

LEASE

35361 EUCLID AVE

35361 Euclid Ave Willoughby, OH 44094



LOCATION DESCRIPTION

- Willoughby, OH is located 22 minutes Northeast of Downtown Cleveland and immediately West of Mentor, OH and part of the Cleveland-Elyria MSA.
- Willoughby's downtown is listed on the National Register of Historic Places, which ensures its architecture and history will be preserved well into the future.
- The subject property is located on high-traffic Euclid Avenue (SR 20), a dominant thoroughfare through Willoughby and Northeast OH at large.
- 1 Mi. from Lakeland Freeway / SR 2 to the north and Willoughby Downtown District to the east.
- Just east from SOM Center Rd. / SR 91.
- Nearby amenities include 1,525,927 SF of commercial real estate.
- Easy access to Lake Health and University Hospital Facilities

PROPERTY HIGHLIGHTS

- Vacant 2 story office building for lease on high-traffic Euclid Ave./ SR 20.
- High Traffic Counts: 25,641 VPD
- Lease individual offices or full first floor.
- Terrific signage available
- Available 1,922 square foot ground floor
- Conference room available for tenants

WILLOUGHBY MAIN BUSINESS CORRIDOR

	1 MILE RADIUS	CITY OF WILLOUGHBY
Total Residents	7,887	24,281
Total Businesses	847	1,297
Total Employees	13,327	17,472
Median Income	\$53,739	\$62,863
Average Household Income	\$60,729	\$81,871

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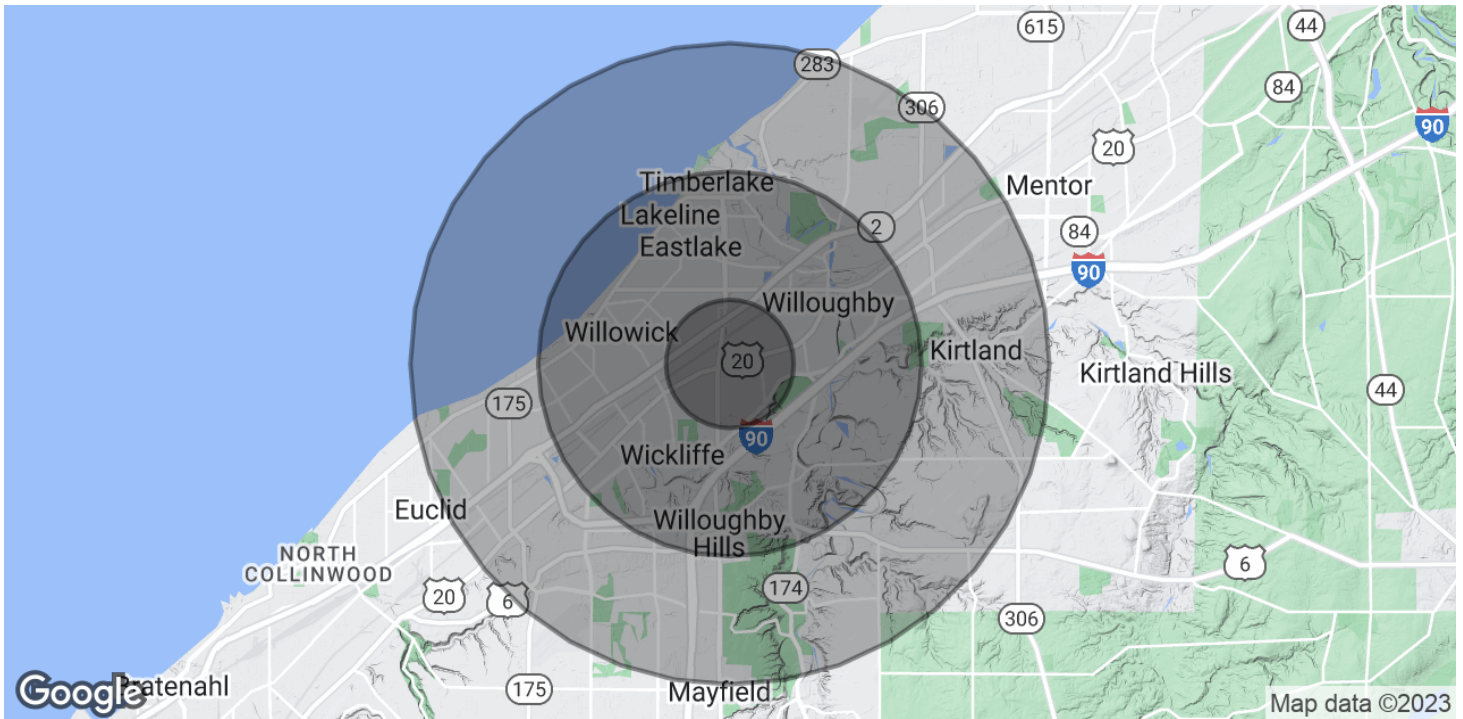


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,887	59,273	120,245
Average Age	50.4	44.9	43.4
Average Age (Male)	47.9	43.6	41.5
Average Age (Female)	52.8	45.9	45.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,279	29,529	59,892
# of Persons per HH	1.8	2	2
Average HH Income	\$60,729	\$67,284	\$65,986
Average House Value	\$129,970	\$146,089	\$148,737

* Demographic data derived from 2020 ACS - US Census

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