

# FORMER HOOLEY HOUSE AVAILABLE!

145 MONTROSE WEST AVE, COPLEY, OH 44321



**FOR SALE & FOR LEASE**  
**7,782 SF | 2.57 AC**

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**CBRE**

# THE OPPORTUNITY

- Freestanding 7,782 SF on 2.57 AC former Hooley House Available For Sale or For Lease
- The space is fully built-out with all kitchen equipment still in the space
- Highway visibility and signage along I-77 with over 79,174 VPD (Source: ODOT TIMS)
- Area retailers include Acme Fresh Market, JOANN, The Home Depot, JC Penny, TJ Maxx, DSW, Mustard Seed Grocery, Old Navy, Best Buy, Chick Fil A, Chipotle, Five Guys, McDonald's, Sam's Club, Walmart, and many more!
- Located next to multiple hotels, including Comfort Inn & Extended Stay America, and numerous apartments including Highlands of Heritage Woods and Redwood Copley
- Average household incomes of \$152,787 within a 3 mile radius



## Quick Stats - 3 Mile Radius



DAYTIME  
POPULATION  
**43,482**



POPULATION  
**29,926**



HOUSEHOLDS  
**12,125**



POPULATION  
25 & OVER  
**21,849**



AVG. HOUSEHOLD  
INCOME  
**\$155,890**

# INTERIOR PICTURES



# INTERIOR PICTURES



# AERIAL VIEW



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	5,520	29,926	58,785
2028 Population - Five Year Projection	5,443	29,881	58,752
2023 Daytime Population	10,092	43,482	68,035
2023 Households - Current Year Estimate	2,611	12,125	25,011
2023 Average Household Income	\$158,164	\$155,890	\$135,726
2028 Average Household Income Projection	\$182,620	\$178,190	\$155,842
2023 Median Household Income	\$111,412	\$110,701	\$96,985
2023 Population Over 25	4,147	21,849	42,956

## CONTACT US

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