

Gateway Professional Building

For Sale | 2775 Bishop Road, Willoughby Hills, Ohio 44092



2775 Bishop Road

- Well-suited for medical, dental, professional office, or other service-oriented users seeking an established location with complementary tenants.
- Two (2) existing dental tenants provide immediate rental income
- Excellent opportunity for an owner-user to establish visible building signage
- Approximately 50 on-site parking spaces provide convenient access for employees, patients, and visitors.
- Conveniently located near I-90 and I-271, offering easy connectivity throughout Lake County and the Greater Cleveland area.

Property Information

BUILDING SF	10,124 SF
FLOORS	Two (2)
YEAR BUILT	1998
LAND AREA	0.78 AC
PARKING	48 Spaces

Sale Price: \$1,250,000

Units

Suite	Tenant	Size	Rent	Lease Expiration	Notes
A	Ronald P. Lemmo & Assoc., DDS	3,080 SF	\$18.00/SF	12/31/2026	Two (2) 5-year renewal options with CPI increases. 75-days notice.
B	Paralyzed Veterans of America	2,020 SF	-	-	Would vacate.
C	Brian E. Jackson, DDS	2,050 SF	\$22.75/SF	12/31/2026	Two (2) 5-Year renewal options with CPI increases. 75-days notice.
D	Vacant	1,820 SF	-	-	-
E	Vacant	1,030 SF	-	-	-

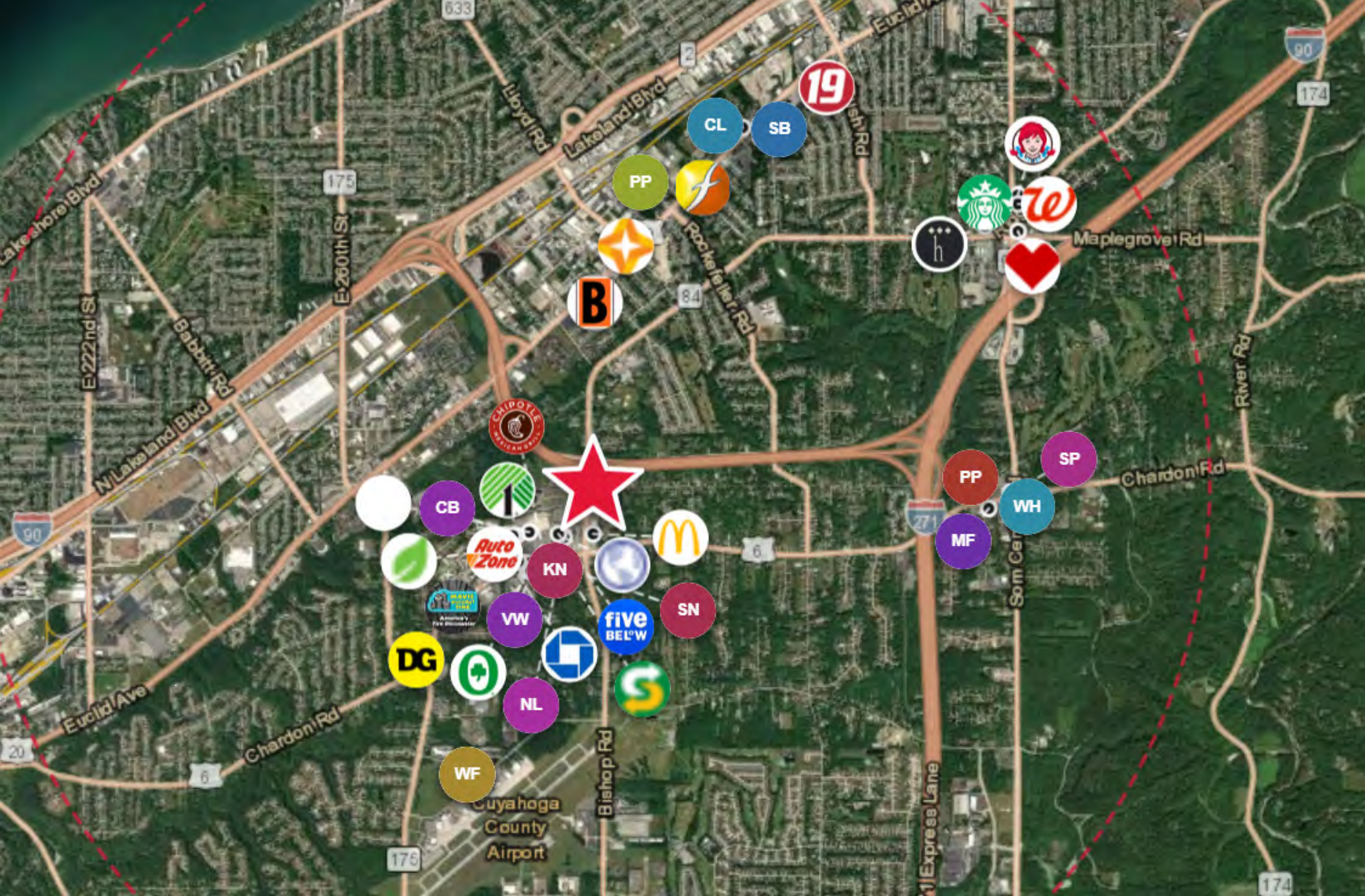












180,735

Population
(2026 | 5 Miles)

85,426

Median Age
(2026 | 5 Miles)

42.4

Households
(2026 | 5 Miles)

\$91,760

Avg Household Income
(2026 | 5 Miles)

7,179

Total Businesses
(2026 | 5 Miles)

83,671

Total Employees
(2026 | 5 Miles)

**2775 BISHOP ROAD
WILLOUGHBY HILLS, OHIO 44092**

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