

**OFFICE & WAREHOUSE BUILDINGS + SECURE YARD
FOR SALE**

**37401 STEVENS BLVD.
WILLOUGHBY, OHIO 44094**

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PROPERTY OVERVIEW

- Lot Size - 2.74 acres
- Building Size - 17,526 SF; 3 buildings total
 - 7,325 SF office building
 - 6,161 SF service garage
 - 4,040 SF covered storage
- Fenced and secure yard with outside storage
- Office/warehouse building
- Year Built - 2001
- Zoning - G-1
- 5 service bay warehouse building
- Truck dock/terminal structure
- Contractors dream
- Well-below replacement cost
- Pro-Business Community
- Sale Price: \$1,000,000

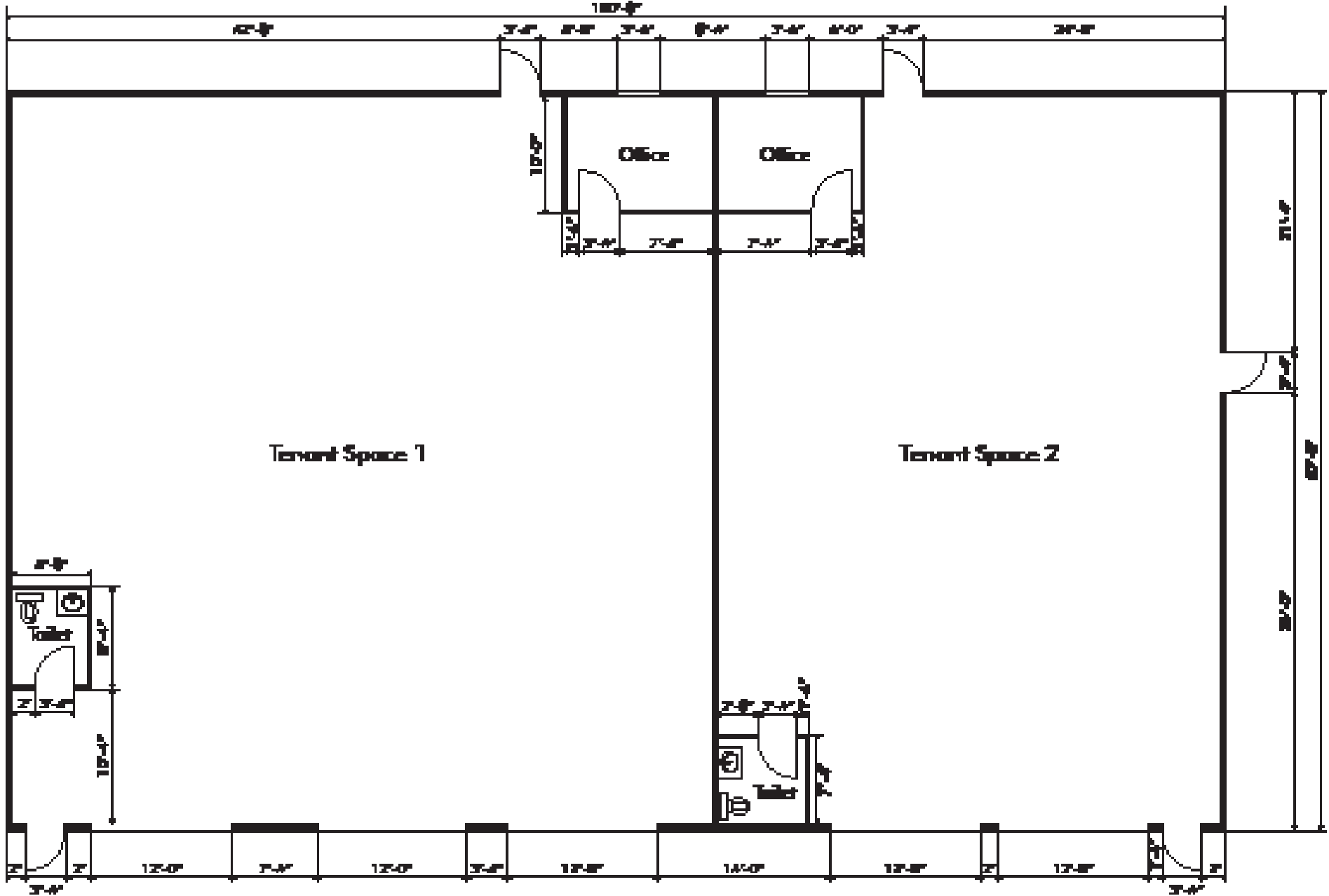


PROPERTY PHOTOS
37401 STEVENS BLVD.



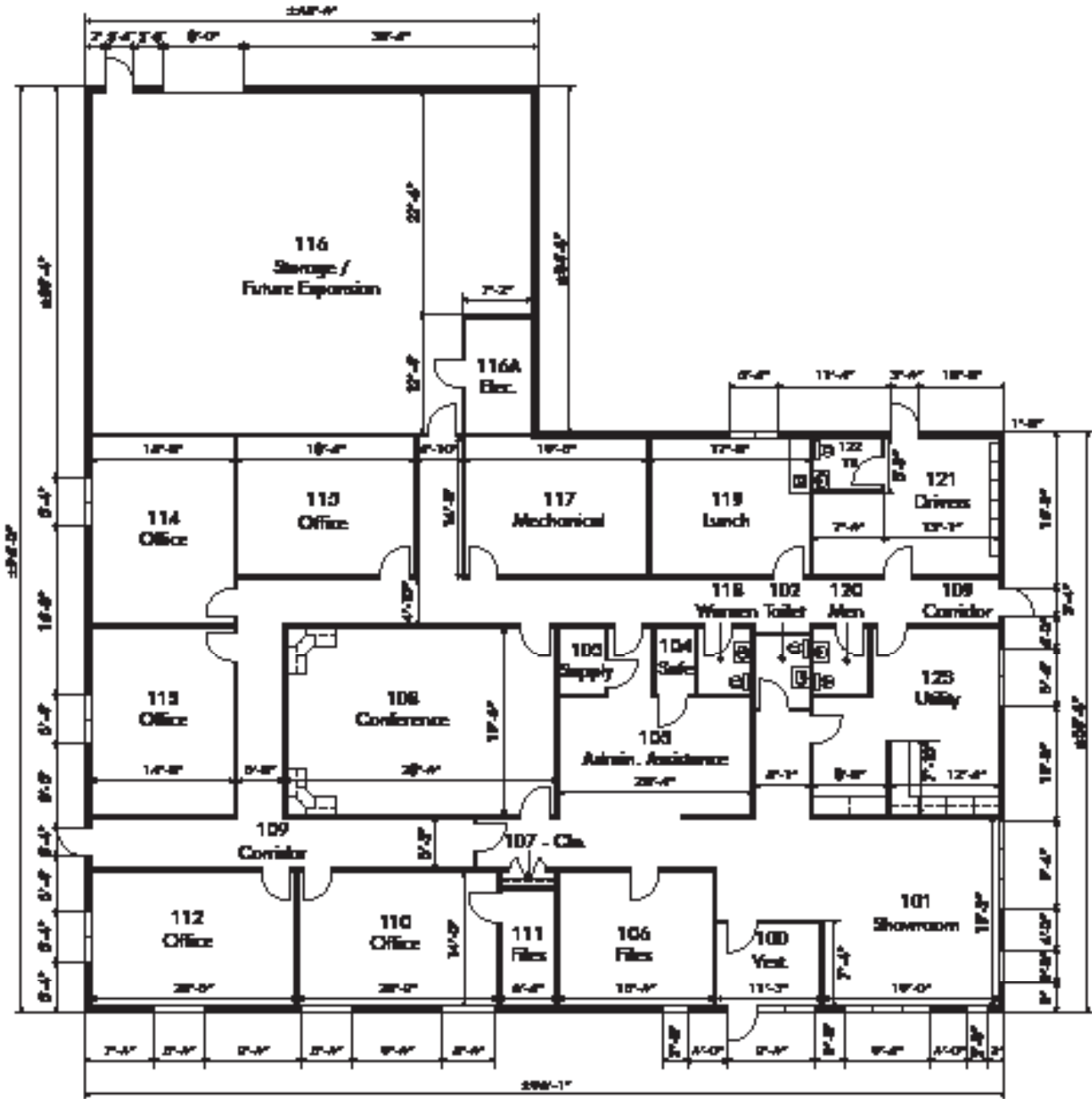
FLOOR PLAN - 5 GARAGE BAY WAREHOUSE 6,161 SF

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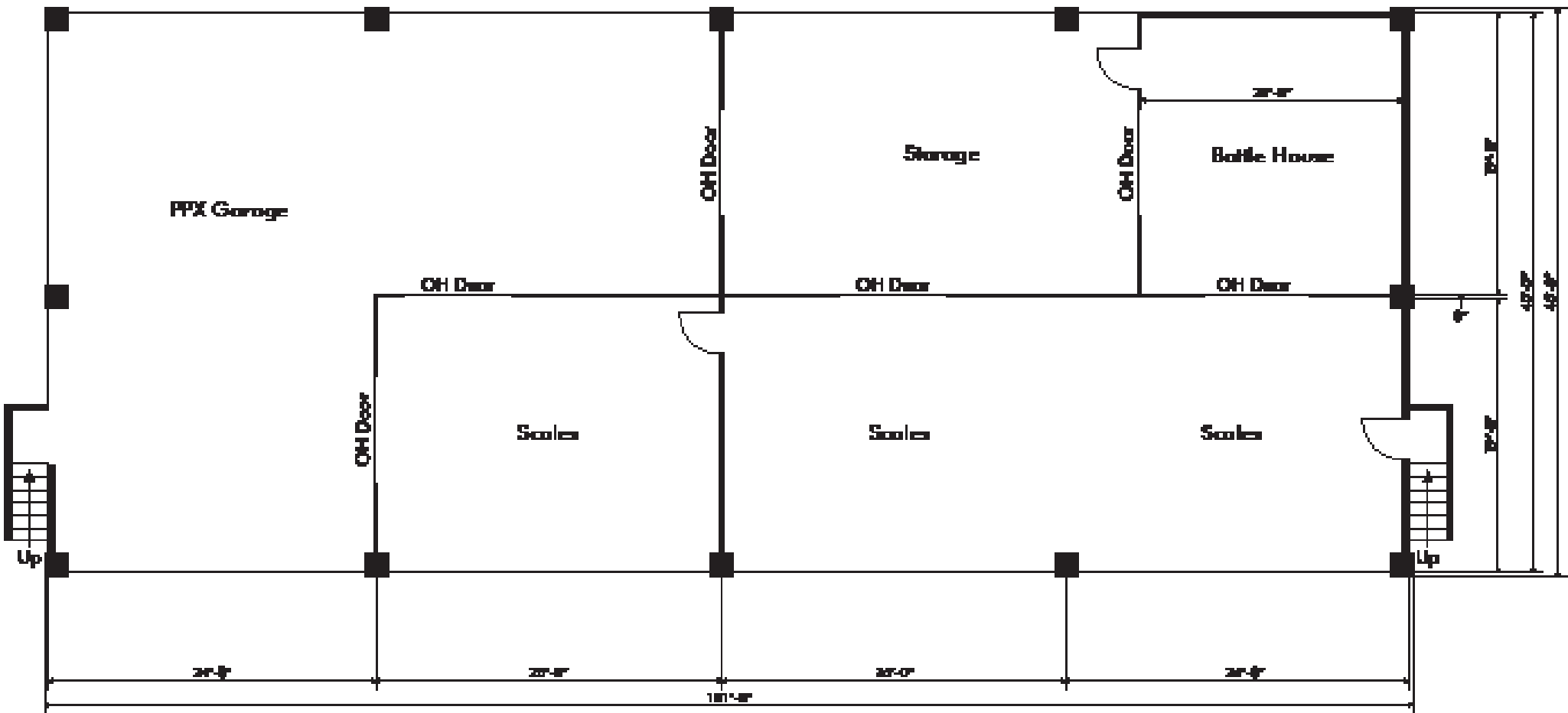
FLOOR PLAN - OFFICE BUILDING 7,325 SF

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FLOOR PLAN - DOCK-HIGH COVERED STORAGE BUILDING 4,040 SF

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AERIAL MAP
37401 STEVENS BLVD.



Area Demographics

Demographic	1 Mile	3 Miles	5 Miles
2024 Businesses	452	2,603	4,561
2024 Employees	3,260	32,690	59,935
2024 Population	5,086	55,191	113,431
2024 Median Age	43.10	45.20	45.20
2024 Population 25 and Over	3,890	41,889	85,367
2024 Households	2,474	25,896	51,759
2024 Average Household Income	\$94,197	\$93,367	\$98,796
2024 Average Value of Owner Occ. Housing Units	\$268,975	\$259,905	\$268,453
2024 Daytime Population	4,918	56,374	108,487
Daytime Workers	2,981	31,550	56,743
Daytime Residents	1,937	24,824	51,744



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