



# FOR LEASE 23709 CENTER RIDGE RD.

WESTLAKE, OH 44145

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# Property Summary



## OFFERING SUMMARY

Available SF: 2,175 - 11,320 SF

Lease Rate: \$25-\$23.00/SF

Lease Type: NNN

Lot Size: 1.61 Acres

Building Size: 11,320 SF

Market: Westlake

Zoning: Commercial

## PROPERTY OVERVIEW

Beautiful retail building at the signalized intersection of Corner lot Center Ridge, and Clague Road. Rite Aid was in the building for 20 years, and took great care of the property. This is the perfect opportunity for a Restaurant or Retailer. Contact agent for details.

Drone - <https://1drv.ms/v/s!AjIj2FGvMv1eoKVk8Ps2EC2ifeA5bw?e=fvNIE1>

## PROPERTY HIGHLIGHTS

- Over 30,000 Cars Passing Daily.
- Great visibility, at a signalized intersection.
- 250,000 residents with-in 15 minutes.
- Average Household income over \$80,000
- Ample Parking

# Potential Site Plan #1



LEASE RATE:	\$23.00 - 25.00 SF/YR	TOTAL SPACE:	2,320 - 4,000 SF
LEASE TYPE:	NNN	LEASE TERM:	5 - 10 YRS

SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM
Suite A	\$25.00 SF/yr	NNN	4,785 SF	5-10 YRS
Suite B	\$23.00 SF/yr	NNN	2,175 SF	5-10 YRS
Suite C	\$23.00 SF/yr	NNN	2,175 SF	5-10 YRS
Suite D	\$23.00 SF/yr	NNN	2,175 SF	5-10 YRS



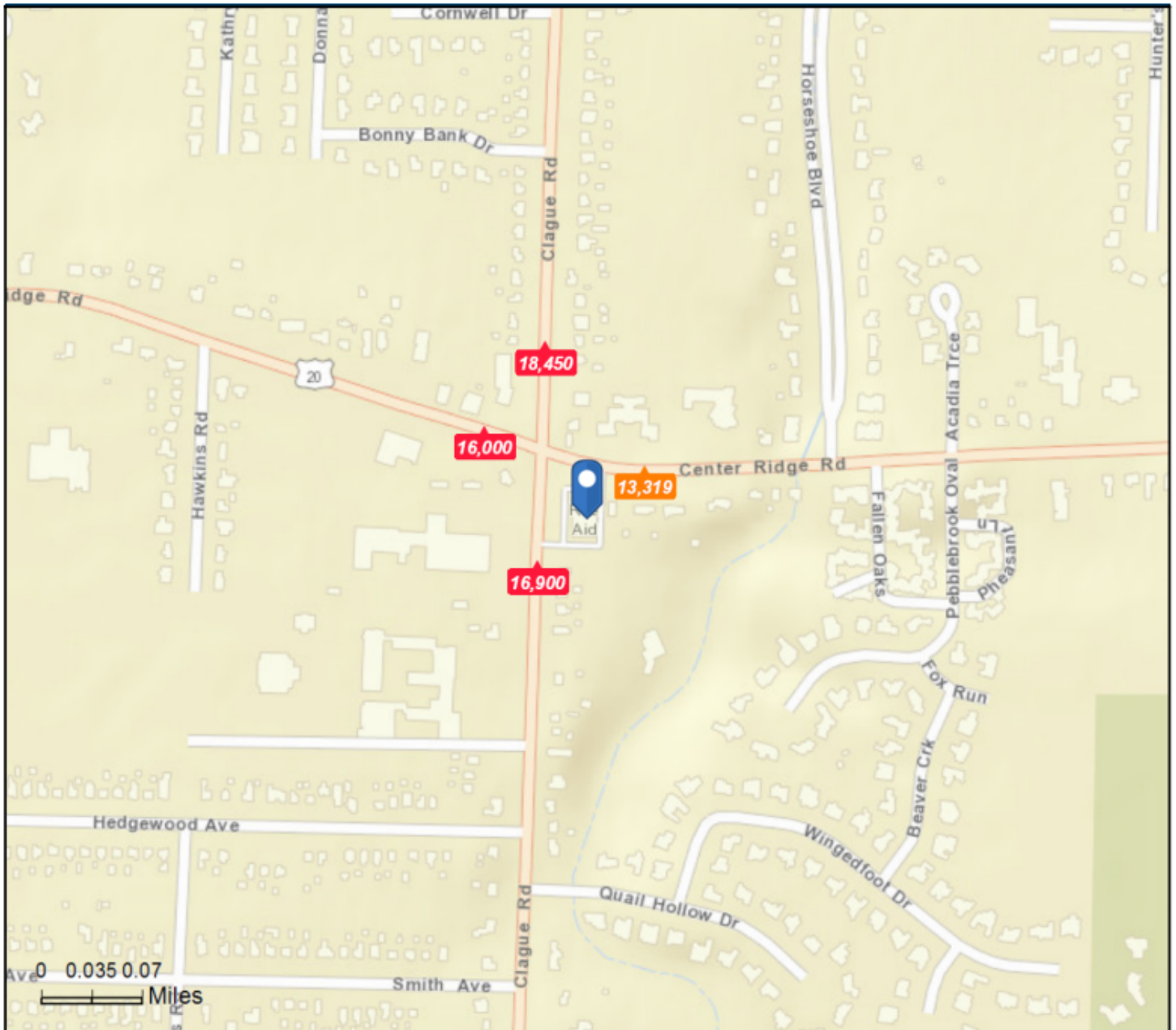
# Potential Site Plan #2



LEASE RATE:	\$23.00 - 25.00 SF/YR	TOTAL SPACE:	2,320 - 4,000 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM
Suite A	\$25.00 SF/yr	NNN	3,480 SF	5-10 YRS
Suite B	\$23.00 SF/yr	NNN	2,610 SF	5-10 YRS
Suite C	\$23.00 SF/yr	NNN	2,610 SF	5-10 YRS
Suite D	\$23.00 SF/yr	NNN	2,610 SF	5-10 YRS

# Traffic Map



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# Retail Map





# Demographics



## Demographic and Income Profile

23709 Center Ridge Rd, Westlake, Ohio, 44145 3  
23709 Center Ridge Rd, Westlake, Ohio, 44145  
Drive Time: 15 minute radius

Prepared by Esri  
Latitude: 41.45593  
Longitude: -81.88244

Summary	Census 2010		2019		2024	
Population	251,616		247,994		245,343	
Households	107,885		107,410		106,763	
Families	63,390		61,668		60,914	
Average Household Size	2.31		2.28		2.27	
Owner Occupied Housing Units	70,470		65,452		66,544	
Renter Occupied Housing Units	37,415		41,959		40,220	
Median Age	40.0		41.9		42.7	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	-0.21%		0.25%		0.77%	
Households	-0.12%		0.29%		0.75%	
Families	-0.25%		0.15%		0.68%	
Owner HHs	0.33%		0.63%		0.92%	
Median Household Income	2.92%		2.37%		2.70%	
Households by Income	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	12,053	11.2%	9,632	9.0%	9,632	9.0%
\$15,000 - \$24,999	9,612	8.9%	7,980	7.5%	7,980	7.5%
\$25,000 - \$34,999	11,115	10.3%	10,082	9.4%	10,082	9.4%
\$35,000 - \$49,999	14,830	13.8%	13,607	12.7%	13,607	12.7%
\$50,000 - \$74,999	18,614	17.3%	17,803	16.7%	17,803	16.7%
\$75,000 - \$99,999	13,469	12.5%	14,299	13.4%	14,299	13.4%
\$100,000 - \$149,999	15,317	14.3%	18,077	16.9%	18,077	16.9%
\$150,000 - \$199,999	5,879	5.5%	7,677	7.2%	7,677	7.2%
\$200,000+	6,521	6.1%	7,605	7.1%	7,605	7.1%
Median Household Income	\$56,200		\$64,885		\$64,885	
Average Household Income	\$81,229		\$93,329		\$93,329	
Per Capita Income	\$35,176		\$40,597		\$40,597	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,924	5.9%	13,185	5.3%	12,999	5.3%
5 - 9	15,528	6.2%	13,852	5.6%	13,377	5.5%
10 - 14	16,335	6.5%	14,642	5.9%	13,948	5.7%
15 - 19	15,754	6.3%	14,042	5.7%	13,385	5.5%
20 - 24	13,280	5.3%	14,622	5.9%	13,385	5.5%
25 - 34	33,484	13.3%	31,827	12.8%	32,929	13.4%
35 - 44	34,119	13.6%	31,131	12.6%	29,889	12.2%
45 - 54	39,149	15.6%	32,838	13.2%	30,461	12.4%
55 - 64	31,994	12.7%	35,796	14.4%	33,283	13.6%
65 - 74	18,045	7.2%	25,596	10.3%	28,443	11.6%
75 - 84	12,761	5.1%	13,372	5.4%	16,171	6.6%
85+	6,242	2.5%	7,090	2.9%	7,075	2.9%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	212,752	84.6%	202,345	81.6%	200,044	81.5%
Black Alone	19,175	7.6%	20,427	8.2%	20,342	8.3%
American Indian Alone	600	0.2%	601	0.2%	597	0.2%
Asian Alone	6,046	2.4%	7,742	3.1%	7,660	3.1%
Pacific Islander Alone	82	0.0%	112	0.0%	111	0.0%
Some Other Race Alone	6,856	2.7%	8,906	3.6%	8,804	3.6%
Two or More Races	6,105	2.4%	7,860	3.2%	7,786	3.2%
Hispanic Origin (Any Race)	17,676	7.0%	23,207	9.4%	22,958	9.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

November 08, 2019



# Additional Photos

