



For Sale

Office/ Retail Redevelopment Opportunity
15,100 SF Building on 2.10 AC
29804 Lake Shore Blvd., Willowick, OH

29804 Lake Shore Blvd / Willowick

Office/ retail Development Opportunity

Asking Price

\$1,200,000



Property overview

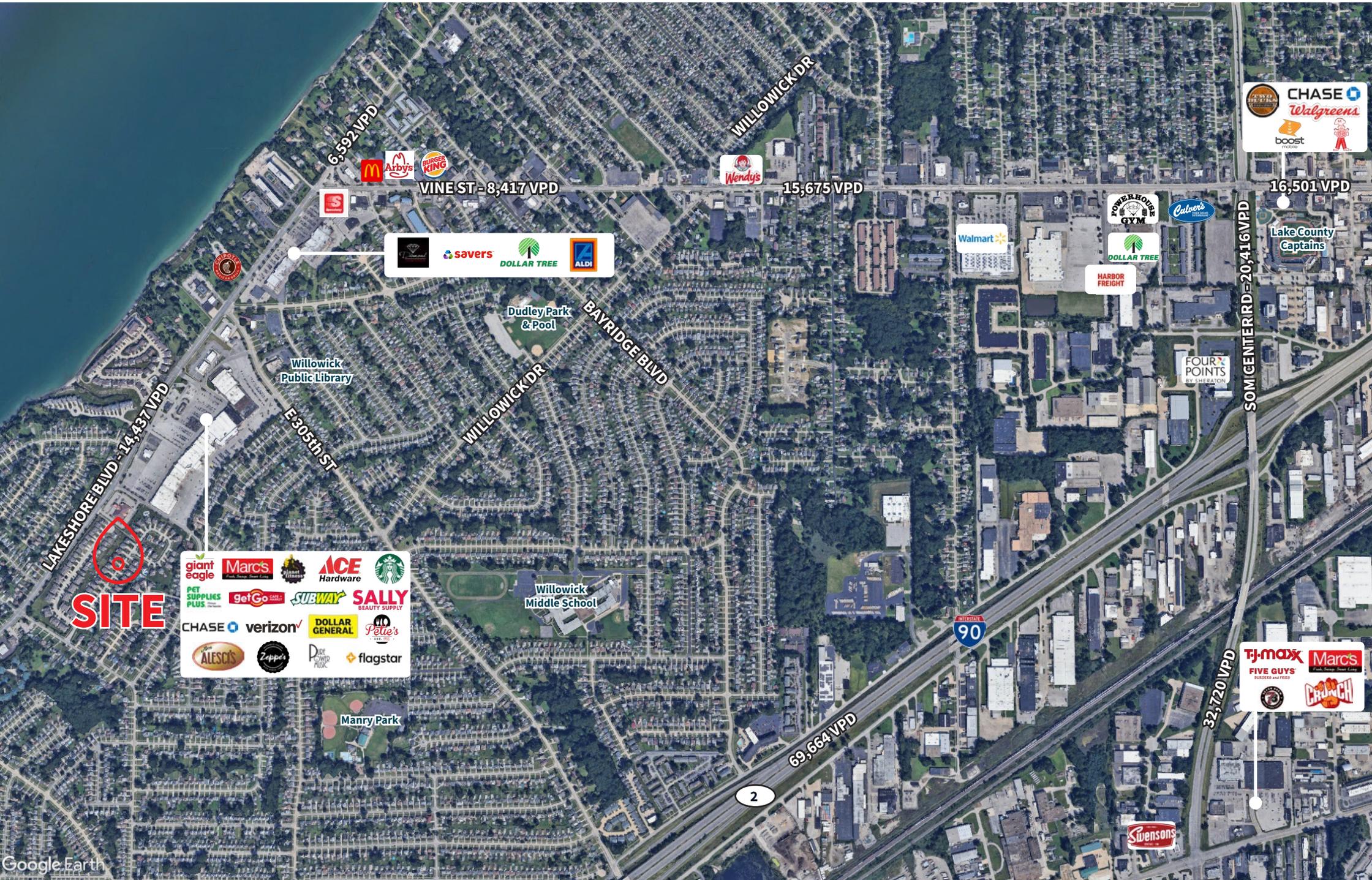
- Single story building consisting of 15,100 SF
- Built in 2008
- Zoning - Retail District
- Office/ retail development opportunity
- Single or multi tenant use due to common areas currently in place
- 2.10 acres
- 100+ surface parking spaces
- Access to Som Center Rd via Vine Street with access to I-90 east and west
- In the heart of Willowick with close proximity to the library, middle school and city fire and police stations
- Daily traffic counts of 14,437 VPD along Lake Shore Blvd
- Neighboring retailers include Marc's, Giant Eagle, Pet Supplies Plus, Chase Bank, Planet Fitness, Starbucks, Verizon, Aldi, Ace Hardware, Dollar General and more.



29804 Lake Shore Blvd / Willowick

Property photos





LAKESHORE BLVD - 14,437 VPD

SITE

6,592 VPD

VINE ST - 8,417 VPD

15,675 VPD

16,501 VPD

SOM CENTER RD - 20,416 VPD

69,664 VPD

32,720 VPD

giant eagle | Marcs | ACE Hardware | Starbucks
PET SUPPLIES PLUS | GetGo | SUBWAY | SALLY BEAUTY SUPPLY
CHASE | verizon | DOLLAR GENERAL | Petie's
ALESCIS | Zappos | flagstar

savers | DOLLAR TREE | ALDI

CHASE | Walgreens | boost

TJ-maxx | Marcs | FIVE GUYS | CRUNCH

Demographics



Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
11,986	121,023	365,439



Daytime Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
7,407	113,837	344,963



Daytime Workers

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
13,628	45,132	129,970



Number of Households

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
5,432	56,702	167,642



Average Household Income

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$91,622	\$85,186	\$94,202



Median Household Age

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
43.1	44.1	45.0

JLL

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