

FOR LEASE

Westtown Square

10604 Lorain Ave., Cleveland, OH 44111



PROPERTY OVERVIEW

- Located in one of Cleveland's most densely populated areas, with over 160,000 people in 3 miles.
- Good traffic volumes
 - 13,000 VPD Lorain Ave.
 - 28,649 VPD West 117th St.
 - 121,201 VPD I-90

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,782	162,080	302,269
Households	9,158	70,972	135,255
Median HH Income	\$37,753	\$45,494	\$50,145
Average HH Income	\$52,559	\$64,849	\$70,981
Daytime Population	6,742	50,364	179,785

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Randy Markowitz

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UNIT	TENANT	SF
5	Save A Lot	18,000
10	Shoppers World	52,000
20-30	Family Dollar	12,016
40	Rainbow	23,000
50	Shoe Show	3,500
55	Modele De Anna Salon	3,000
60	Rent-A-Center	4,033
70	Octapharma	14,320
80	Oak Street Health	4,080
90	Oak Street Health	1,600
100	Oak Street Health	3,200
110	#1 Kitchen	1,600
120	Gall's	1,600
130	Westtown Physician Center	6,550
140	Destiny Dental	3,150
150	Third Federal Savings & Loan	3,961
160	AIO Communications	960
170	Sally Beauty Supply	2,250
180	H&R Block	2,208
190	Nail Pro	1,000
200	SmokeShop 216	1,200
210	Pizza Hut	1,600
220	Subway	1,200
230	Villa:Join the Movement	5,914
250	Taco Bell	--
260	PNC Bank	2,888
TOTALS		175,030



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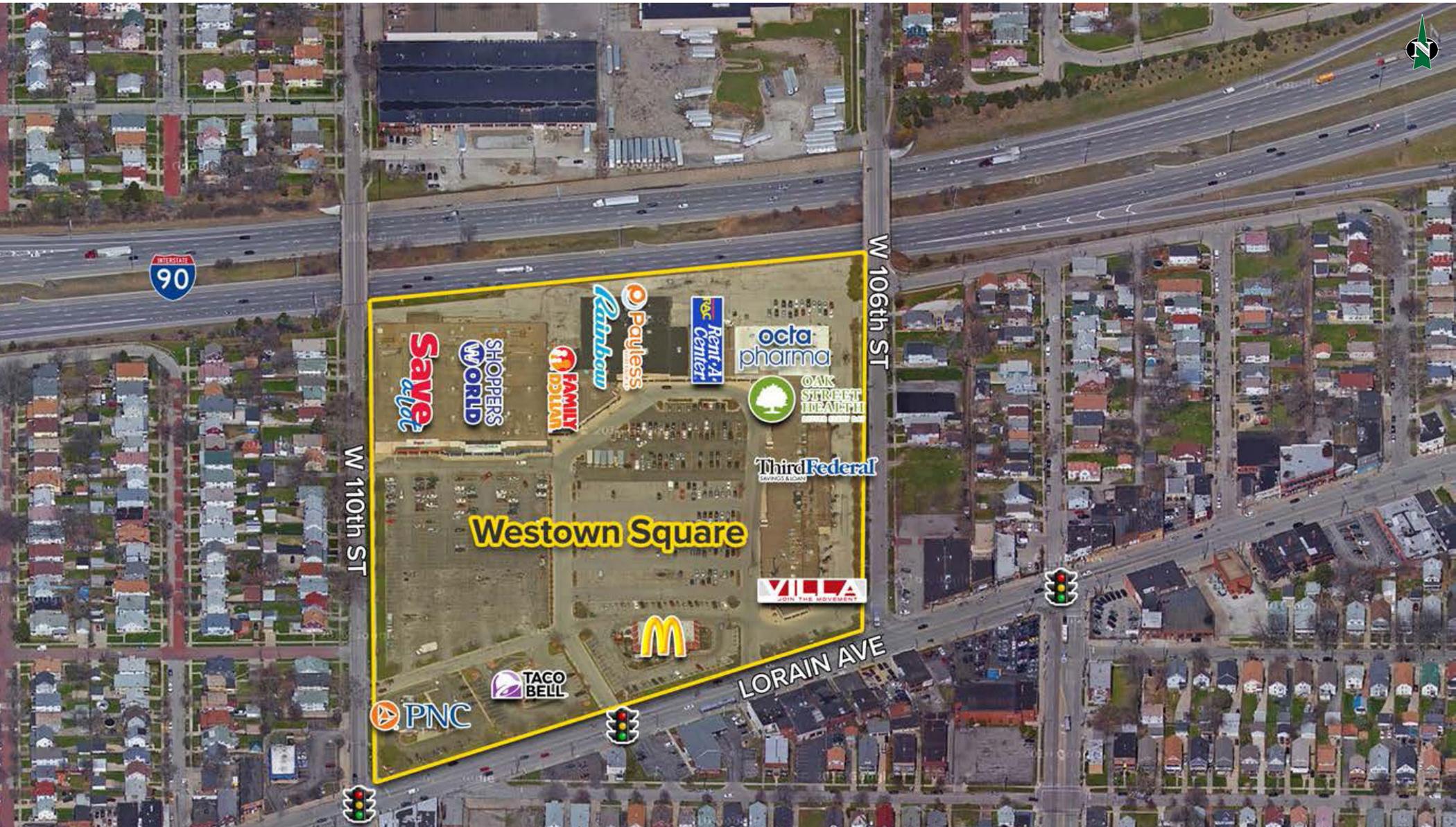
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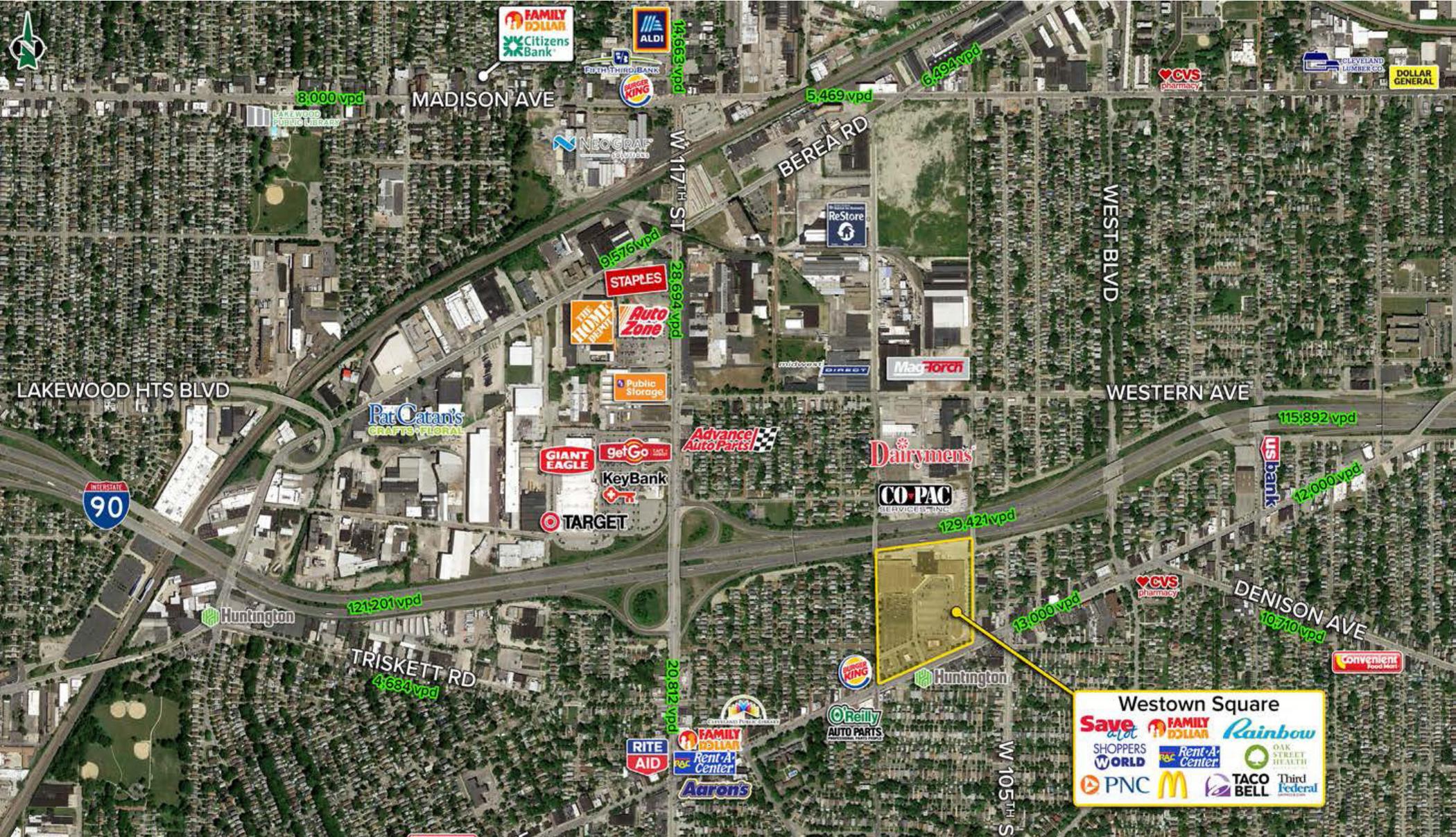
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Save a Lot, FAMILY DOLLAR, Rainbow, SHOPPERS WORLD, Rent-A-Center, PNC, MCDONALD'S, TACO BELL, Third Federal



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Summary Profile

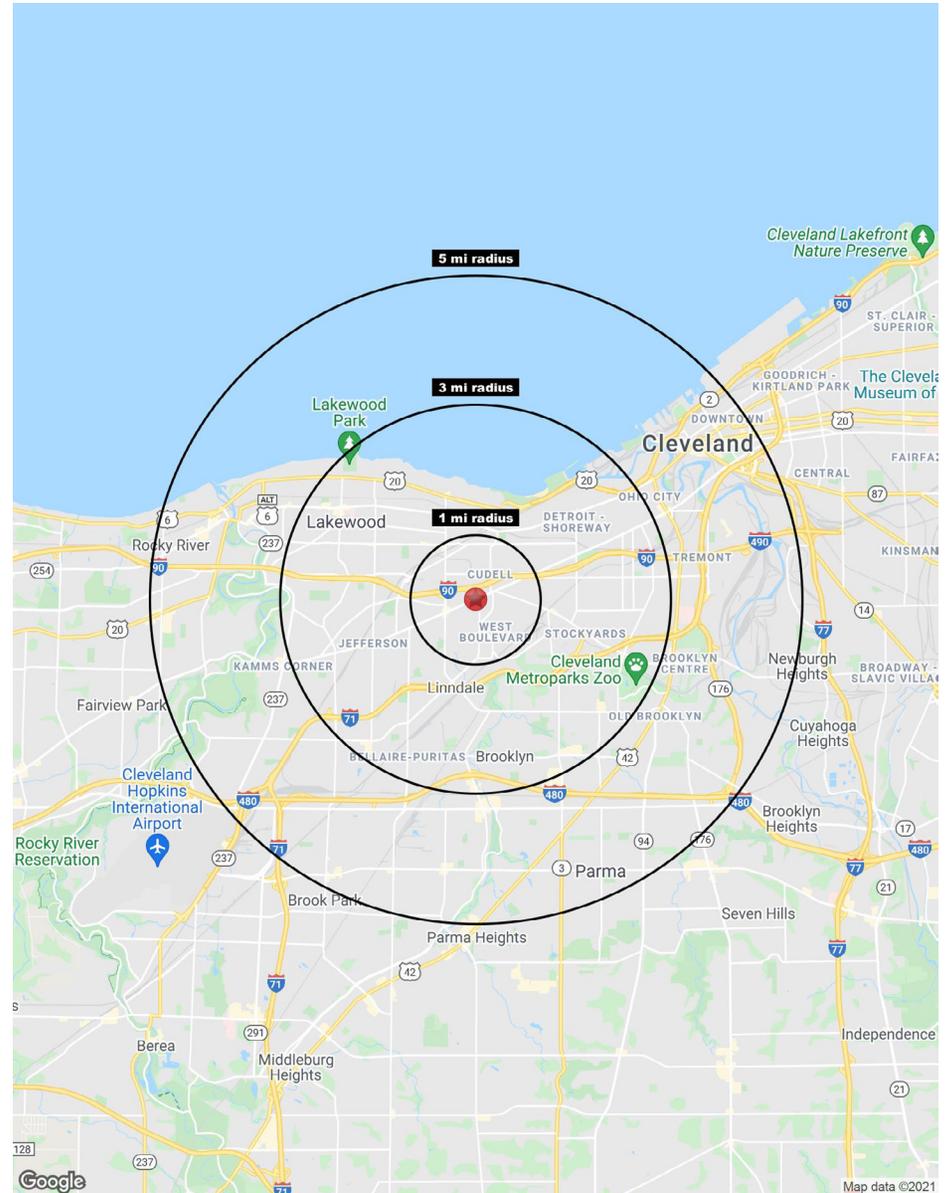
2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.4649/-81.7599

10604 Lorain Ave Cleveland, OH 44111	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	23,782	162,080	302,269
2026 Projected Population	22,515	154,895	293,076
2010 Census Population	25,361	171,347	313,879
2000 Census Population	28,112	190,259	337,385
Projected Annual Growth 2021 to 2026	-1.1%	-0.9%	-0.6%
Historical Annual Growth 2000 to 2021	-0.7%	-0.7%	-0.5%
2021 Median Age	32.2	35.5	36.5
Households			
2021 Estimated Households	9,158	70,972	135,255
2026 Projected Households	8,790	68,783	133,451
2010 Census Households	9,633	73,780	136,920
2000 Census Households	10,518	79,995	143,619
Projected Annual Growth 2021 to 2026	-0.8%	-0.6%	-0.3%
Historical Annual Growth 2000 to 2021	-0.6%	-0.5%	-0.3%
Race and Ethnicity			
2021 Estimated White	53.2%	66.1%	71.1%
2021 Estimated Black or African American	21.2%	16.2%	14.9%
2021 Estimated Asian or Pacific Islander	3.8%	2.8%	2.8%
2021 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.4%
2021 Estimated Other Races	21.1%	14.4%	10.9%
2021 Estimated Hispanic	31.2%	21.6%	16.4%
Income			
2021 Estimated Average Household Income	\$52,559	\$64,849	\$70,981
2021 Estimated Median Household Income	\$37,753	\$45,494	\$50,145
2021 Estimated Per Capita Income	\$20,304	\$28,492	\$32,018
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	8.8%	6.3%	4.9%
2021 Estimated Some High School (Grade Level 9 to 11)	14.7%	10.0%	9.0%
2021 Estimated High School Graduate	36.0%	29.8%	29.3%
2021 Estimated Some College	22.9%	21.3%	21.1%
2021 Estimated Associates Degree Only	6.8%	7.3%	7.5%
2021 Estimated Bachelors Degree Only	8.2%	16.4%	18.0%
2021 Estimated Graduate Degree	2.6%	8.9%	10.3%
Business			
2021 Estimated Total Businesses	644	4,267	12,223
2021 Estimated Total Employees	6,742	50,364	179,785
2021 Estimated Employee Population per Business	10.5	11.8	14.7
2021 Estimated Residential Population per Business	36.9	38.0	24.7

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