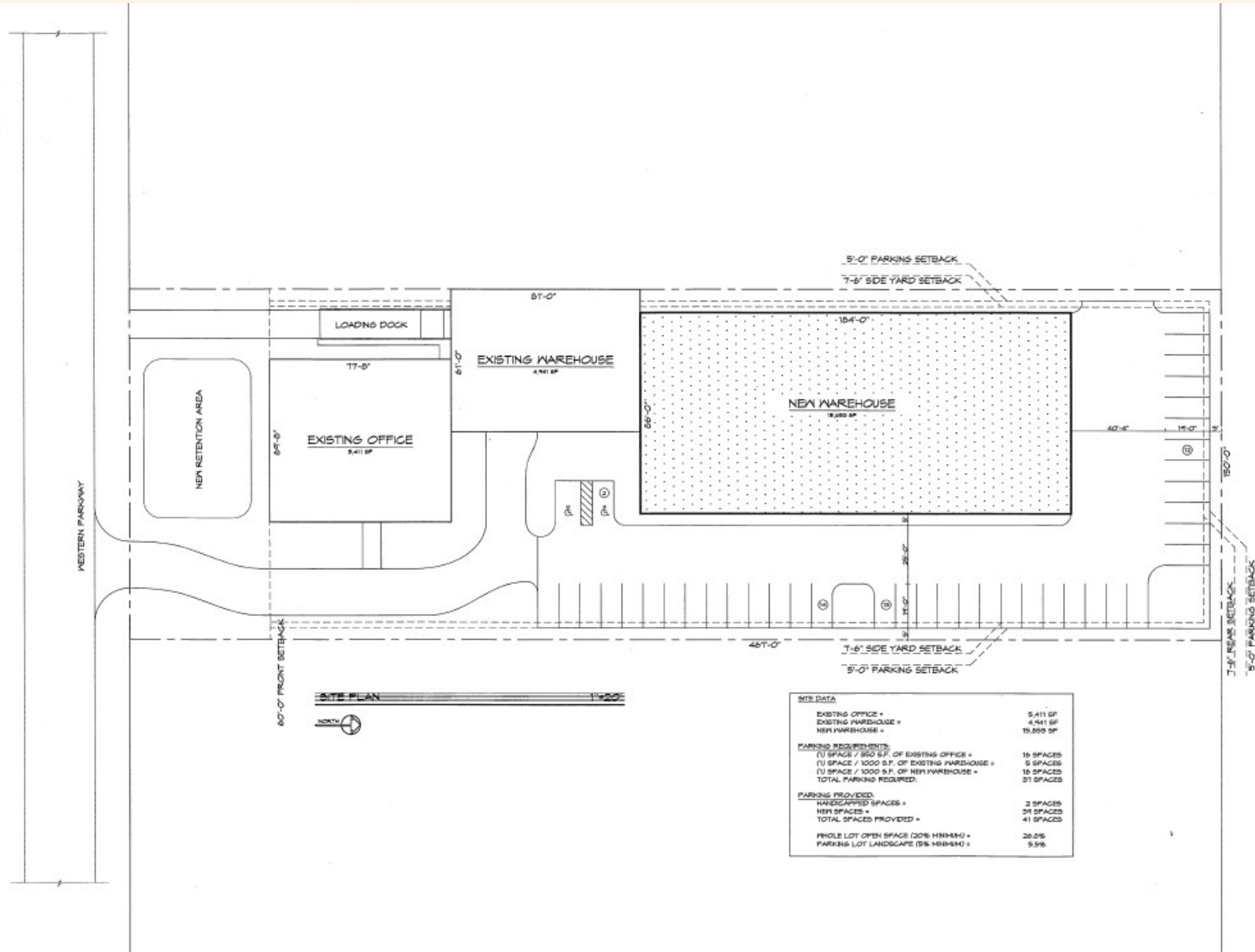
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EXPANSION – POTENTIAL SITE PLAN

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SITE DATA	
EXISTING OFFICE =	9,411 SF
EXISTING WAREHOUSE =	4,941 SF
NEW WAREHOUSE =	15,059 SF
PARKING REQUIREMENTS:	
(1) SPACE / 950 S.F. OF EXISTING OFFICE =	10 SPACES
(1) SPACE / 1000 S.F. OF EXISTING WAREHOUSE =	5 SPACES
(1) SPACE / 1000 S.F. OF NEW WAREHOUSE =	15 SPACES
TOTAL PARKING REQUIRED =	30 SPACES
PARKING PROVIDED:	
HANDICAPPED SPACES =	2 SPACES
NEW SPACES =	39 SPACES
TOTAL SPACES PROVIDED =	41 SPACES
PHOLE LOT OPEN SPACE (20% MINIMUM) =	
	20.2%
PARKING LOT LANDSCAPE (5% MINIMUM) =	
	5.5%



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AERIAL PLAT

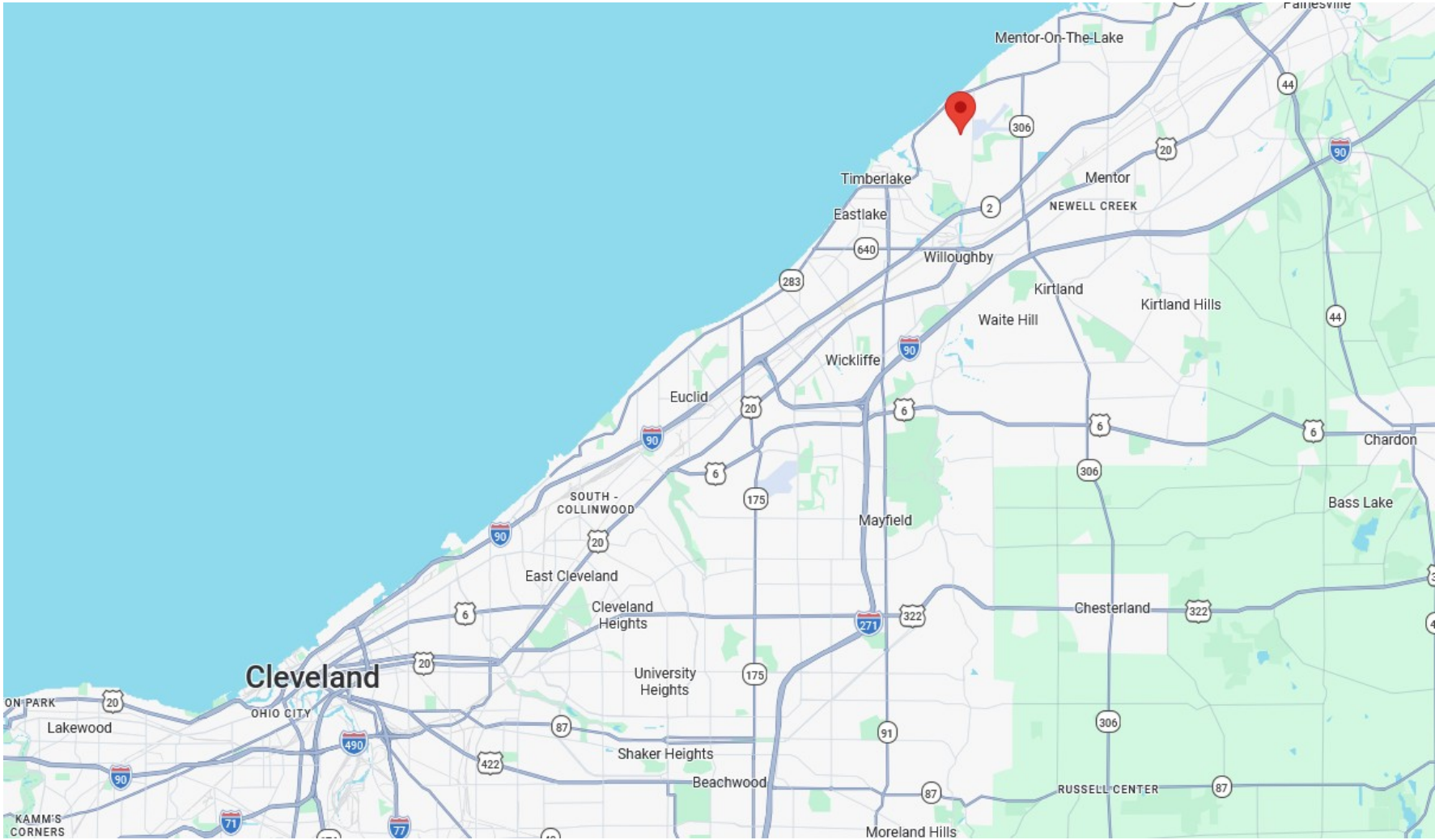
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ROAD MAP

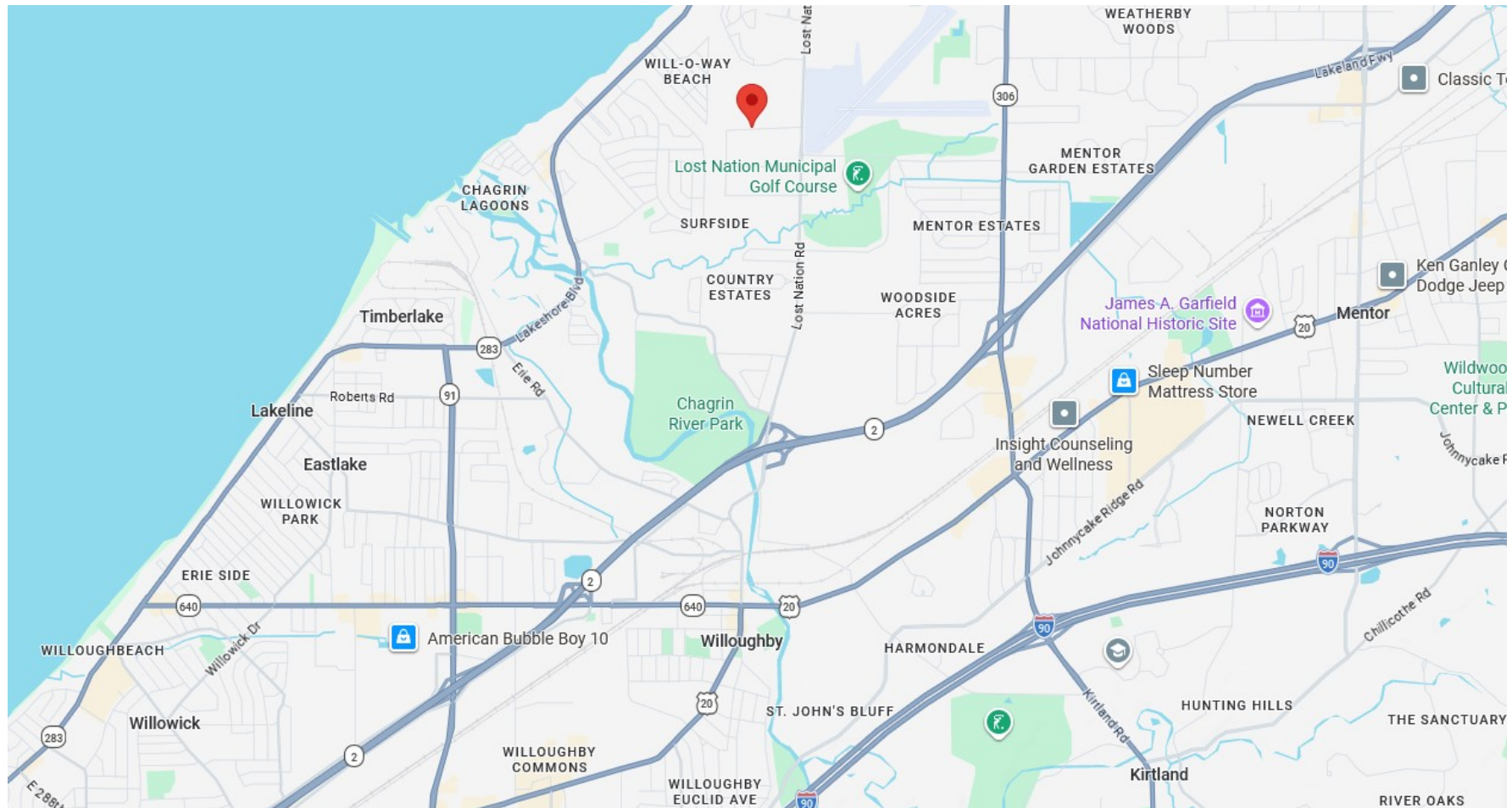
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LOCAL ROAD MAP

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DEMOGRAPHICS

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Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	9,811	44,651	94,260
2025 Estimate	9,892	44,894	94,516
2020 Census	10,281	46,102	95,927
Growth 2025 - 2030	-0.82%	-0.54%	-0.27%
Growth 2020 - 2025	-3.78%	-2.62%	-1.47%
2025 Population by Hispanic Origin	232	1,068	2,310
2025 Population	9,892	44,894	94,516
White	8,317 84.08%	39,631 88.28%	83,442 88.28%
Black	865 8.74%	2,134 4.75%	4,524 4.79%
Am. Indian & Alaskan	9 0.09%	46 0.10%	98 0.10%
Asian	131 1.32%	532 1.19%	1,180 1.25%
Hawaiian & Pacific Island	1 0.01%	12 0.03%	29 0.03%
Other	570 5.76%	2,539 5.66%	5,243 5.55%
U.S. Armed Forces	5	32	61
Households			
2030 Projection	4,284	19,869	42,906
2025 Estimate	4,323	19,981	42,999
2020 Census	4,505	20,534	43,552
Growth 2025 - 2030	-0.90%	-0.56%	-0.22%
Growth 2020 - 2025	-4.04%	-2.69%	-1.27%
Owner Occupied	2,987 69.10%	15,045 75.30%	31,112 72.36%
Renter Occupied	1,336 30.90%	4,936 24.70%	11,887 27.64%
2025 Households by HH Income	4,323	19,981	43,000
Income: <\$25,000	452 10.46%	2,321 11.62%	5,388 12.53%
Income: \$25,000 - \$50,000	974 22.53%	4,233 21.19%	8,872 20.63%
Income: \$50,000 - \$75,000	824 19.06%	3,879 19.41%	8,628 20.07%
Income: \$75,000 - \$100,000	569 13.16%	2,653 13.28%	5,270 12.26%
Income: \$100,000 - \$125,000	579 13.39%	1,959 9.80%	4,105 9.55%
Income: \$125,000 - \$150,000	314 7.26%	1,480 7.41%	3,468 8.07%
Income: \$150,000 - \$200,000	312 7.22%	1,945 9.73%	4,190 9.74%
Income: \$200,000+	299 6.92%	1,511 7.56%	3,079 7.16%
2025 Avg Household Income	\$92,244	\$94,850	\$93,698
2025 Med Household Income	\$72,376	\$72,012	\$70,901





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