

**FOR SALE**



**Westlake Retail Space on 1.25 AC**

**PRICE REDUCED!**

**26333-26335 Center Ridge Road, Westlake, OH 44145**  
**Tom Jelepis**



# 26333-26335 Center Ridge Road

## Westlake, Oh 44145



### PROPERTY INFORMATION

- Outstanding opportunity located in Westlake, Ohio
- Building is in excellent shape
- Existing tenants Bakery and Beauty salon
- Buildable corner lot included in portfolio
- Extremely high traffic count

### SPACE

- 5,149 SF
- 1.25 AC

### PRICE

- Offered for Sale at ~~\$595,000~~ **\$490,000**
- **PRICE REDUCED**



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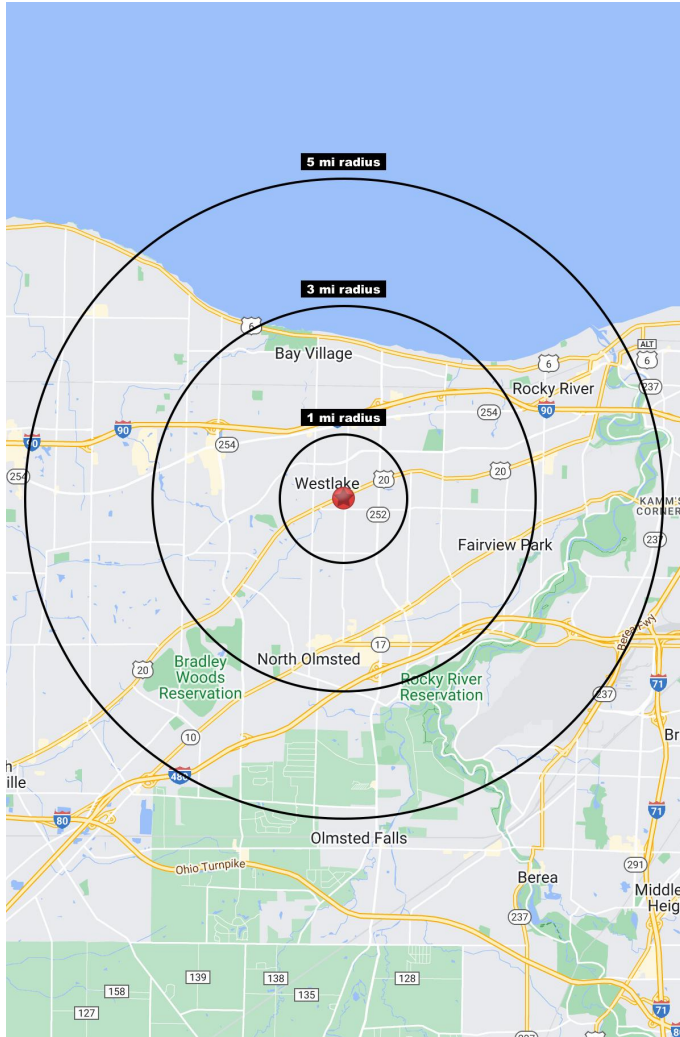


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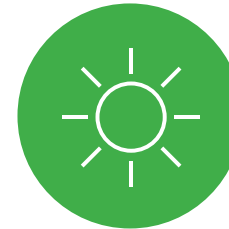
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TOTAL POPULATION

**154,920**



TOTAL DAYTIME POPULATION

**77,207**



MEDIAN HH INCOME

**\$82,050**

### 2022 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	8,532	78,779	154,920
Households	3,461	33,745	66,616
Daytime Population	4,319	46,357	77,207

### 2022 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$123,768	\$116,166	\$109,721
Median Income	\$88,309	\$83,686	\$82,050

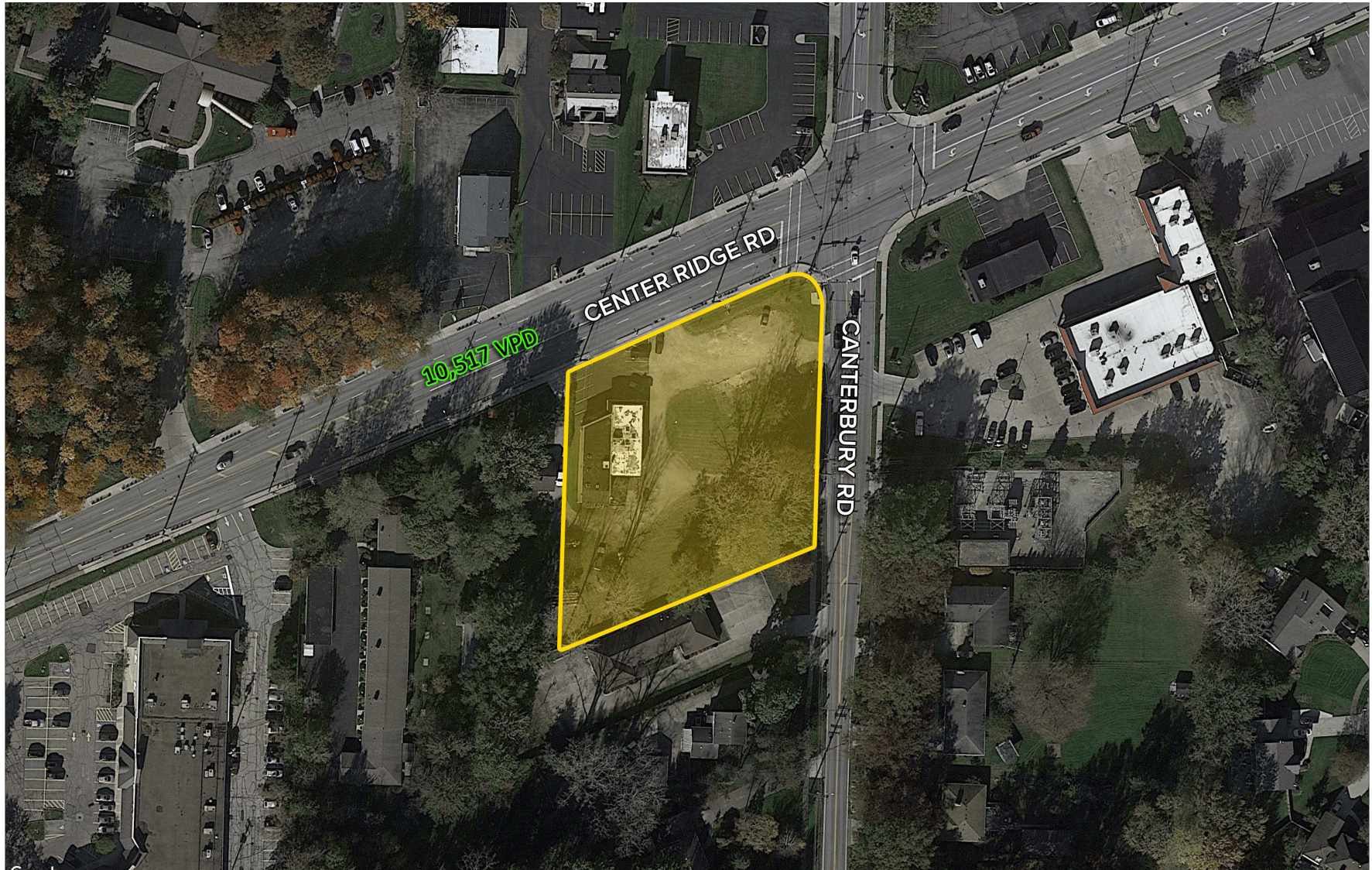
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