



HIGH VISIBILITY RETAIL/MEDICAL FOR LEASE
23709 Center Ridge Road, Westlake, Ohio 44145

23709 CENTER RIDGE RD WESTLAKE, OHIO 44145

HIGHLIGHTS

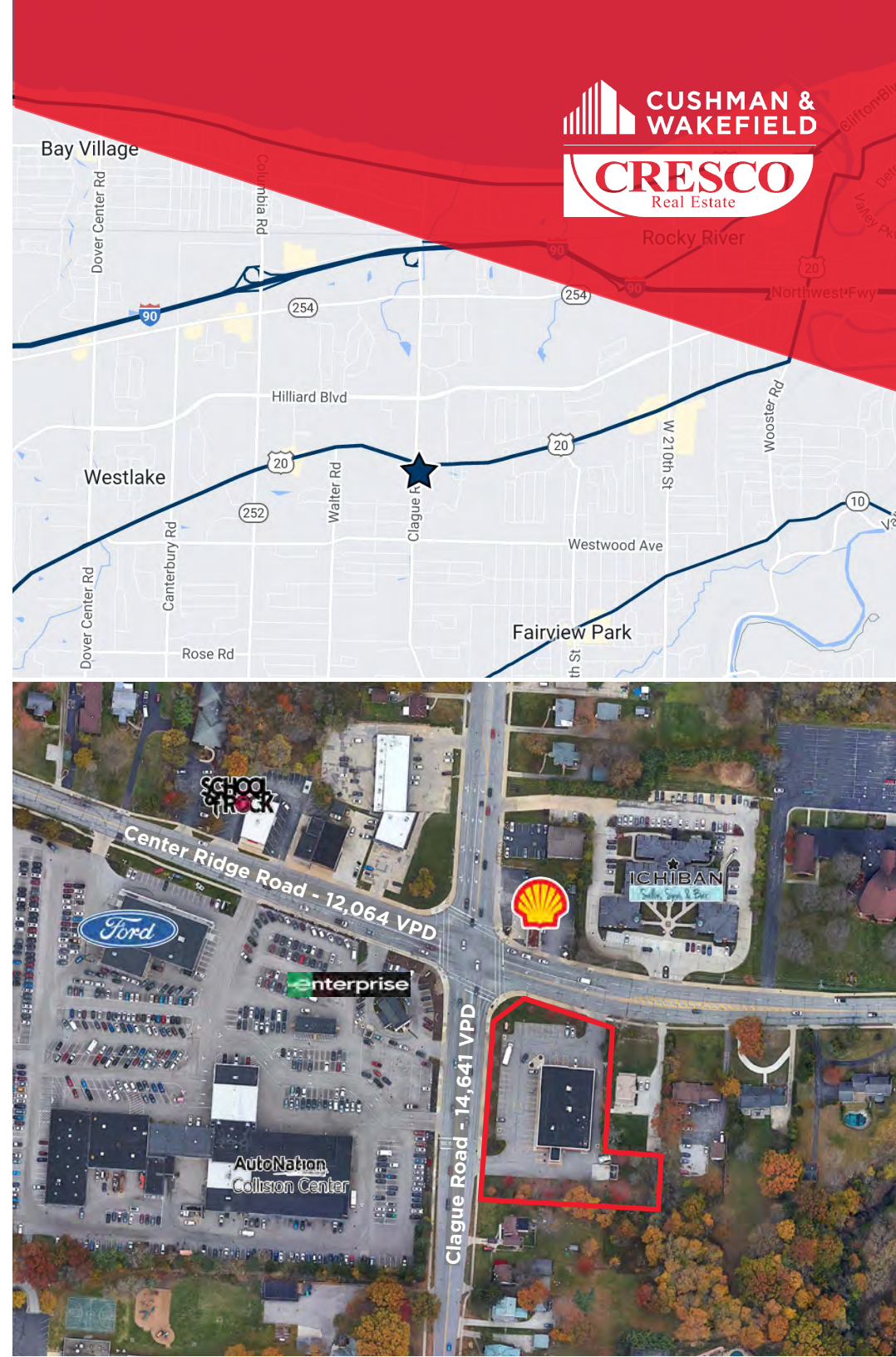
- 2,893 SF for retail or medical/office users
- Highly visible location on hard, signalized corner of Center Ridge Rd and Clague Rd - over 26,000 VPD
- General Business zoning allows for a variety of uses including, but not limited to: general retail, banks, medical & general office, restaurants, and more.
- Ample surface parking, lot in good condition. 52 total spaces.
- Strong T.I. packages on long-term lease transactions

AVAILABLE

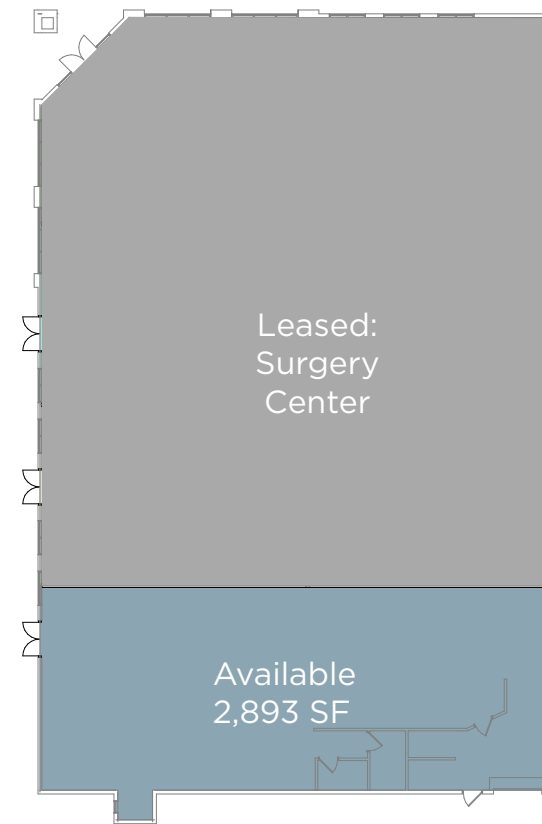
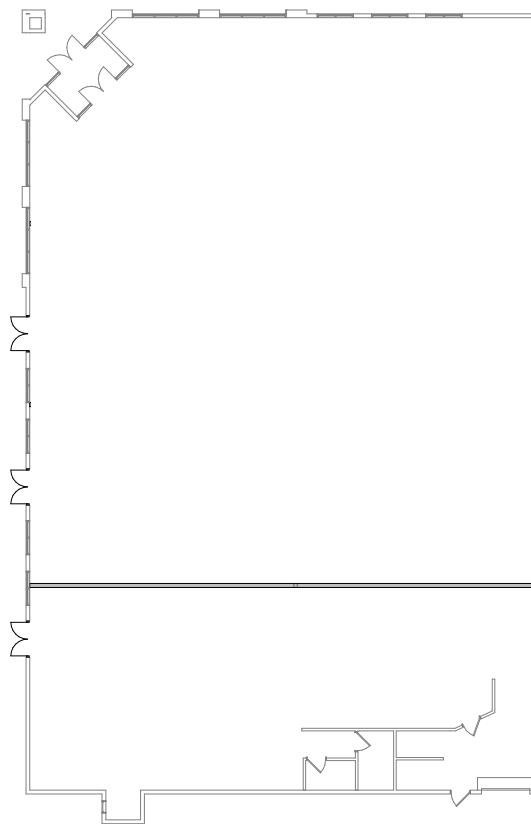
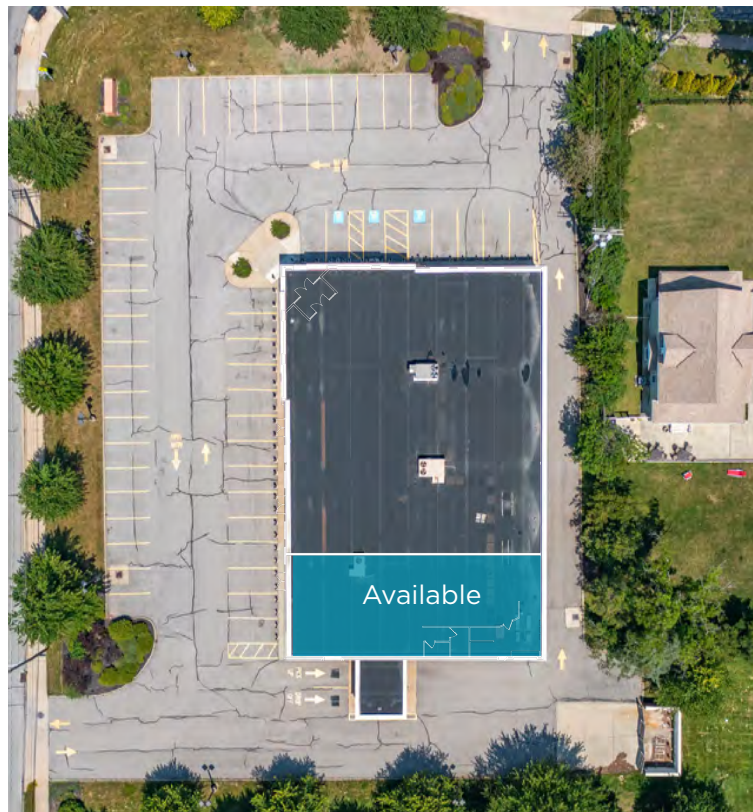
2,893 SF

LEASE RATE

Negotiable









DEMOS

183,720
Population

41.2
Average Age

82,076
Households

\$93,443
HH Income

7,371
Businesses

90,248
Employees

DISTANCE

I-90	2.4 Miles
I-480	2.5 Miles
I-71	5.7 Miles





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