

Land | For Sale - Price Reduced

CBRE

Vacant Land Available

±1.3495 Acres

30812 Detroit Road
Westlake, OH 44145
North Olmsted, Ohio 44070

Excellent Location



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Property Highlights

- + Land Size - ±1.3495 acres
- + Zoned - General Business
- + Proximate to Crocker Park
- + 223' feet of frontage (Bradley Road)
- + Traffic Count - 19,393 cars per day on Detroit Road
- + Sale Price - \$1,000,000



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AERIAL MAP



INTERSTATE
90

26,223 VPD

10,959 VPD

PROMENADE AT CROCKER PARK

MARKET DISTRICT **BED BATH & BEYOND**

OfficeMax **ME** **Message Envy** **NORDSTROM** **rack**

STARBUCKS **BALEGO'S BAGELS** **FIVE GUYS** **ROBEKS**

DUKOKS and FKIED

SAVANNAH COMMONS

ALDI **ups** **OrangeTheory** **FITNESS**

Jason Mraz

211-10-009
1.3495 ACRES

CROCKER PARK

TRADER JOE'S **DICK'S SPORTING GOODS** **BARNES & NOBLE BOOKSELLERS** **DSW** DESIGNER SHOE WAREHOUSE

H&M **ARHAUS** **LA FITNESS** **BARROCO** **Apple**

Starbucks **3 Palms** **BONEFISH GRILL** **Bar Louie** **The Cheesecake Factory**

TEXAS de BRAZIL **Blue** **Bluffwood Tavern** **Yard House**

HYDE PARK **Avadella's eatery** **Broken Egg Cafe** **FONDADO**

FirstWatch **HOT CHICKEN TAKEOVER** **BIBIBOP** **Wild Mangos**

DRY GOODS **buybuy BABY** **LEO'S** **Dave's** **Opening Soon:**

WORLD MARKET **REGAL** **urbanAir**

DETROIT ROAD

BRADLEY ROAD

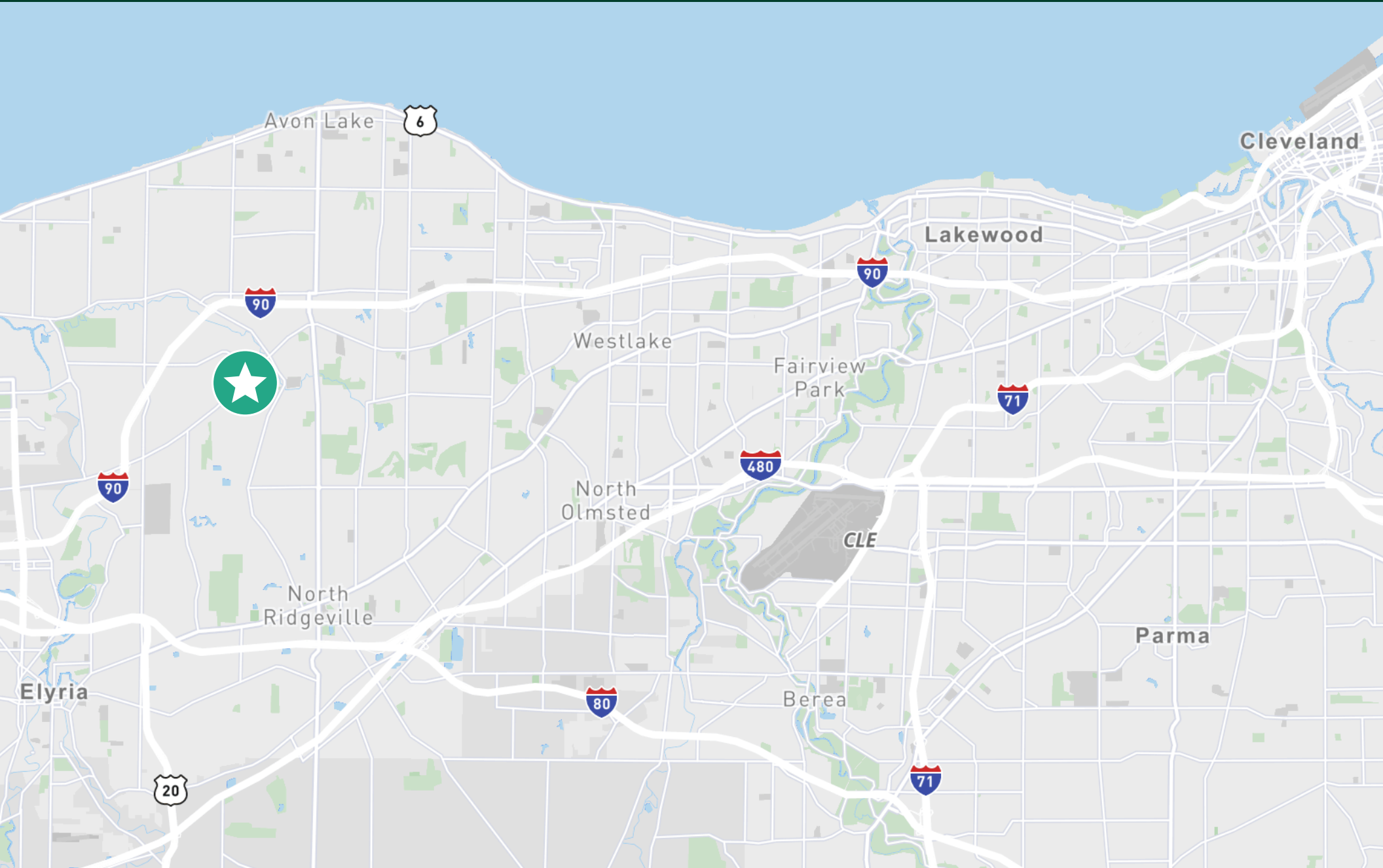
Sola
TITLE

CVS
pharmacy

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Retail Trade Area



WESTLAKE-CROCKER PARK

RETAIL TRADE AREA

TRADE AREA INFO
 Detroit Road & Crocker Road
 (3 Miles)

- Population: 54,861
- Daytime Population: 62,325
- Total Households: 22,230
- Average HH Income: \$133,166
- Total Businesses: 2,205
- Total Employees: 38,375

MAJOR OFFICE BLDGS
 ±3.8 MSF (3 Miles; Source: CoStar)

1. Atrium of Westlake - 60,000 SF
2. Crocker Park - 772,376 SF
3. Gemini I & II - 148,498
4. Crocker Corporate Center - 63,251 SF
5. LaCentre Office Plaza - 139,805 SF
6. King James South - 274,947 SF
7. Point 5 & 6 - 188,758 SF

HOTELS
 10 Hotels/1,190 Rooms

1. Holiday Inn Express - 91 Rooms
2. Extended Stay America - 73 Rooms
3. Sonesta ES Suites - 104 Rooms
4. DoubleTree - 269 Rooms
5. Red Roof Inn - 98 Rooms
6. Hampton Inn - 122 Rooms
7. Hyatt Place - 110 Rooms
8. Super 8 - 115 Rooms
9. Courtyard - 122 Rooms
10. Townplace Suites - 86 Rooms

MAJOR EMPLOYERS

1. American Greetings - 4,500
2. Hyland Software - 1,800
3. Scott Fetzer Co - 1,318
4. St. John Medical Ctr - 1,050 (off map)
5. Energizer Battery - 500

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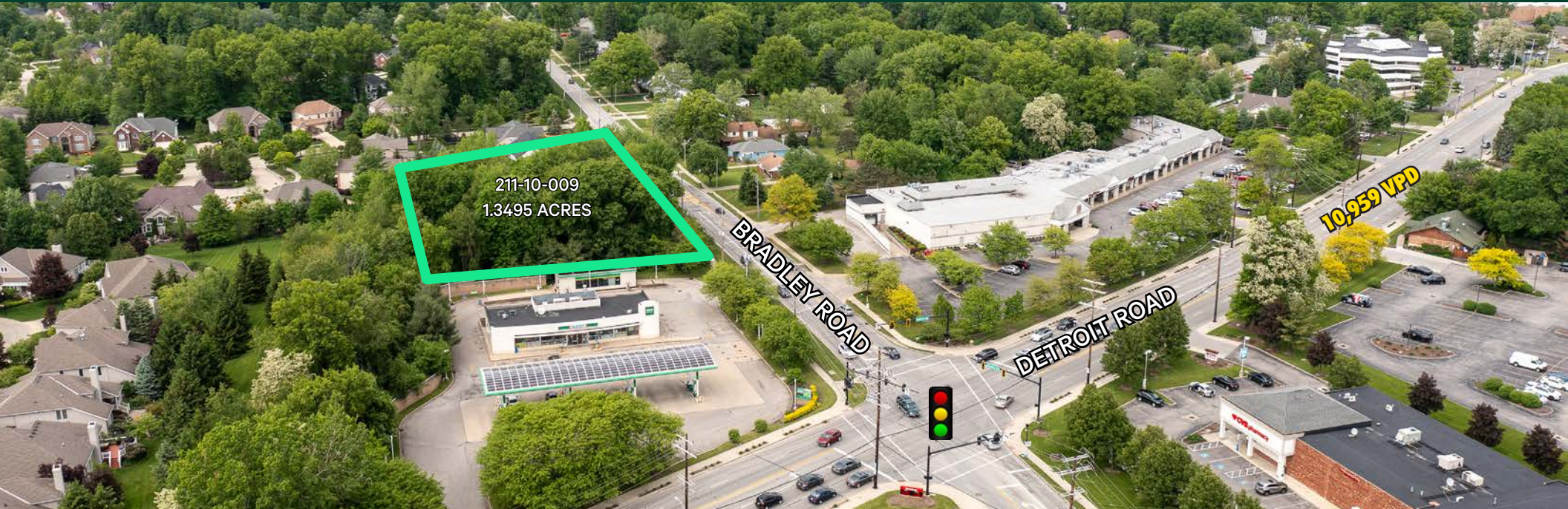
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Demographic Overview

Demographics	1 mile	3 miles	5 miles	10 miles
2021 Businesses	606	2,250	4,922	13,765
2021 Employees	15,898	41,576	76,045	217,778
2021 Population	7,206	55,198	137,869	446,950
2021 Median Age	43.40	46.00	45.60	43.00
2021 Population 25 and Over	5,433	39,680	99,922	322,129
2021 Households	3,572	22,400	56,543	190,349
2021 Average Household Size	1.96	2.41	2.41	2.31
2021 Average Household Income	\$115,786	\$129,159	\$112,138	\$86,527
2021 Owner Occupied Housing Units	1,891	17,359	45,200	134,361
2021 Average Value of Owner Occ. Housing Units	\$346,468	\$342,567	\$292,474	\$230,821
2021 Daytime Population	13,415	64,557	143,371	439,569
Daytime Workers	10,400	36,294	73,239	211,653
Daytime Residents	3,015	28,263	70,132	227,916

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Contact Us

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