

# AVAILABLE UP TO 2.5 ACRES AT SIGNALIZED CORNER

23655 Detroit Rd Westlake, OH 44145



## ASSEMBLED FOR THE FIRST TIME!

- Hard Corner Site
- Located at full service traffic signal at intersection of Detroit Road / Clague Road
- 2.507 Acres:
  - 245'+ Frontage on Detroit Road
  - 140'+ Frontage on Clague Road
- Zoning: General Business

## FOR LEASE / GROUND LEASE / BUILD TO SUIT

- Existing Restaurant Building: 9,277 square feet
- Former Buca di Beppo
- Redevelop 2.507 Acre Parcel
- Crocker Park: 4.1 mi. / 7 min. drive time
- Cleveland Hopkins Airport: 10.2 mi. / 16 min. drive time

Conveniently accessible from I-90 via Clague Road Interchange (Exit 160)  
High income demographics with good density

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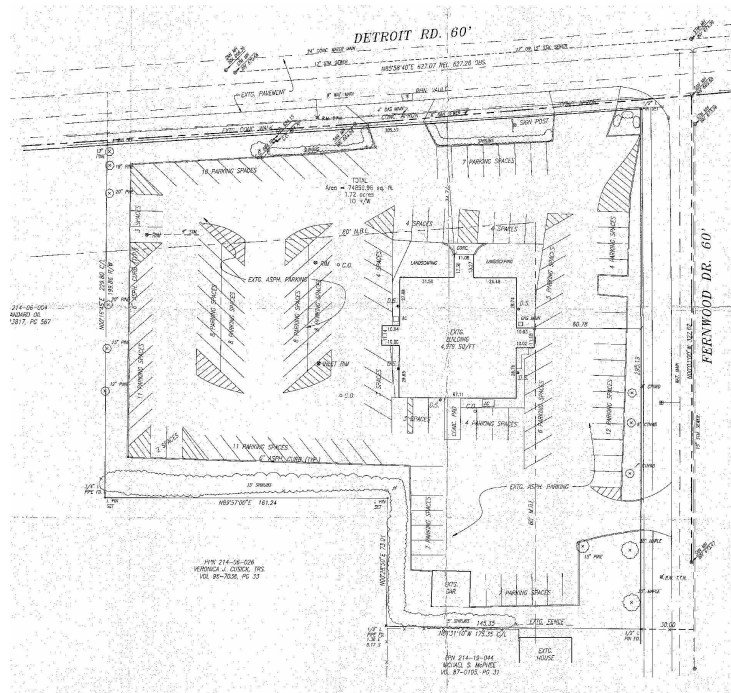
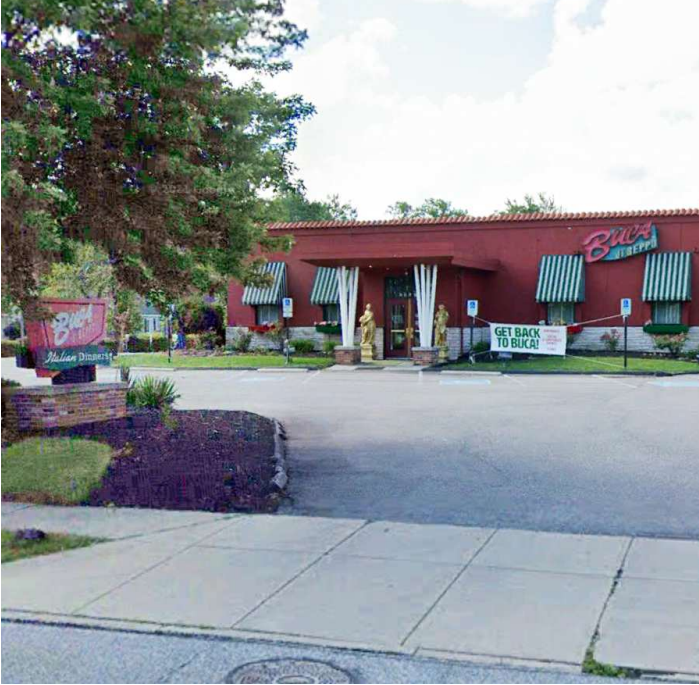
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Regional Aerial Map



Crocker Park: Named 3rd Best Retail Center Experience in the Nation by Chain Store Age Magazine

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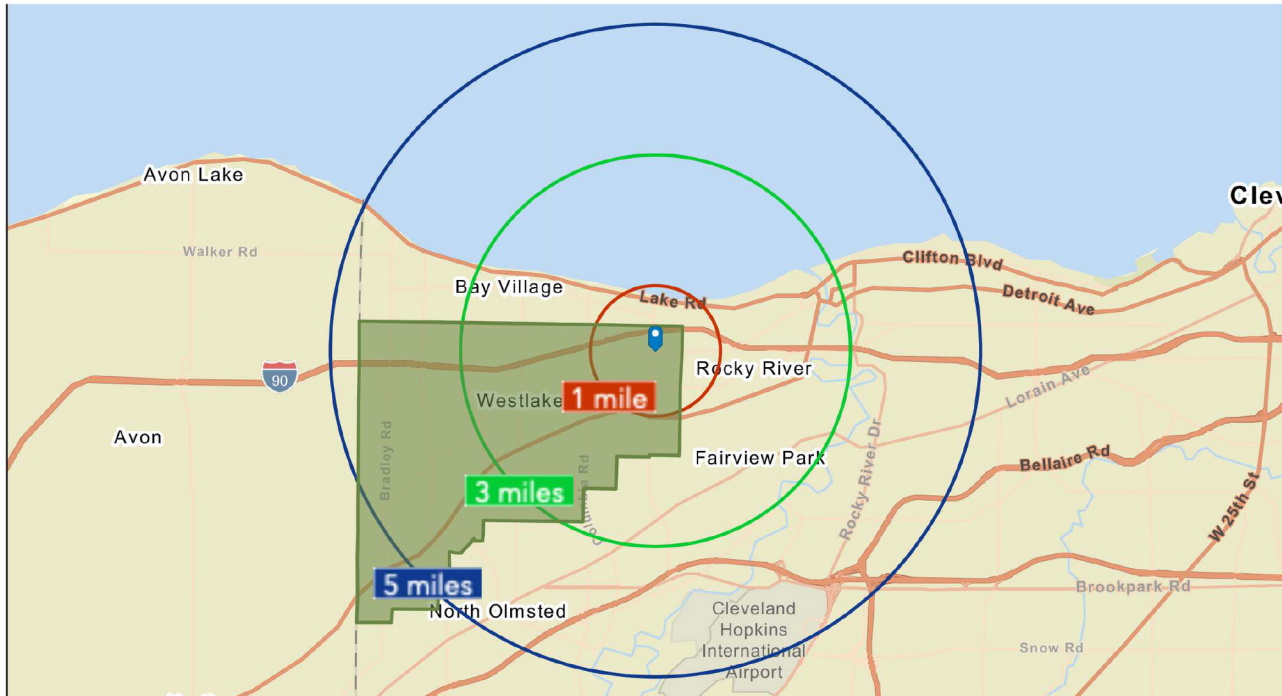
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,053	30,605	77,827
Total Population	6,732	68,426	170,877
Average HH Income	\$133,892	\$124,874	\$113,554
Total Businesses	684	3,345	7,258
Total Employees	7,144	36,097	101,051

[CLICK HERE FOR FULL DEMOGRAPHIC REPORT](#)

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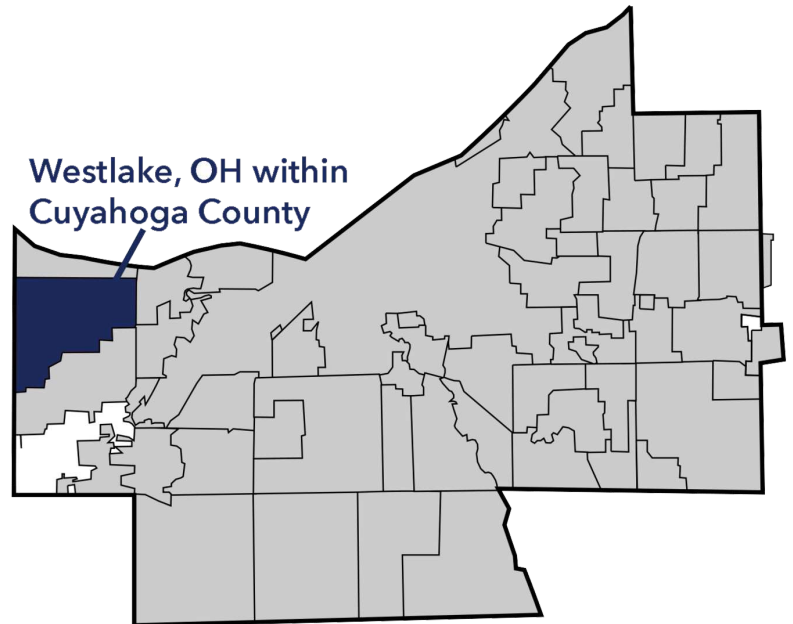


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### WESTLAKE, OH

**Westlake** is a city in Cuyahoga County, Ohio, United States. It is a suburb located 12 miles (19 km) west of downtown Cleveland, and is included in the Greater Cleveland-Elyria MSA.

Companies headquartered in Westlake include Nordson, American Greetings, Hyland Software, and Scott Fetzer Company, TravelCenters of America, and Equity Trust.

Crocker Park is a lifestyle center and mixed-use development comprising 1,050,000 sq ft of retail space, 650 residential units, and 100,000 sq ft of office space based on a small French town-type setting.

### TOP EMPLOYERS

	EMPLOYER	# OF EMPLOYEES
1.	University Hospital Health System	3,202
2.	Hyland Software	1,987
3.	American Greetings Corporation	1,167
4.	TA Operating, LLC	835
5.	Westlake City School District	707
6.	City of Westlake	413
7.	Equity Administrative Services	412
8.	The Cleveland Clinic Foundation	395
9.	Budget Dumpster, LLC	333
10.	KeyBank National Association	199

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