



34298 VINE ST, EASTLAKE, OH 44095



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PASSOV GROUP
COMMERCIAL BROKERAGE

34298 VINE ST FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

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- Outparcel to Discount Drug Mart, Dollar General, Dollar Tree, Harbor Freight and American Freight, and next door to relocated Wal mart Supercenter
- High traffic counts of 13,985 VPD (Source: ODOT TIMS)
- Great owner user investment opportunity
- Former recently remodeled T-Mobile Store
- Zoned: B-1 Retail Business District
- 5 mile population of 117,806 and daytime population of 110,729 people
- **2,414 sq ft**
- Signalized Intersection
- Pole sign on property for maximum signage

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	10,207	59,136	116,784
2029 Projection	10,036	58,483	114,505
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	524	2,221	4,701
2024 Estimated Total Employees	5,742	24,437	54,833
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$77,417	\$90,449	\$88,593
2024 Estimated Median Household Income	\$64,918	\$72,441	\$69,112



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PHOTOS



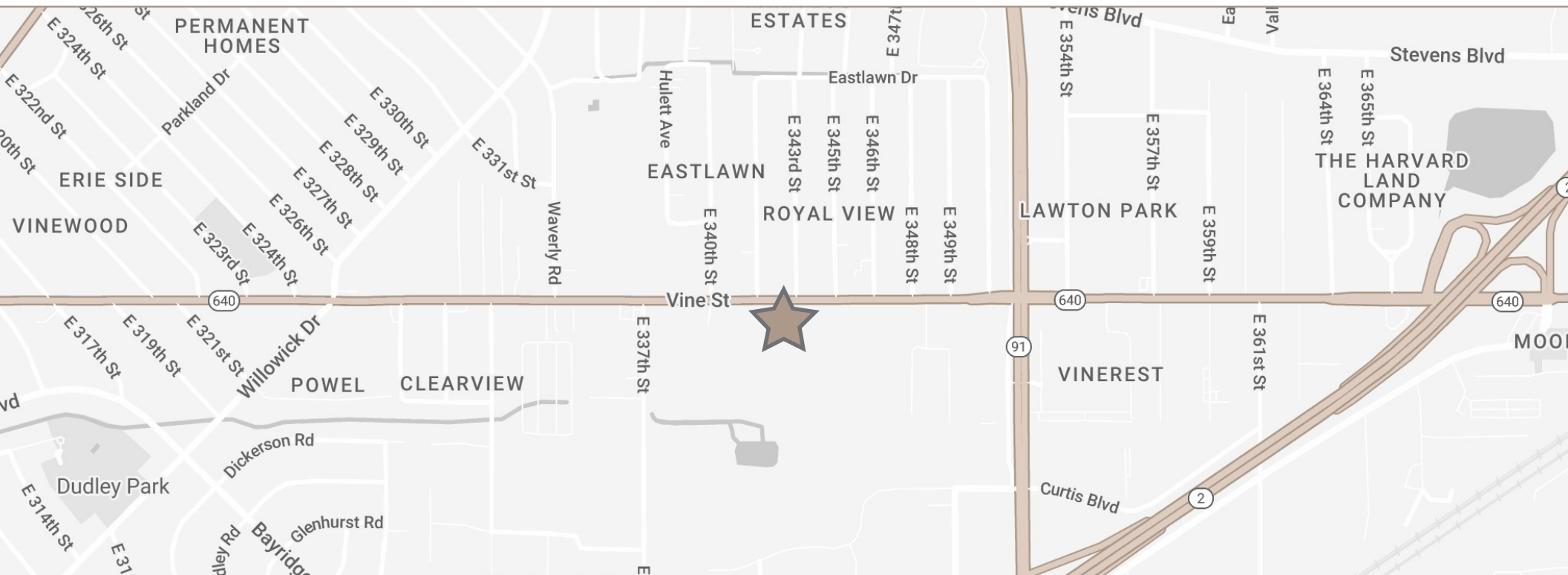
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TRADE AERIAL



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LOCATION OVERVIEW



Eastlake, Ohio, is a thriving lakeside city located about 20 miles northeast of downtown Cleveland. Known for its picturesque views of Lake Erie and close-knit community, Eastlake is a suburban gem offering a blend of residential charm and recreational amenities. The city's lakefront access and well-maintained parks, including Chagrin River Park and Lakefront Park, provide numerous outdoor activities for residents and visitors alike. Eastlake is also highly accessible, with proximity to major transportation routes such as I-90 and Route 2, which connect it easily to the Greater Cleveland area, making it convenient for both commuting and business operations.

Eastlake's economy is diverse, encompassing manufacturing, retail, healthcare, and service sectors. The city has a pro-business approach that supports local growth and attracts new companies. With several

industrial parks and commercial districts, Eastlake has become a favorable location for businesses looking to tap into Northeast Ohio's workforce and distribution channels. The growing population in the area is driving increased demand for services, retail, and dining options, which opens the door for new business developments.

Commercial real estate opportunities in Eastlake include prime retail and mixed-use spaces along Vine Street and Lakeland Boulevard, areas known for their high visibility and traffic. Additionally, Eastlake's industrial parks on the city's outskirts offer large and affordable spaces suitable for warehousing, distribution, and manufacturing needs. As the city continues to grow, the combination of waterfront access, community appeal, and convenient transportation options makes Eastlake a promising market for commercial real estate investment.

