# Lake West Medical Building

36100 Euclid Avenue,
Willoughby, Ohio 44092

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# For Sale | For Lease

Located in the highly accessible and desirable Northeast Cleveland submarket, the property offers an outstanding combination of institutional-quality construction, strong healthcare tenancy, and direct adjacency to UH Lake West Medical Center.

## ASKING PRICE
Unpriced

## GLA
46,531

## OCCUPANCY
60.6%

# Property Highlights

- Strategic Healthcare Location: Directly across from University Hospitals Lake West Medical Center, a 237-bed full-service hospital.

- Excellent Visibility & Access: Located on Euclid Avenue with exposure to over 31,000 vehicles per day across two major arterials; prominent signage and street presence.

- Stable In-Place Tenancy: 60% occupancy with an average tenant tenure of 12.7 years.

- University Hospitals: Second-largest health system in Ohio; $4.5B+ in annual revenue; Moody's A2-rated investment-grade credit; nonprofit healthcare provider with deep roots in the Cleveland MSA.

- Thriving Retail Corridor: Located on Euclid Avenue, a high-traffic daily needs corridor featuring Target, Lowe's, Giant Eagle, Chick-fil-A, multiple QSRs, auto service businesses, and other essential retailers.

- Metro Market: Cleveland MSA population exceeds 2.2 million; part of the broader Cleveland-Akron-Canton region with 3.6 million residents.

- Strong Real Estate Fundamentals: Situated on a 2.87+/- acre parcel with excellent middle-income density – 57,650 residents within 3 miles and 120,992 within 5 miles; $90K AHHI within 3 miles.

- Redevelopment Potential: The property offers a compelling opportunity for repositioning or redevelopment, that could support higher-density use, improved tenant mix, or enhanced amenities—unlocking significant upside for investors.

# Demographics

### Population

1 mile – 5,734

3 mile – 57,650

5 miles – 120,992

### Households

1 mile – 3,110

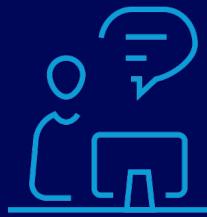3 mile – 27,663

5 miles – 57,068

### Average Household Income

1 mile – $80,814

3 mile – $90,815

5 miles – $92,283

### Median Age

1 mile – 54.3

3 mile – 44.5

5 miles – 44.1

### White Collar

1 mile – 63.3%

3 mile – 64.7%

5 miles – 63.3%

### Blue Collar

1 mile – 16.5%

3 mile – 20.3%

5 miles – 20.7%

### Average Home Value

1 mile – $276,828
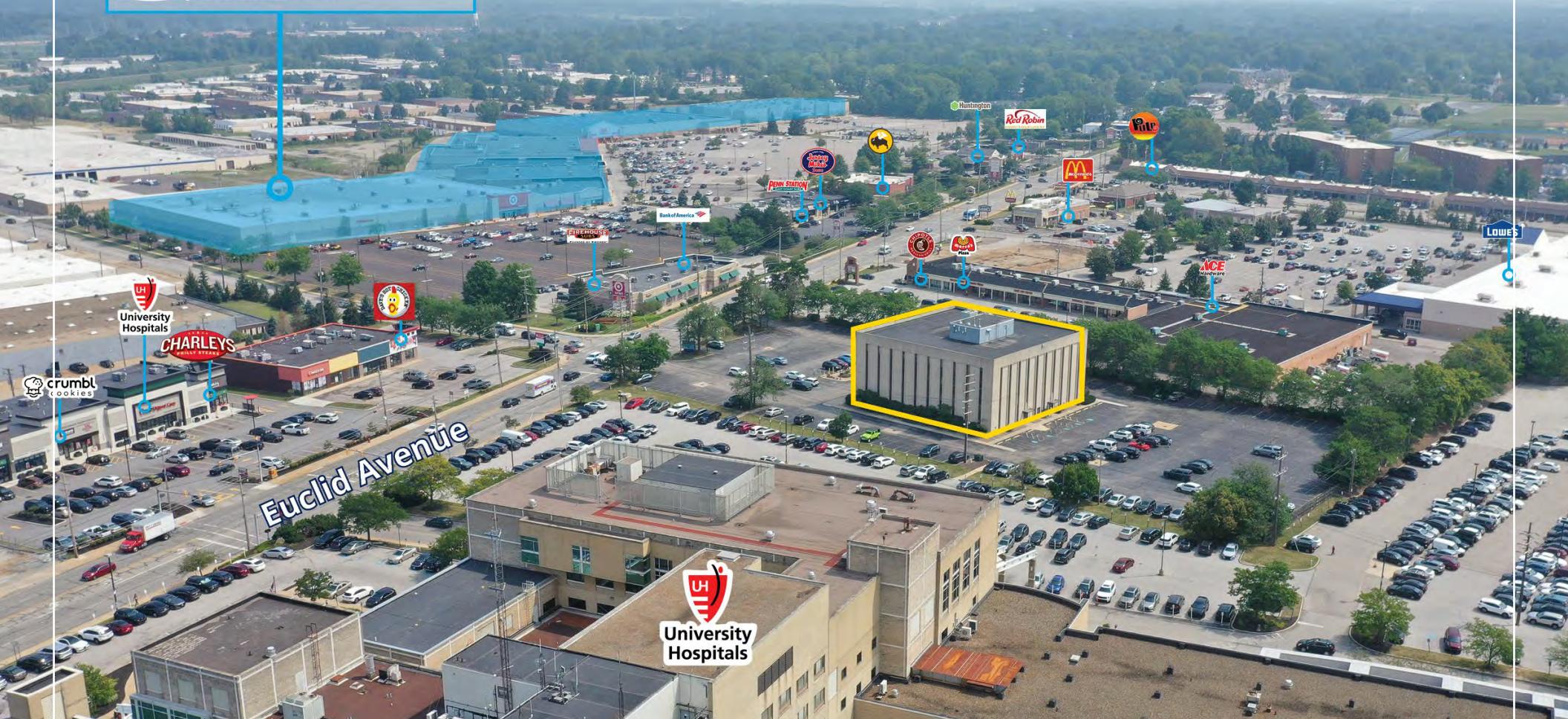
3 mile – $248,813

5 miles – $272,488

### Daytime Employees

1 mile – 10,819

3 mile – 31,482

5 miles – 59,305

# Aerial Map

## Willoughby Commons

Target · BJ's · OfficeMax · PETSMART

GIANT EAGLE · Famous Footwear · REGAL CINEMAS

Euclid Avenue

University Hospitals

# Willoughby, Ohio

Willoughby, Ohio is a historic city located in Lake County along the Chagrin River and part of the Greater Cleveland metropolitan area. With a population of nearly 24,200, it blends small-town charm with suburban convenience. Known as "The Courtesy City," Willoughby features a vibrant downtown with preserved 19th-century architecture, parks, and cultural landmarks. Its history dates to 1798, and it uniquely has belonged to six different counties over time. The city operates under a mayor-council government and is served by the Willoughby-Eastlake School District, along with private institutions like Andrews Osborne Academy. Willoughby's economy includes healthcare, education, and manufacturing, and it remains a community rich in heritage and civic pride.

## Tour the Market

# Property Description

| | |
|---|---|
| **Property name** | Lake West Medical Building |
| **Location** | 36100 Euclid Avenue, Willoughby, OH |
| **Land SF** | 125,017 SF |
| **Rentable space** | 46,531 SF |
| **Floors** | 4 |
| **Available space** | 15,357 SF |
| **Zoning** | R-B, Retail-Business |
| **Year built/renovated** | 1979 |
| **Lease type** | Modified Gross Lease |
| **Parking** | 5.15/1,000 SF |
| **APN** | 27-A-015-0-00-011-0 |
| **Stories** | 4 |
| **Property Type** | Medical Office |
| **Acreage** | 2.87 +/- AC |

Lake West Medical is a, four-story medical office building totaling approximately 46,531 square feet. Located in the highly accessible and desirable Northeast Cleveland submarket, the property offers an outstanding combination of institutional-quality construction, strong healthcare tenancy, and direct adjacency to UH Lake West Medical Center. Built in 1979 with reinforced concrete construction, the building comprises 10 suites ranging from 674 SF to 5,082 SF. The 2.87-acre site includes 200 surface parking spaces, delivering an exceptional 5.15/1,000 SF parking ratio—ideal for medical users. This professionally managed, multi-tenant facility features secure keypad access, ADA-compliant entry, and HVAC included in rent. Notable tenants include Lake Health, Ophthalmology Consultants, and Atrium Medical Group. Strategically positioned with immediate access to I-90 and Route 2, Lake West Medical caters to a wide range of healthcare and professional office users seeking quality space in a stable, suburban setting.
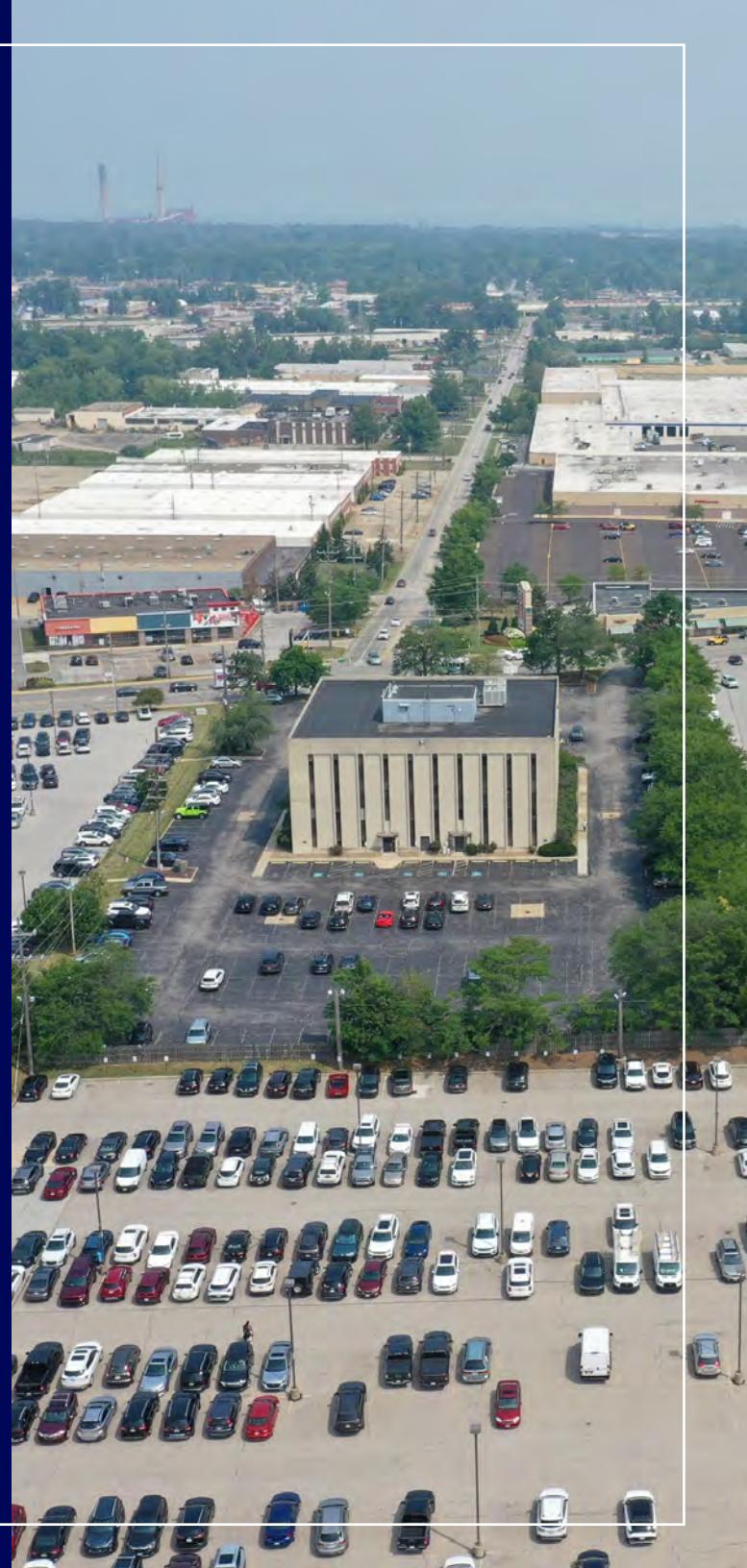
# Property Photos

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