

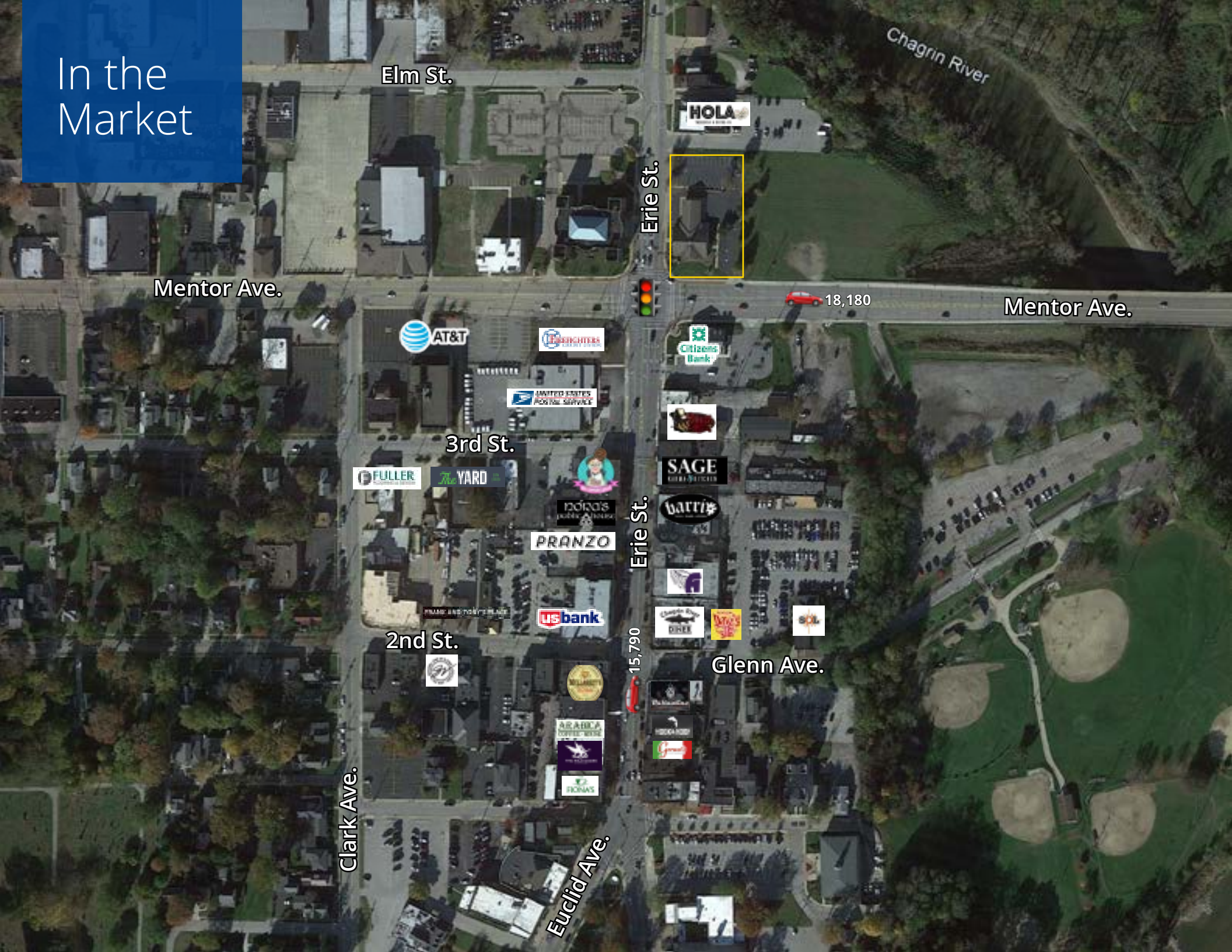


# For Sale | For Lease

38201 Erie Street,  
Willoughby, Ohio 44094

- 4,149 SF Freestanding retail building on .91 acres with drive-thru
- Corner parcel at Mentor Avenue and Erie Street in Historic Downtown Willoughby, known for its independent restaurants and retailers
- Great redevelopment opportunity
- Neighboring tenants include Barrio, Citizens Bank, US Post Office, Hola Tacos, Sol, Ballantine, Chagrin River Diner, Hook & Hoof, and many others
- Traffic counts of 15,790 on Erie Street and 18,180 on Mentor Avenue

# In the Market



Elm St.

Chagrin River

HOLA

Erie St.



Mentor Ave.

18,180

Mentor Ave.

AT&T

Lifechapters

Citizens Bank

UNITED STATES POSTAL SERVICE

3rd St.

FULLER

THE YARD

PRANZO

SAGE

barrie

2nd St.

usbank

15,790

Glenn Ave.

Clark Ave.

Euclid Ave.





## Demographics



### Population

1 mile - 4,858  
3 miles - 52,941  
5 miles - 113,570



### Average Household Income

1 mile - \$100,345  
3 miles - \$92,194  
5 miles - \$96,230



### Daytime Employees

1 mile - 3,341  
3 miles - 29,627  
5 miles - 54,661



[View Full Demographics](#)

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