



Center Ridge Rd. Rocky River, OH 44116

- 150' Center Ridge Road frontage
- Rare, highly desirable 1.53 AC site zoned **OB1 OFFICE/MX - MIXED USE OVERLAY AVAILABLE** and located directly adjacent to Westgate Shopping Center
- Signalized via easement to Linden Road and also via Westgate Shopping Center
- Affluent, highly-desirable demographics with significant recent retail redevelopment along Center Ridge Road
- Existing 5-story, multi-tenant Class C office/medical building featuring flexible/short-term rental agreements offering excellent in-place, temporary rental revenue
- Center Ridge Road Master Plan fully approved
- Traffic Counts: 15,450 VPD on Center Ridge, 13,050 VPD on Linden Rd. and 15,712 VPD on W 210th St.

Alex Jelep

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REDEVELOPMENT OPPORTUNITY



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DEMOGRAPHICS - 1 MILE

DEMOGRAPHIC SUMMARY

20575 Center Ridge Rd, Rocky River, Ohio, 44116

Ring of 1 mile

KEY FACTS

14,565

Population



7,203

Households

47.2

Median Age

\$55,220

Median Disposable Income

EDUCATION

3%

No High School Diploma



18%

High School Graduate



27%

Some College



52%

Bachelor's/Grad/Prof Degree

INCOME



\$64,562

Median Household Income



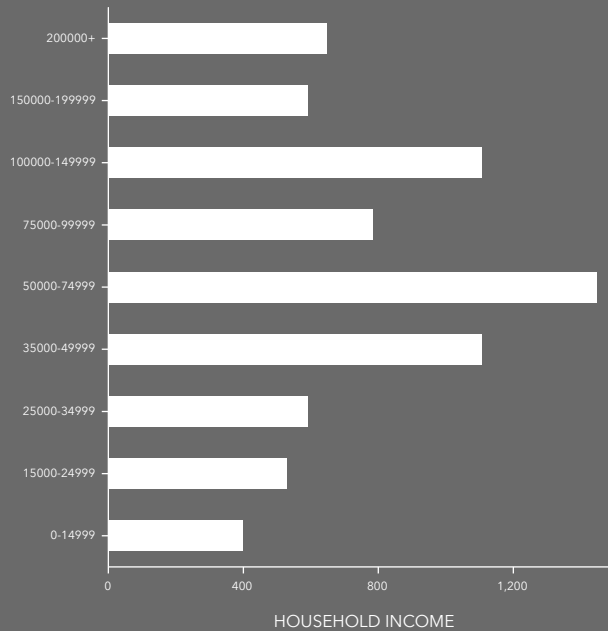
\$49,800

Per Capita Income

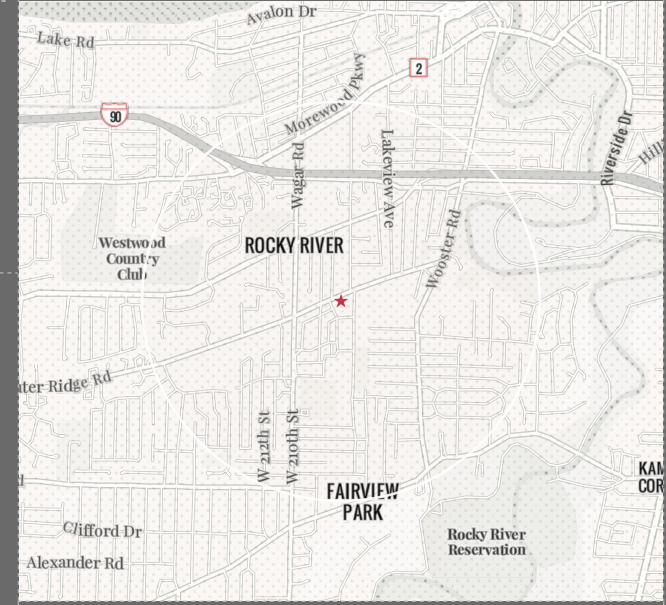


\$168,118

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

73.7%



Blue Collar

16.3%



Services

10.0%

2.3%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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DEMOGRAPHICS - 3 MILE

DEMOGRAPHIC SUMMARY

20575 Center Ridge Rd, Rocky River, Ohio, 44116

Ring of 3 miles

KEY FACTS

103,081

Population



47,824

Households

43.3

Median Age

\$57,880

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



26%

Some College



48%

Bachelor's/Grad/Prof Degree

INCOME



\$69,865

Median Household Income



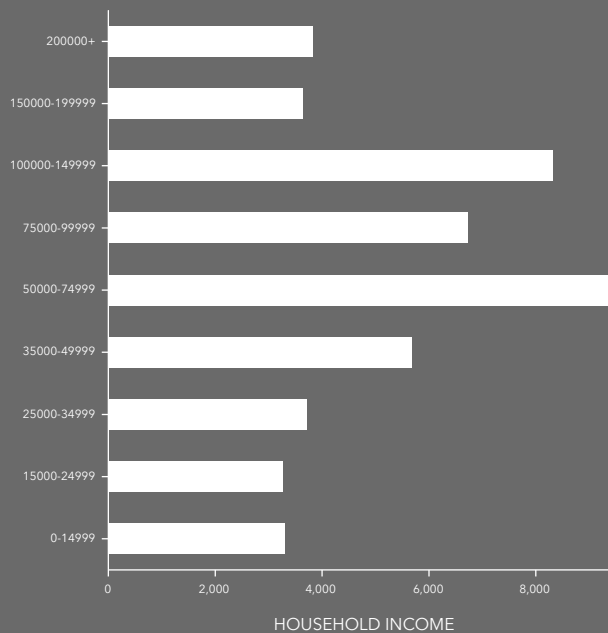
\$46,510

Per Capita Income

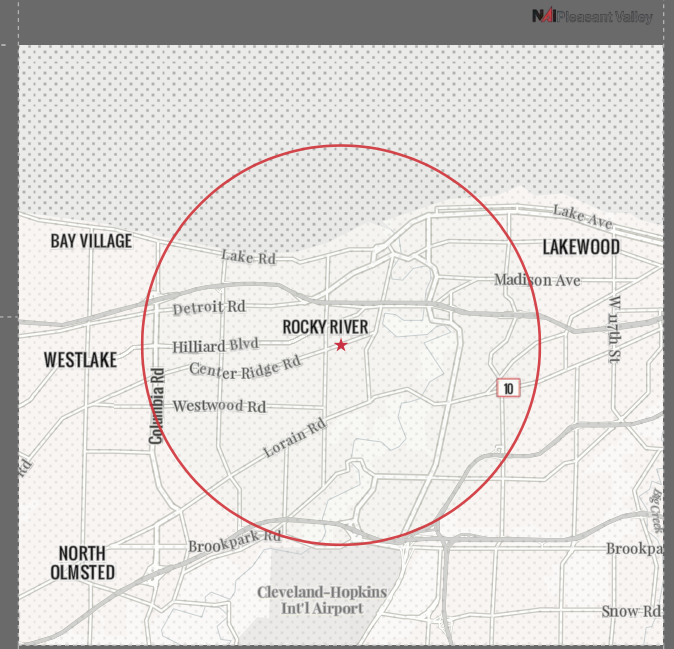


\$164,338

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

71.7%



Blue Collar

15.7%



Services

12.7%

2.8%

Unemployment Rate

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DEMOGRAPHICS - 5 MILE

DEMOGRAPHIC SUMMARY

20575 Center Ridge Rd, Rocky River, Ohio, 44116

Ring of 5 miles

KEY FACTS

224,851

Population



102,803

Households

42.1

Median Age

\$51,983

Median Disposable Income

EDUCATION

8%

No High School Diploma



25%

High School Graduate



27%

Some College



40%

Bachelor's/Grad/Prof Degree

INCOME



\$60,548

Median Household Income



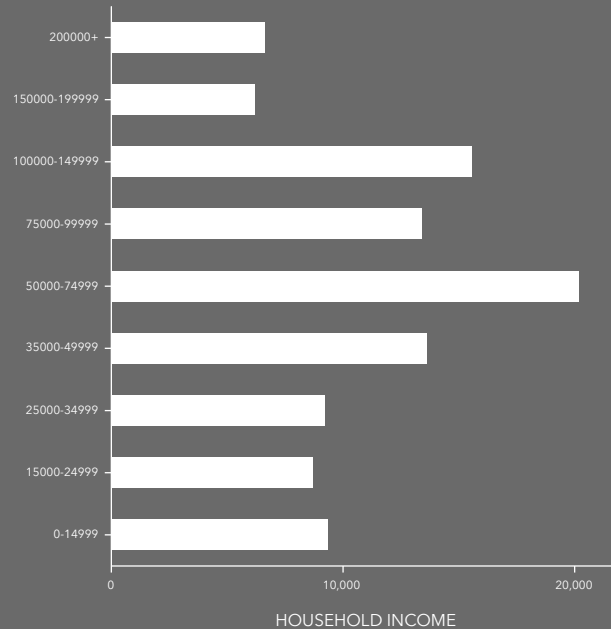
\$40,639

Per Capita Income

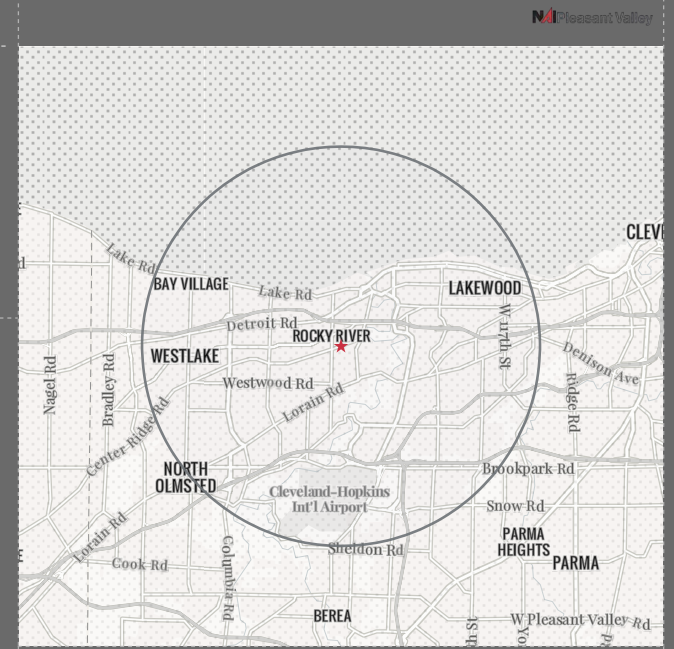


\$109,429

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

65.3%



Blue Collar

19.5%



Services

15.2%

3.6%

Unemployment Rate

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