

# HIGHWAY VISIBLE 5.6 AC / 27,192 SF FORMER CAR DEALERSHIP

940 BABBITT ROAD, EUCLID, OH 44123

FOR SALE



**HIGHWAY EXIT DEVELOPMENT SITE  
WITH OVER 100,000 VPD**

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**CBRE**



# THE OPPORTUNITY

- For Sale: \$3,400,00
- 5.6 AC / 27,192 SF highway visible former car dealership For Sale
- The site sits across from the new 600k+ SF Amazon distribution center, Lincoln Electric and gateway to Euclid industrial market
- The Euclid industrial market has a total of 12.2M SF with 1.8% vacancy (Costar)
- Zoned: U4 Retail and Services
- Traffic Counts (source: ODOT TIMS)
  - Route 2: 106,839 VPD
  - Babbitt: 9,806 VPD
- Dense submarket of 77,969 people in a 3 mile radius with daytime population of 73,700 people
- Approximately 800' frontage along Babbitt and 530' along Lakeland



## QUICK STATS - 5 MILE RADIUS



2025  
DAYTIME  
POPULATION  
153,096



2025  
POPULATION  
168,269



2025  
HOUSEHOLDS  
78,658



2025  
POPULATION  
25 & OVER  
122,811



2025  
AVG. HOUSEHOLD  
INCOME  
\$80,528

# BUILDING DETAILS

- **Basic Construction:** Concrete block knee-walls, concrete block fire walls, square cut concrete block exterior walls, and steel stud and glass split face block curtain walls used in the showroom and general office
- **Foundation:** Continuous reinforced concrete trench footers
- **Framing:** Steel columns and girders Clear Ceiling Height: Approximately  $\pm 10$  feet in the showroom and office areas, and  $\pm 10$ -12 feet in the other areas with finished ceilings
- **Clear Ceiling Height:** Approximately  $\pm 10$  feet in the showroom and office areas, and  $\pm 10$ -12 feet in the other areas with finished ceilings
- **Exterior Walls:** Metal panel facia and storefront, painted square cut concrete block, split face block and aluminum framed thermopane glass curtain walls.
- **Roof Structure:** Standing seam painted steel roof
- **Roof Cover:** Metal panel
- **Heating and Cooling:** The service area features mezzanine mounted gas fired forced air furnace with a make-up air unit. Supplemental heat is provided by suspended gas-fired radiant units. The showroom/general office area features mezzanine mounted gas fired forced air furnace with two air handling units and three exterior cooling condensers.



## CONTACT US

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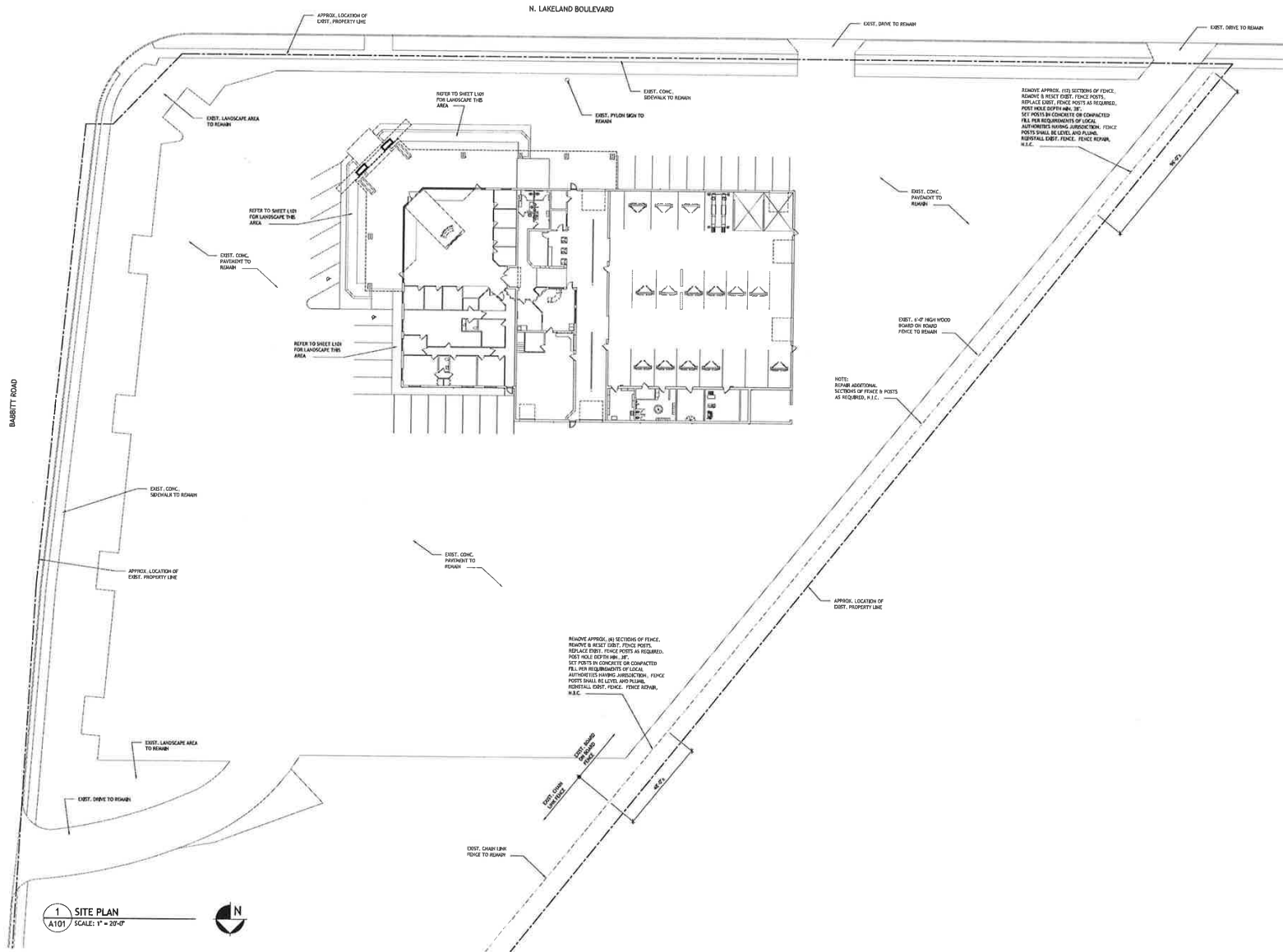
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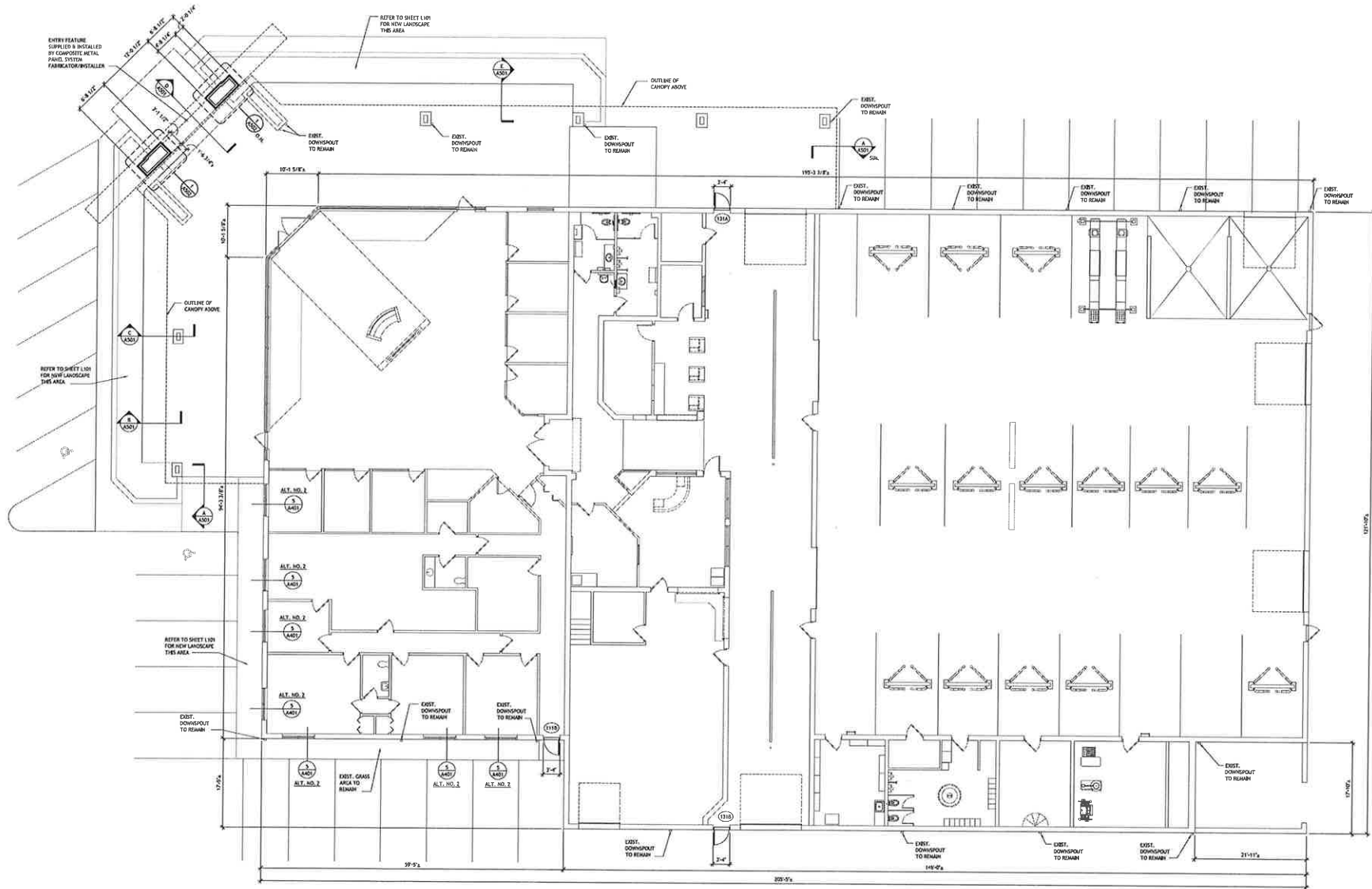
# SITE PLAN

**\*CAR DEALERSHIP EQUIPMENT REMOVED\***



# FLOOR PLAN

**\*CAR DEALERSHIP EQUIPMENT REMOVED\***





# AERIAL VIEW





# AERIAL VIEW



800'

Babbitt Rd - 9,806 VPD

INTERSTATE  
90

109,506 VPD

N Lakeland Blvd

530'

Acadia  
\$29,000



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	13,343	77,718	168,269
2030 Population - Five Year Projection	13,301	76,994	167,326
2025 Daytime Population	16,033	72,632	153,096
2025 Households - Current Year Estimate	5,998	36,563	78,658
2025 Average Household Income	\$57,042	\$72,277	\$80,528
2030 Average Household Income Projection	\$64,175	\$82,139	\$91,560
2025 Median Household Income	\$44,395	\$51,698	\$55,704
2025 Per Capita Income	\$26,412	\$34,096	\$37,682
2025 Population 25 and Over	9,015	56,024	122,811

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