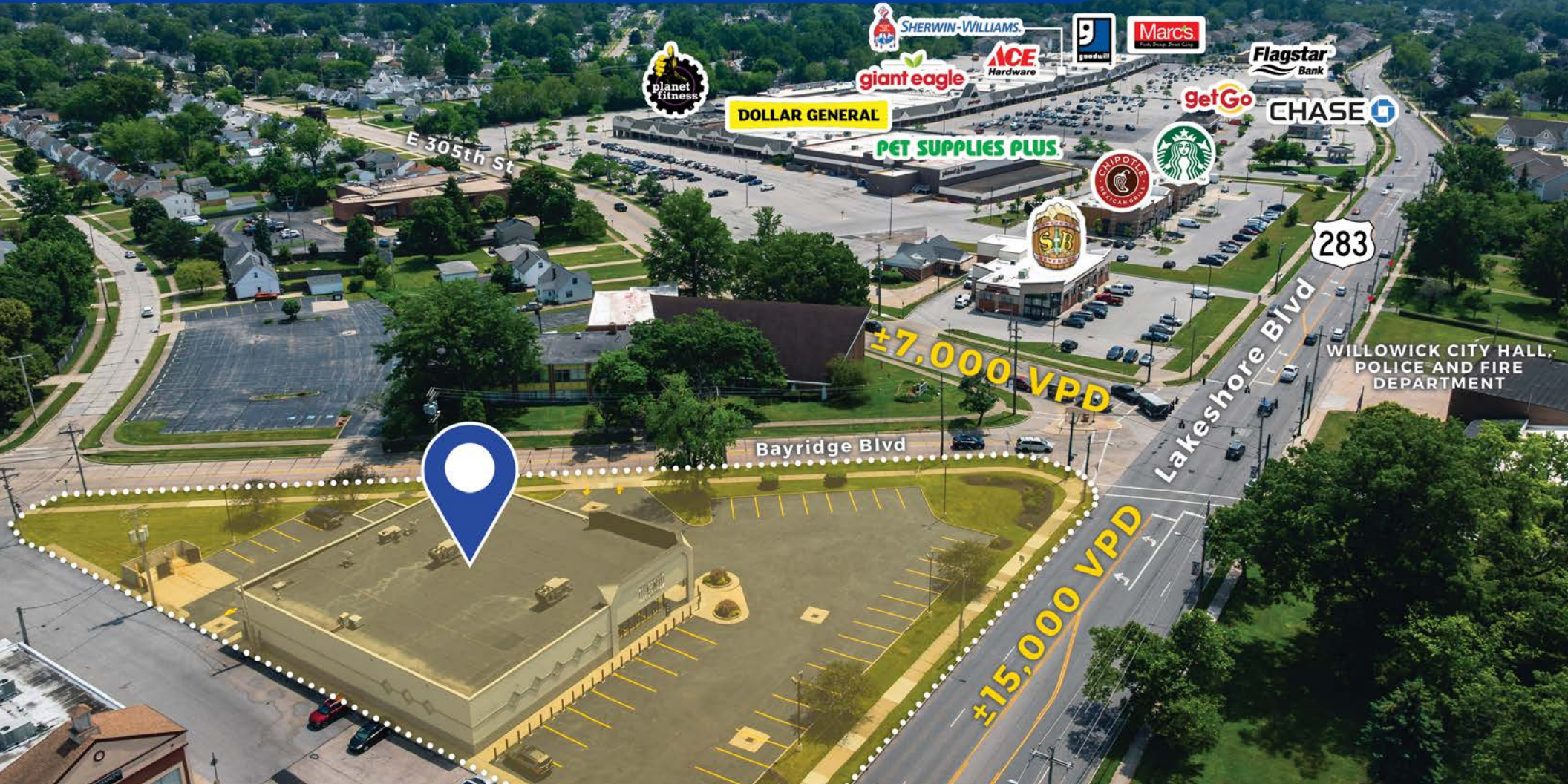


# 30500 LAKESHORE BLVD

Willowick, OH 44095

CLEVELAND : 15 MILES



The  
*Carrington*  
Company

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**Free Standing Building on  
Signalized Intersection  
- FOR LEASE**



# PROPERTY SUMMARY

30500 Lakeshore Blvd, Willowick, OH 44095

This 11,362 sf free standing building with a drive thru is primarily positioned in the center of the Willowick retail trade area with great access, signage, and visibility. Located on a signalized intersection the former Rite Aid benefits from over 22,000 vehicles per day driving through the intersection and substantial population density of almost 120,000 people within 5 miles. Retail in the immediate area is thriving with three grocery stores located within a quarter mile, recent ground up development for nationally branded restaurants, and top performing national retailers in numerous daily convenience categories. With flexible use/zoning and generous parking on an oversized parcel of 1.11 acres this property has the potential to become a highly successful site for the next occupant.

## Availability

- ▶ 11,362 square feet on 1.11 acres

## Location Features

- ▶ Free standing building with drive thru on a signalized intersection
- ▶ 22,000 VPD & almost 120,000 population within 5 miles
- ▶ Flexible use/zoning and recently upgraded property
- ▶ Sharing an intersection with highly successful best in class national/regional retailers
- ▶ Surrounded by dense residential, schools, and city services (fire & police station next door)



## Site Photos





## Site Photos

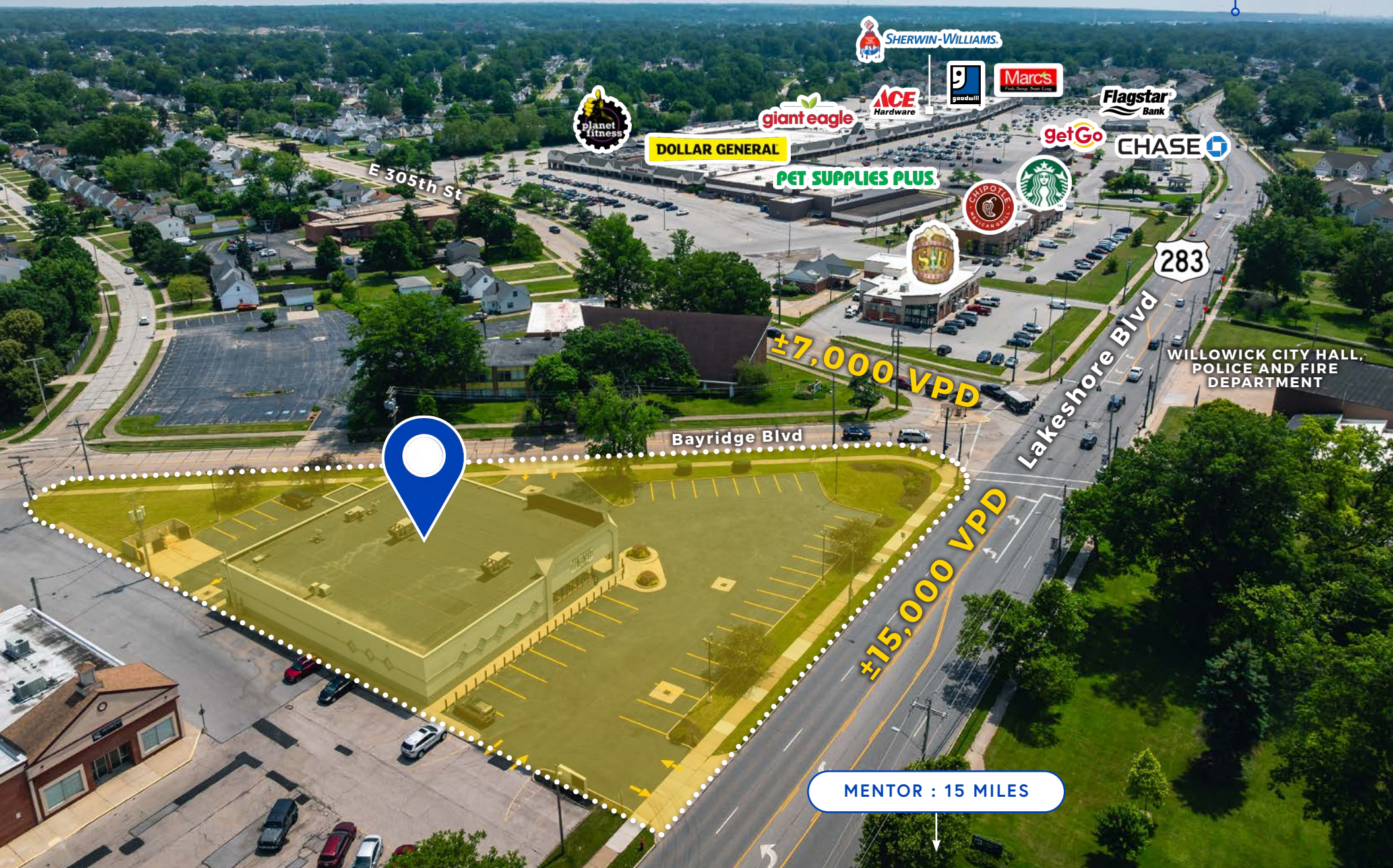




# PROPERTY AERIAL

← MAYFIELD HEIGHTS : 12 MILES

CLEVELAND : 15 MILES



Free Standing Building – For Lease | 30500 Lakeshore Blvd, Willowick, OH 44095



# PROPERTY AERIAL

MAYFIELD HEIGHTS : 12 MILES

MENTOR : 15 MILES

Walmart\*



±15,000 VPD



Lakeshore Blvd

Bayridge Blvd

CLEVELAND : 15 MILES



# LOCAL AERIAL

Lake Erie

283

Lakeshore Blvd

MENTOR

12 Miles



WILLOWICK CITY HALL,  
POLICE AND FIRE  
DEPARTMENT



640

Vine St

640



DUDLEY PARK

11,362 SF  
BUILDING  
AVAILABLE

MAYFIELD  
HEIGHTS

12 Miles



## PER PLACER AL

- ▶ Chipotle - 74th percentile in the chain
- ▶ Starbucks - 73rd percentile in the chain
- ▶ Pet Supplies Plus - 78th percentile in the chain
- ▶ Planet Fitness - 87th percentile in the chain
- ▶ Giant Eagle - 84th percentile in OH
- ▶ Ace Hardware - 95th percentile in OH

ROYAL VIEW  
ELEMENTARY SCHOOL

E 305th St

CLEVELAND

15 Miles

Image NOAA

2



# SITE MAP

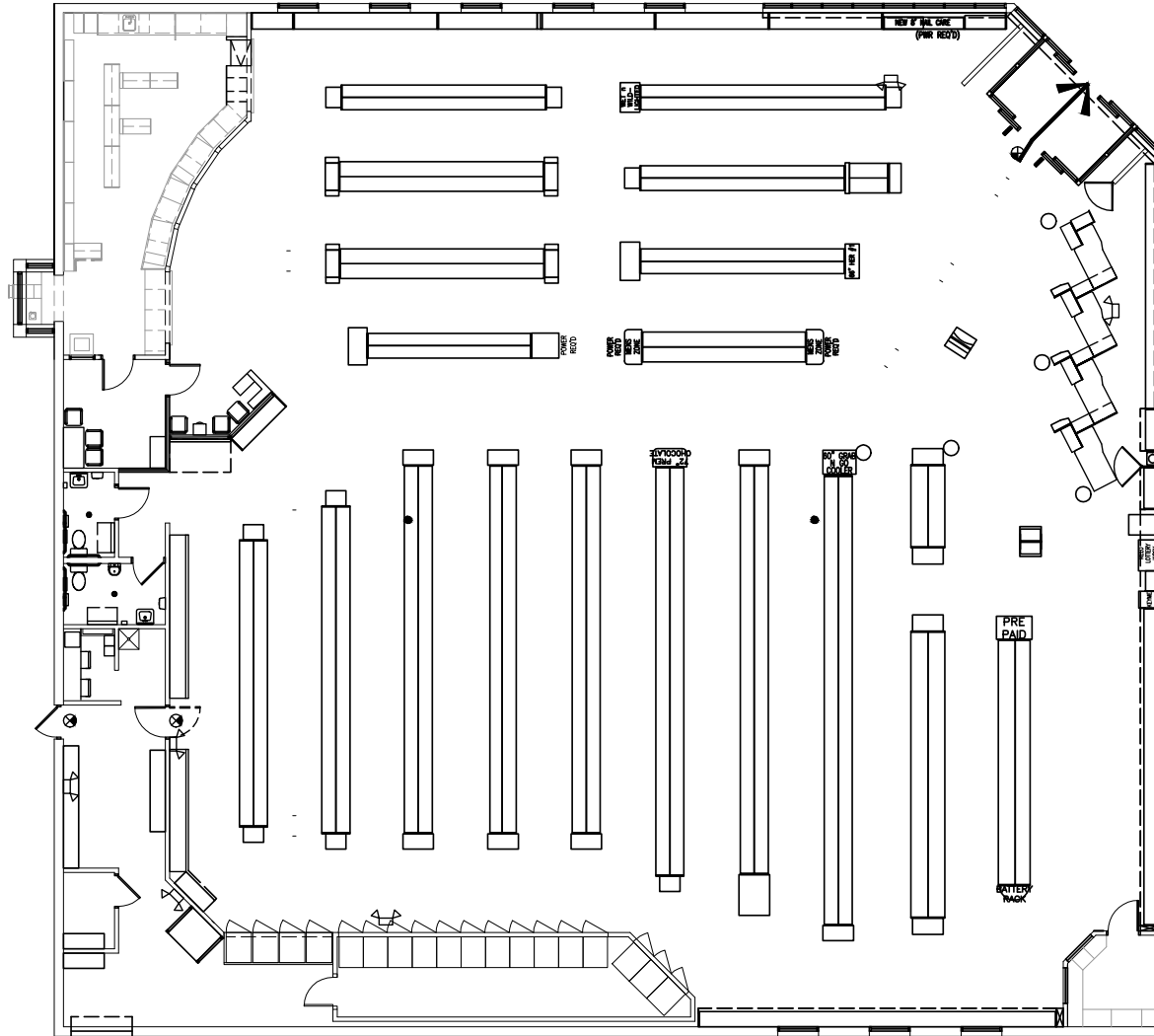
LAKESHORE BLVD ( $\pm 15,000$  VPD)

E 305TH ST ( $\pm 7,000$  VPD)





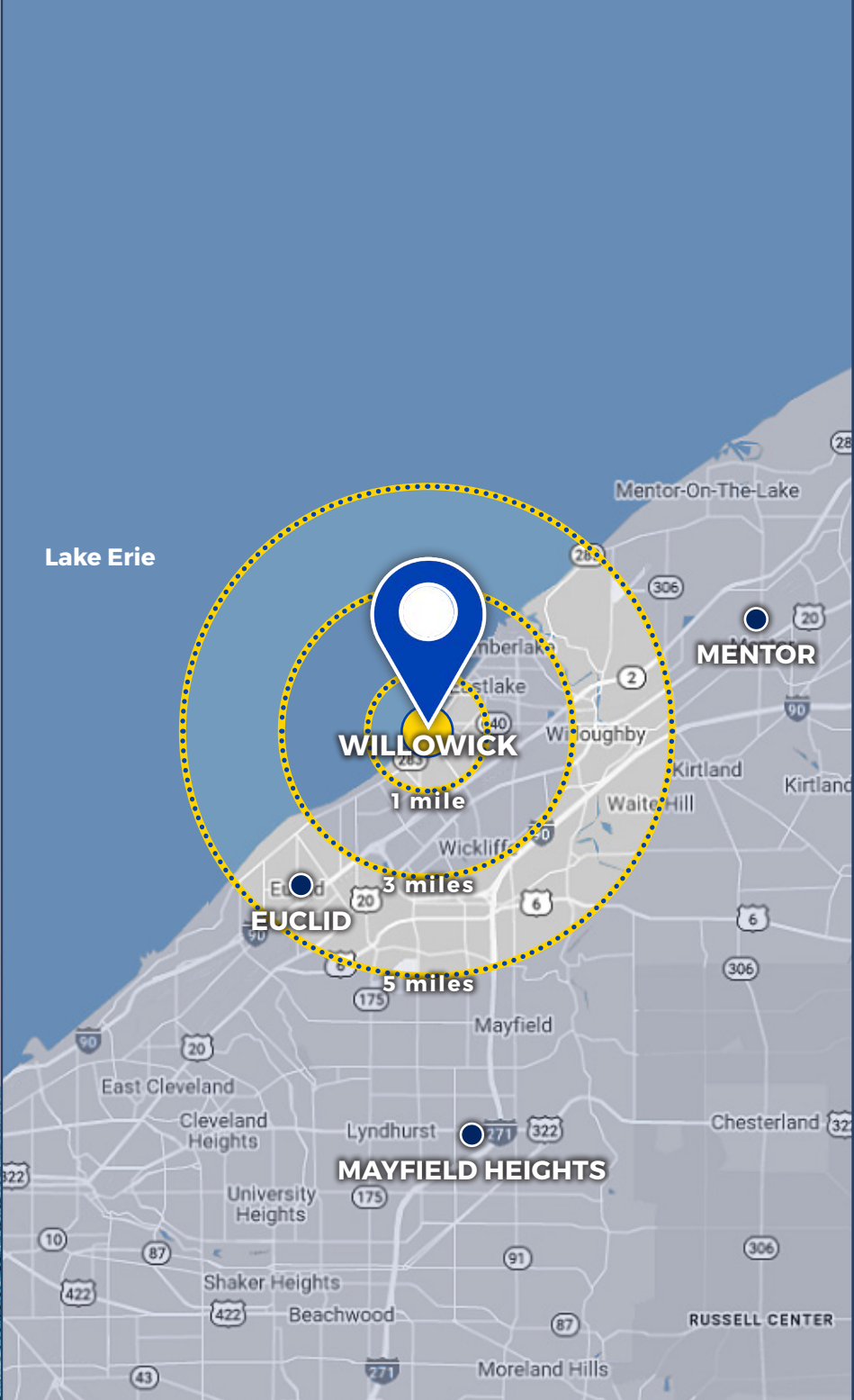
# SPACE PLAN





# DEMOGRAPHICS

| 2024 SUMMARY         | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------|----------|----------|----------|
| POPULATION           | 10,469   | 58,877   | 118,662  |
| HOUSEHOLDS           | 4,652    | 27,946   | 55,173   |
| AVG HOUSEHOLD INCOME | \$92,262 | \$79,562 | \$84,036 |
| AVG MEDIAN INCOME    | \$73,557 | \$61,014 | \$60,838 |







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