

# For Lease

27210 Center Ridge Road  
Westlake , Ohio 44145

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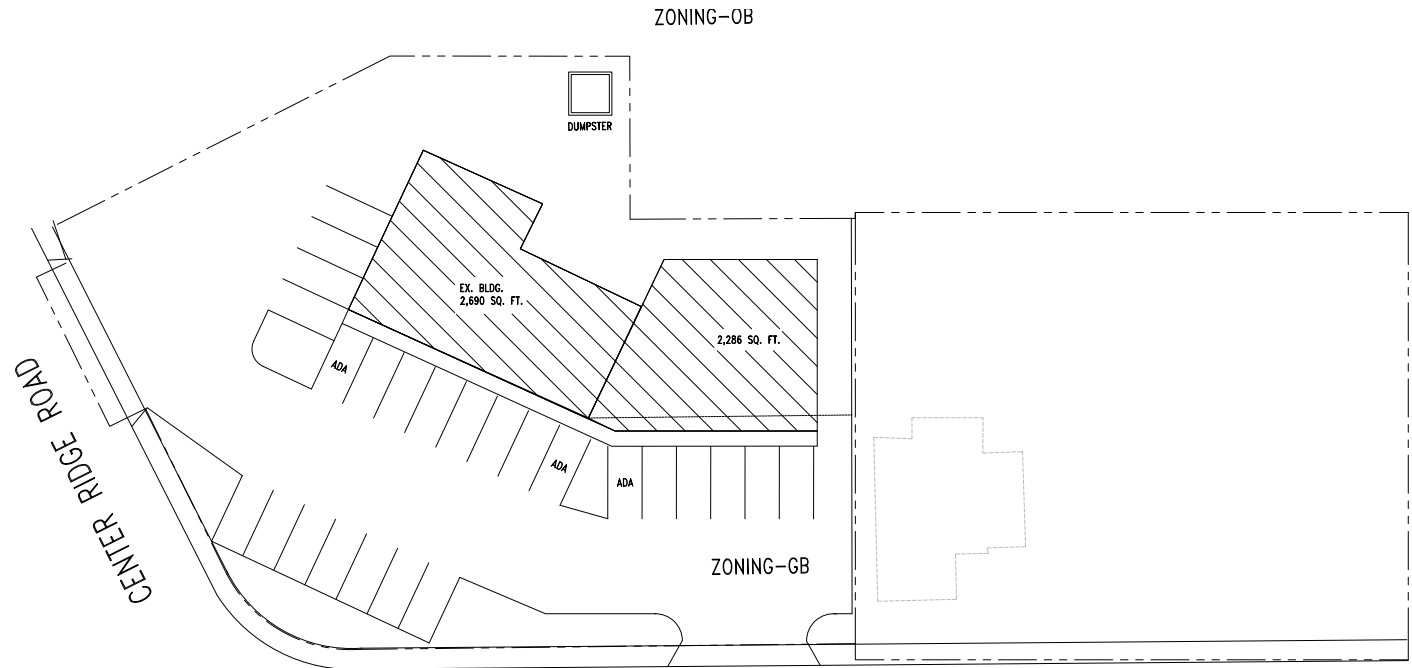
# Redevelopment Site

27210 Center Ridge Road • Westlake , Ohio 44145



## Highlights

- Approximately 5,000 SF on 0.63 AC
- Potential to add 6,000 SF on 0.4 AC
- High visibility retail site
- Signalized hard corner
- Excellent Access with curb cuts on Center Ridge Road and Dover Road
- Ample parking
- Zoned General Business
- Traffic counts over 26,000 VPD on Center Ridge
- Under 10 minutes to Croker Park, Great Northern Mall, I-90 and I-480 interchanges

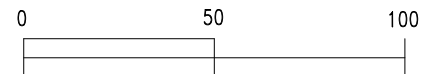


CORNER LOT = 25,367 SQ. FT.

LOT COVERAGE = 20%

PARKING REQUIRED = 24

PARKNG SHOWN = 26



SITE PLAN  
1"=100'-0"





# Westlake Market Overview

Westlake is known for its diverse population. The city attracts individuals and families from various backgrounds, fostering a multicultural community. The friendly residents contribute to the welcoming atmosphere that Westlake is known for.



Minutes from I-480 and I-90



21,307  
Estimated  
Households  
(five-mile radius)



Average Home  
Value  
\$299,535  
(five-mile radius)



Annual Budget  
Expenditures nearly  
3.7 Billion  
(five-mile radius)

## Population

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2023 Population	9,221	64,673	80,357
2023 Medium Age	50.7	46.2	47.2

## Average Household Income 2022

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Households	4,050	27,508	34,363
2023 Average Household Income	\$130,253	\$125,836	\$125,988

## 2023 Business Summary

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	283	3,088	2,461
Total Employees	4,250	45,413	39,129

[View Full Demographic Report](#)





# Property Aerial

Lee Burnson Middle School

Redevelopment Site

27210 Center Ridge Rd.  
Westlake, Ohio 4145



20

Westwood Rd



Westlake Park

Center Ridge Rd.

Westlake Elementary School

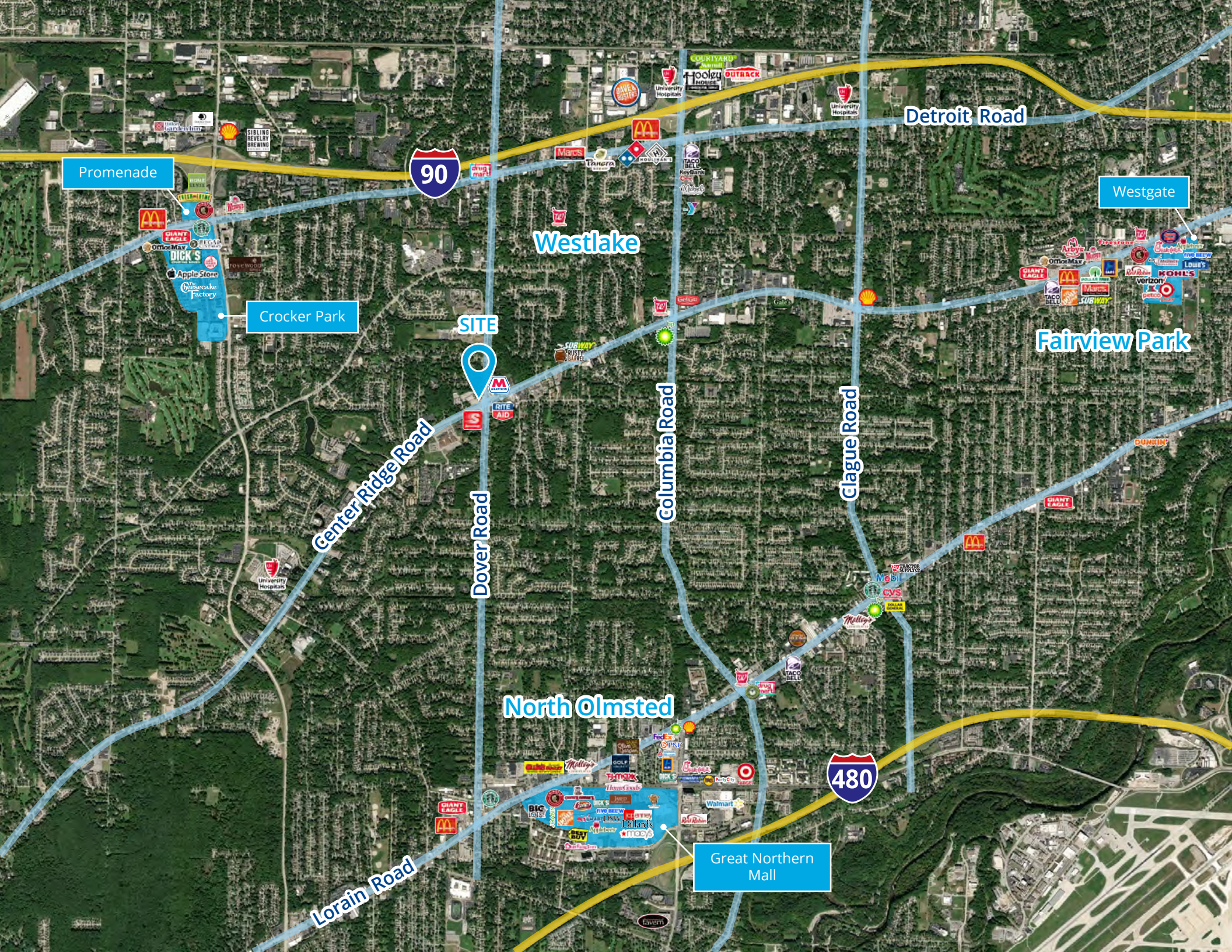
Westlake Porter Public Library

Canterbury Rd

Dover Center Rd

North





Promenade

Detroit Road

Westgate

Westlake

Fairview Park

Crocker Park

SITE

Center Ridge Road



Dover Road

Columbia Road

Clague Road

North Olmsted

Lorain Road

Great Northern Mall





# Area Map



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Cleveland, Ohio 44114  
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