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216.381.8200

# OFFICE LAND

## Westlake, Ohio



### HIGHLIGHTS

- **AVAILABLE:** Approximately 5.5 AC located at 1295 Bassett Road
- For sale: \$2,550,000
- Approximately 768' of frontage on Interstate 90
- Minutes from Crocker Park and located just off of the Crocker Road exit on Interstate 90
- Excellent corporate office location
- Highway visibility
- Owner will also consider build to suit

### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2027 Projection	54,546	140,340	238,956
2022 Estimate	54,903	140,559	237,961
INCOME	3 MILE	5 MILE	7 MILE
2022 Average	\$128,744	\$112,830	\$104,116
2022 Median	\$96,255	\$83,848	\$78,272
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2022 Employees	29,206	62,325	96,946

### LEASING INFORMATION

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#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

### SHAUN P. BRADY

shaun@goodmanrealestate.com  
440.567.8768





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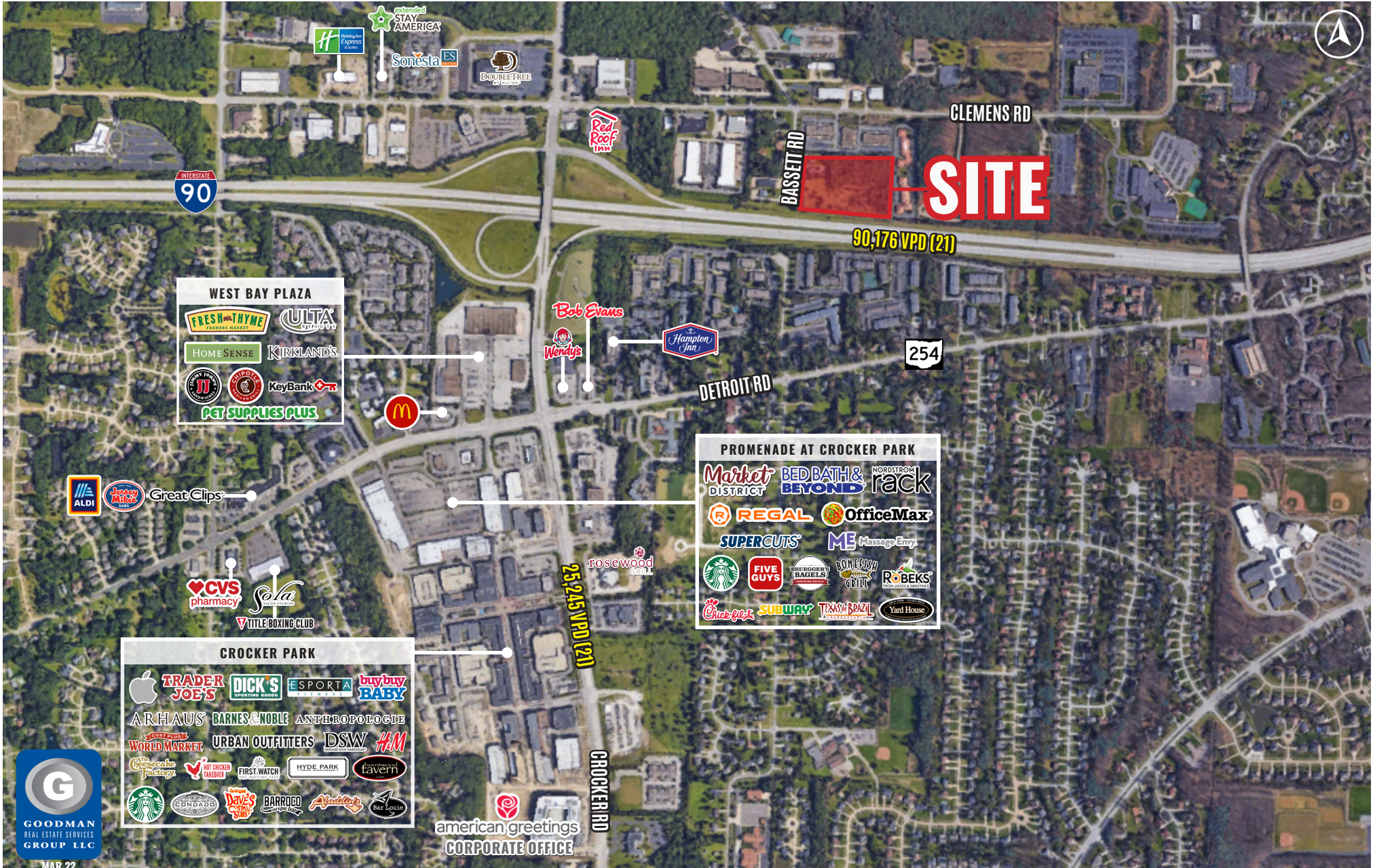
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