

FOR LEASE/ GROUND LEASE/ BUILD TO SUIT

Former PNC Bank Branch Redevelopment Opportunity

25350 DETROIT ROAD, WESTLAKE, OH 44145

RETAIL



PROPERTY INFO

- + Current PNC Bank has finished asphalt grade of approximately .56 acres
- + Entire lot 3.09 acres with 145' of frontage
- + Rare Westlake Drive-thru opportunity
- + 2,000 SF bank building with drive-thru
- + Interchange services zoning
- + Excellent access to I-90 (89,273 VPD)
- + Close proximity to Crocker Park retail corridor
- + Strong daytime population of 40,905 people in a 3 mile radius
- + Average HH incomes of \$86,961 in a 5 mile radius
- + Population of 152,018 in a 5 mile radius

CONTACT US

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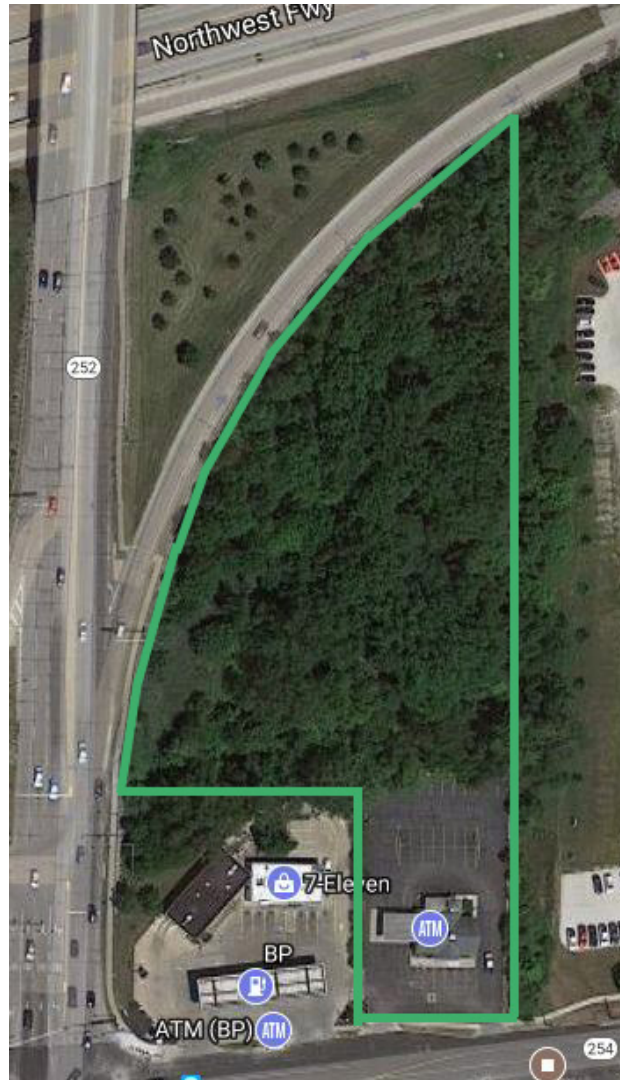
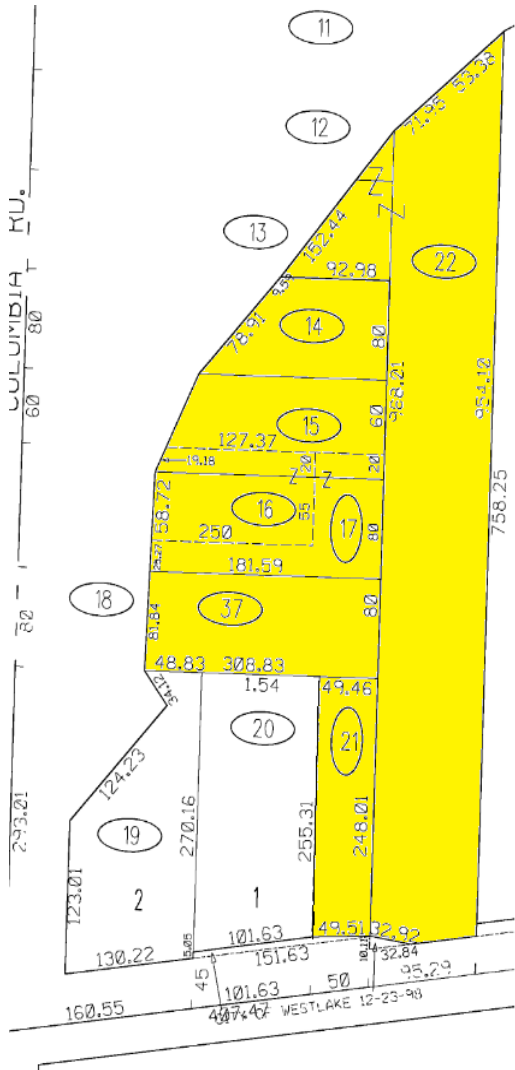


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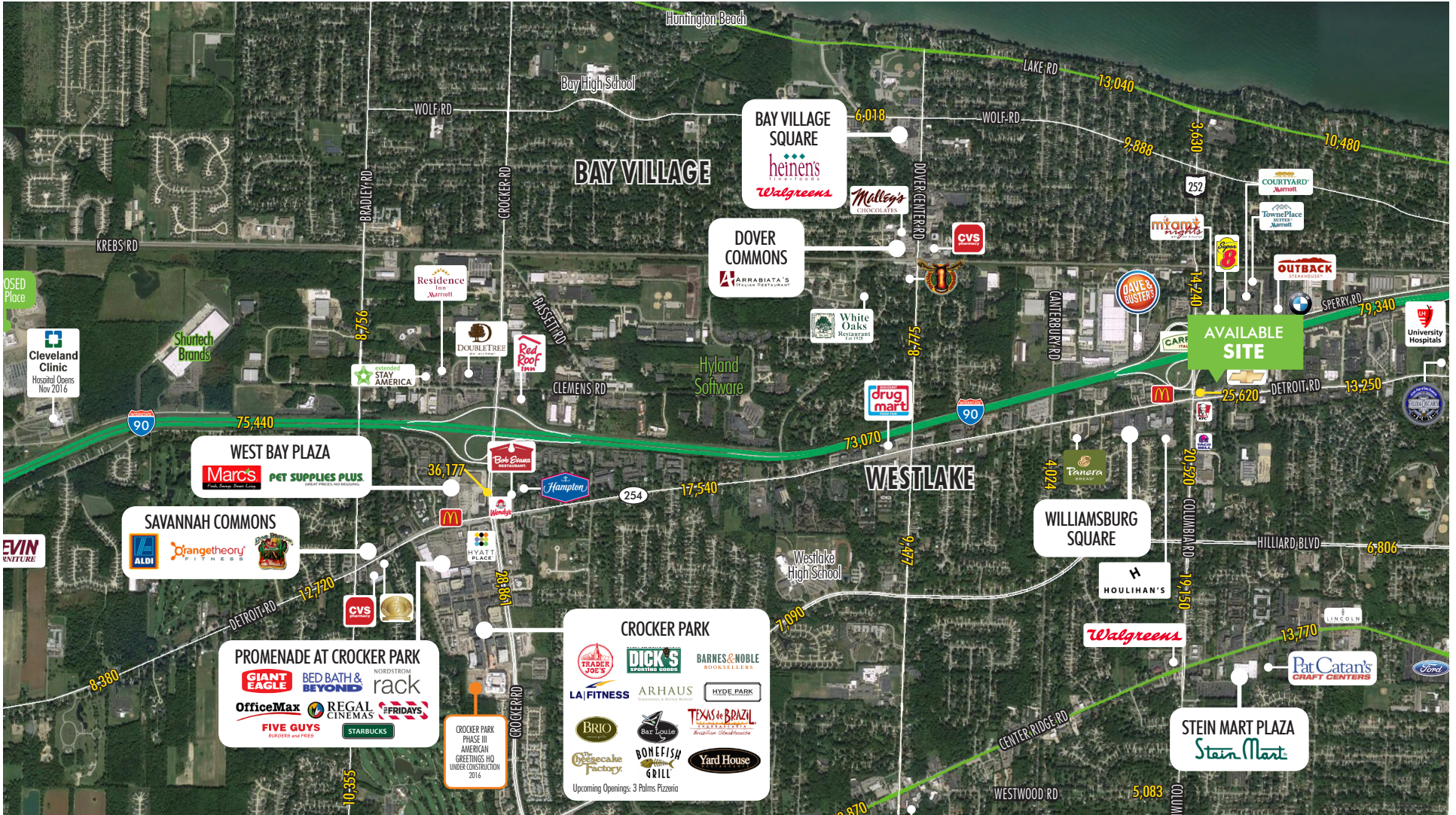


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DEMOGRAPHIC BRIEF

25350 DETROIT RD

	1 MILE	3 MILES	5 MILES
POPULATION			
2016 Population - Current Year Estimate	7,242	65,728	152,018
2021 Population - Five Year Projection	7,151	65,165	150,741
2010 Population - Census	7,354	65,975	152,989
2000 Population - Census	7,533	67,383	154,288
2010-2016 Annual Population Growth Rate	-0.25%	-0.06%	-0.10%
2016-2021 Annual Population Growth Rate	-0.25%	-0.17%	-0.17%
HOUSEHOLDS			
2016 Households - Current Year Estimate	3,090	28,777	66,312
2021 Households - Five Year Projection	3,078	28,738	66,224
2010 Households - Census	3,090	28,494	65,824
2000 Households - Census	3,088	28,423	65,126
2010-2016 Annual Household Growth Rate	0.00%	0.16%	0.12%
2016-2021 Annual Household Growth Rate	-0.08%	-0.03%	-0.03%
2016 Average Household Size	2.34	2.24	2.26
HOUSEHOLD INCOME			
2016 Average Household Income	\$92,094	\$92,598	\$86,961
2021 Average Household Income	\$102,228	\$101,787	\$95,976
2016 Median Household Income	\$72,113	\$67,310	\$62,212
2021 Median Household Income	\$79,365	\$76,658	\$71,328
2016 Per Capita Income	\$38,235	\$40,583	\$38,378
2021 Per Capita Income	\$42,772	\$44,904	\$42,635
HOUSING UNITS			
2016 Housing Units	3,254	30,421	70,724
2016 Vacant Housing Units	164 5.0%	1,644 5.4%	4,412 6.2%
2016 Occupied Housing Units	3,091 95.0%	28,777 94.6%	66,312 93.8%
2016 Owner Occupied Housing Units	2,577 79.2%	20,966 68.9%	45,406 64.2%
2016 Renter Occupied Housing Units	514 15.8%	7,811 25.7%	20,906 29.6%
EDUCATION			
2016 Population 25 and Over	5,129	47,881	109,292
HS and Associates Degrees	2,418 47.1%	21,218 44.3%	51,633 47.2%
Bachelor's Degree or Higher	2,538 49.5%	24,501 51.2%	52,272 47.8%
PLACE OF WORK			
2016 Businesses	691	3,216	6,333
2016 Employees	10,262	40,905	84,776

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