

FOR SALE OR LEASE



EUCLID AVENUE DENTAL OFFICE
35403 Euclid Ave, Willoughby, OH 44094

CONTACT:

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PROPERTY OVERVIEW

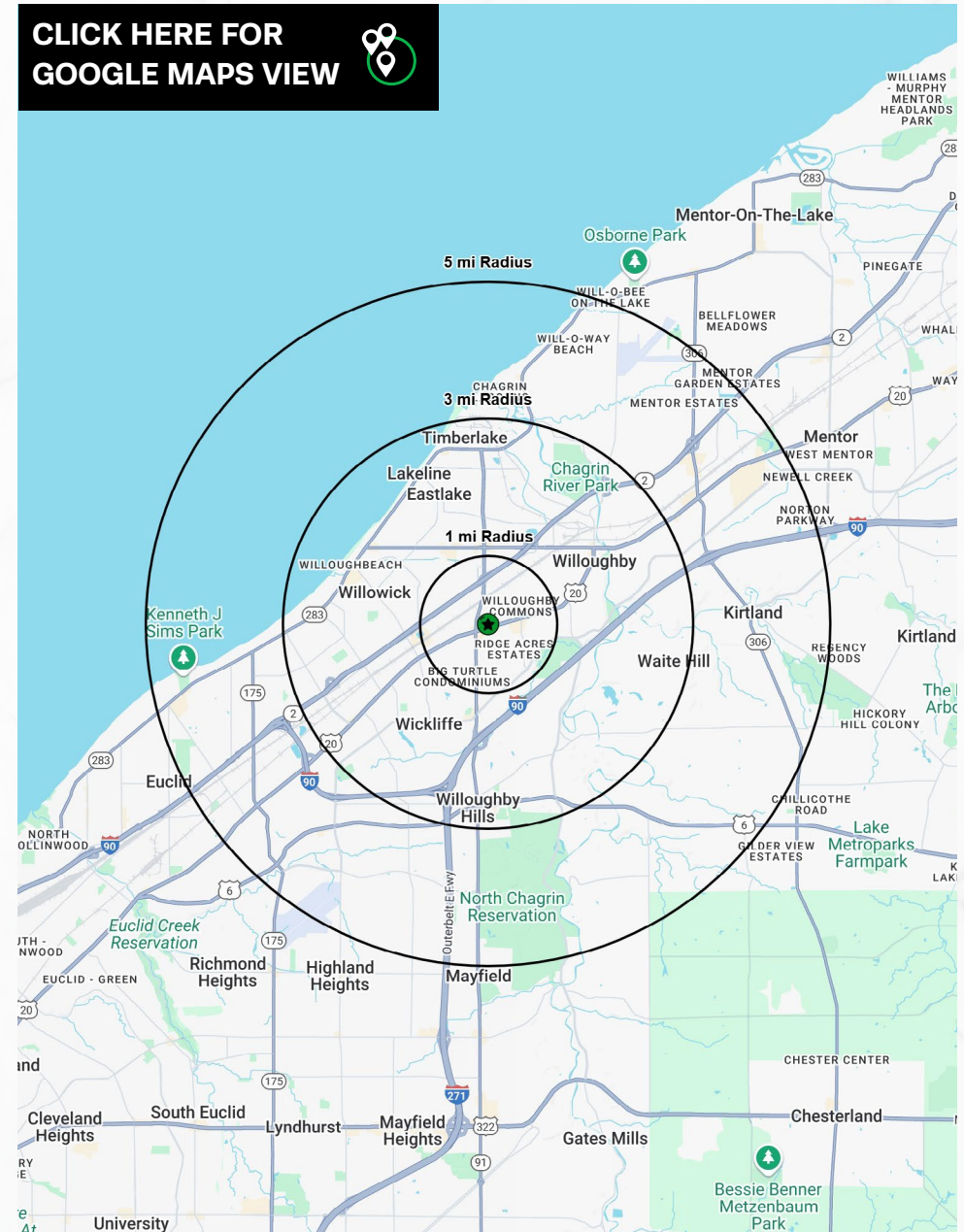
PROPERTY SUMMARY

- 6,500 SF Office Building on 0.48 Acres
- Offered for Sale: \$975,000
- Suite 1 (1,400 SF) Available For Lease: \$30 PSF NNN
- Excellent Location
- Heart of Willoughby
- Many National Retailers Nearby
- Easy Accessibility
- Tenant Improvements Available
- Private Parking
- 19,967 VPD on Euclid Ave

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	6,649	59,759	120,883
HOUSEHOLDS	3,615	28,318	56,908
AVERAGE HH INCOME	\$91,163	\$96,971	\$96,812
MEDIAN HH INCOME	\$66,822	\$73,025	\$71,058
DAYTIME POPULATION	14,121	45,231	94,934

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GOOGLE MAPS VIEW



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MICRO AERIAL



6,500 SF
on 0.48 AC

EUCLID AVE 19,967 VPD

E 355TH ST

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MACRO AERIAL

