

# 28080 CHARDON ROAD

WILLOUGHBY HILLS, OHIO 44092

RETAIL AND OFFICE SPACE / FOR LEASE



## Property Highlights

- The building is surrounded by major national tenants including Giant Eagle, Marc's, Office Max, PNC, O'Reilly Auto Parts, Chase Bank, Huntington Bank, Fifth Third Bank, Ramada and CVS Pharmacy
- Ample parking
- On-site management
- Located at I-90 and Chardon Road

## Lease Options Available

### 1st Floor

Retail suites : 3,800 SF and 4,100 SF  
(both are endcap spaces)

### 2nd Floor

Office suites : 1,532 SF to 2,175 SF

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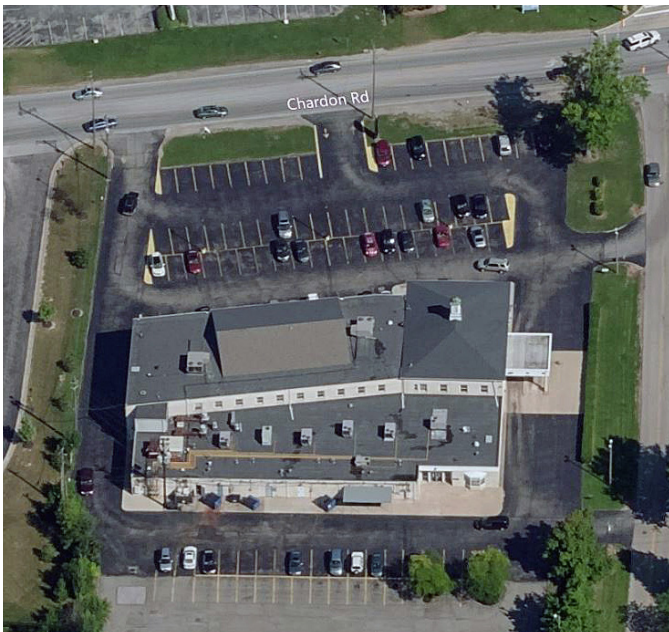
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### DEMOGRAPHICS

Population	2020	2025 Projection
1 Miles	9,213	9,480
3 Miles	74,354	73,971
5 Miles	189,071	187,541
Households	2020	2024 Projection
1 Miles	4,677	4,801
3 Miles	33,270	33,091
5 Miles	85,089	84,360
Total Housing Units	Owner	Renter
1 Miles	20.14%	79.86%
3 Miles	57.02%	42.98%
5 Miles	61.06%	38.94%
Income	Median	Average
1 Miles	\$33,389	\$42,964
3 Miles	\$46,130	\$63,957
5 Miles	\$48,480	\$64,790

**Traffic : Chardon Road and Emerald Lakes Avenue is 13,726 vehicles per day**

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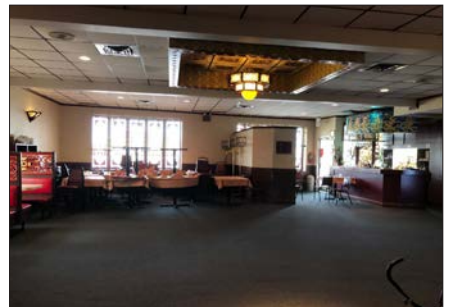
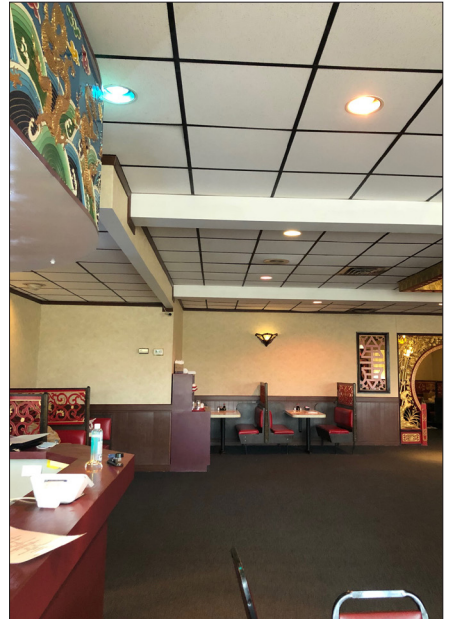
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RETAIL AND OFFICE SPACE / FOR LEASE

27910 Chardon Road (Retail)  
3,800 SF Former Restaurant Space - 40' wide



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RETAIL AND OFFICE SPACE / FOR LEASE

28090 Chardon Road (Retail)  
4,100 SF - Former Bank Branch  
37' wide x 112' deep with 24' x 22' canopy over drive through lane



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