

# Hard Corner Free Standing Building

FOR LEASE | 27175 CENTER RIDGE ROAD, WESTLAKE, OHIO 44145



 CUSHMAN & WAKEFIELD

 CRESCO  
Real Estate

# New to Market

- Former Rite Aid (closing August 2024)
- Perfect for outpatient medical, professional service or retail use
- Located at signalized corner with over 22,000 vpd
- Large lot with 66 parking spaces
- Entrances off of Center Ridge and Dover Center Rd
- Tremendous branding opportunity on two heavily traveled Westlake corridors
- 5 mile population of 149,918 with average household income of \$146,666



## Quick Stats

Building Size	11,300 SF
Year Built	1998
Land Area	1.76 AC
Lease Rate	\$22/SF Net

**149,918**

Population  
(2024 | 5 Mile)

**43.3**

Median Age  
(2024 | 5 Mile)

**64,988**

Households  
(2024 | 5 Mile)

**\$146,666**

Household Income  
(2024 | 5 Mile)

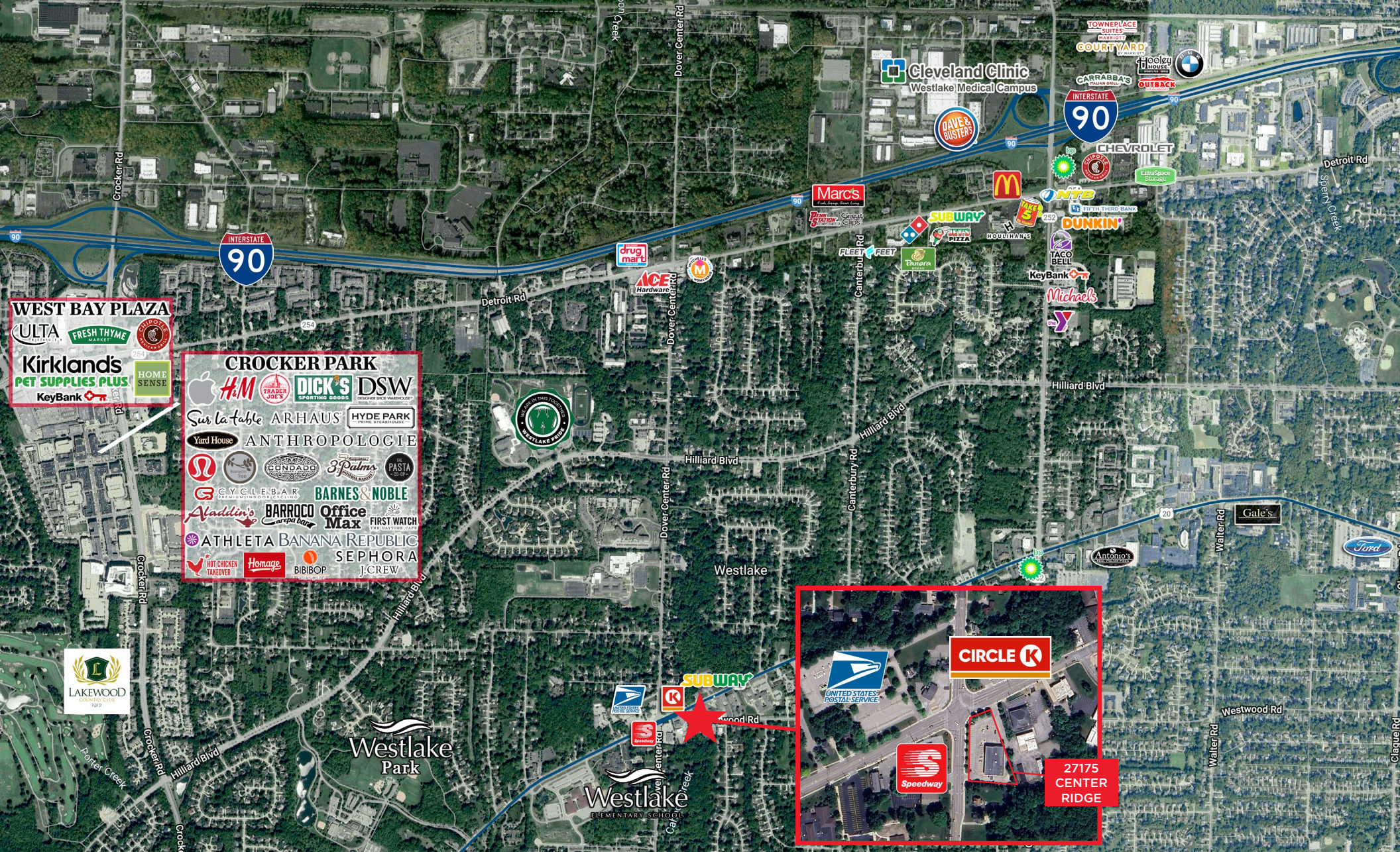
**6,281**

Total Businesses  
(2024 | 5 Mile)

**67,390**

Total Employees  
(2024 | 5 Mile)





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