

INVESTMENT OPPORTUNITY FOR SALE



INVESTMENT OPPORTUNITY

2760-2770 SOM Ctr Rd, Willoughby Hills, OH 44094

CONTACT:

Mike Berland

MikeBerland@HannaCRE.com

216.839.2032

Chris Hondlik

ChrisHondlik@HannaCRE.com

216.861.5686

INVESTMENT OPPORTUNITY FOR SALE

2760-2770 SOM Ctr Rd, Willoughby Hills, OH 44094

PROPERTY OVERVIEW

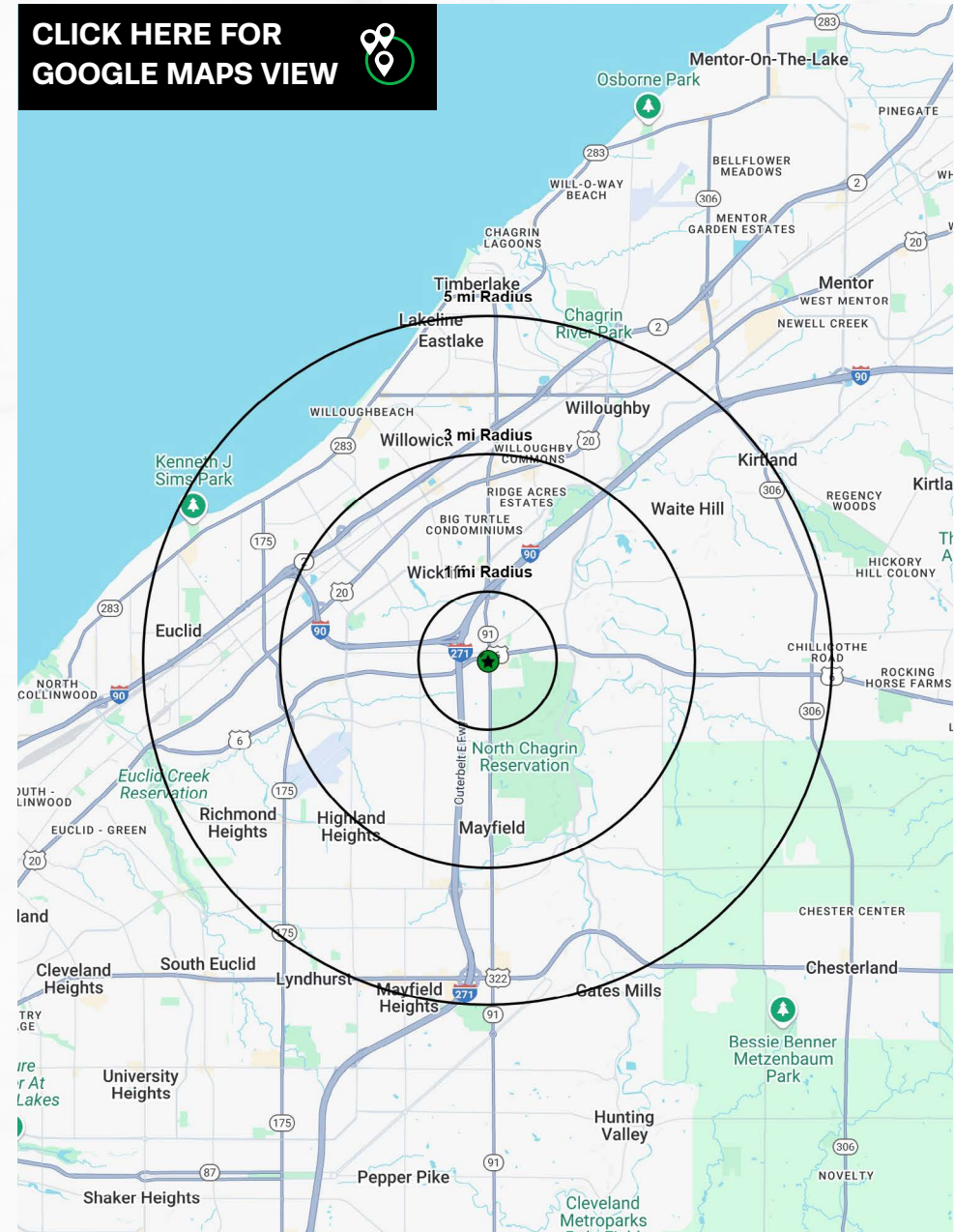
PROPERTY SUMMARY

- **Building 1** (9,750 SF) for lease
- **Building 2** (6,225 SF) for lease
- **Rental income with annual increases**
- Owner-User investment opportunity
- Great visibility on SOM Center Road
- Located near Rt-6 & I-90
- Medical offices available
- 3-Car garage
- Commercial district
- *Do not disturb tenants*

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	1,805	38,985	145,629
HOUSEHOLDS	805	18,284	68,065
AVERAGE HH INCOME	\$129,564	\$111,234	\$99,533
MEDIAN HH INCOME	\$92,371	\$80,333	\$72,555
DAYTIME POPULATION	2,177	38,847	116,178

CLICK HERE FOR
GOOGLE MAPS VIEW

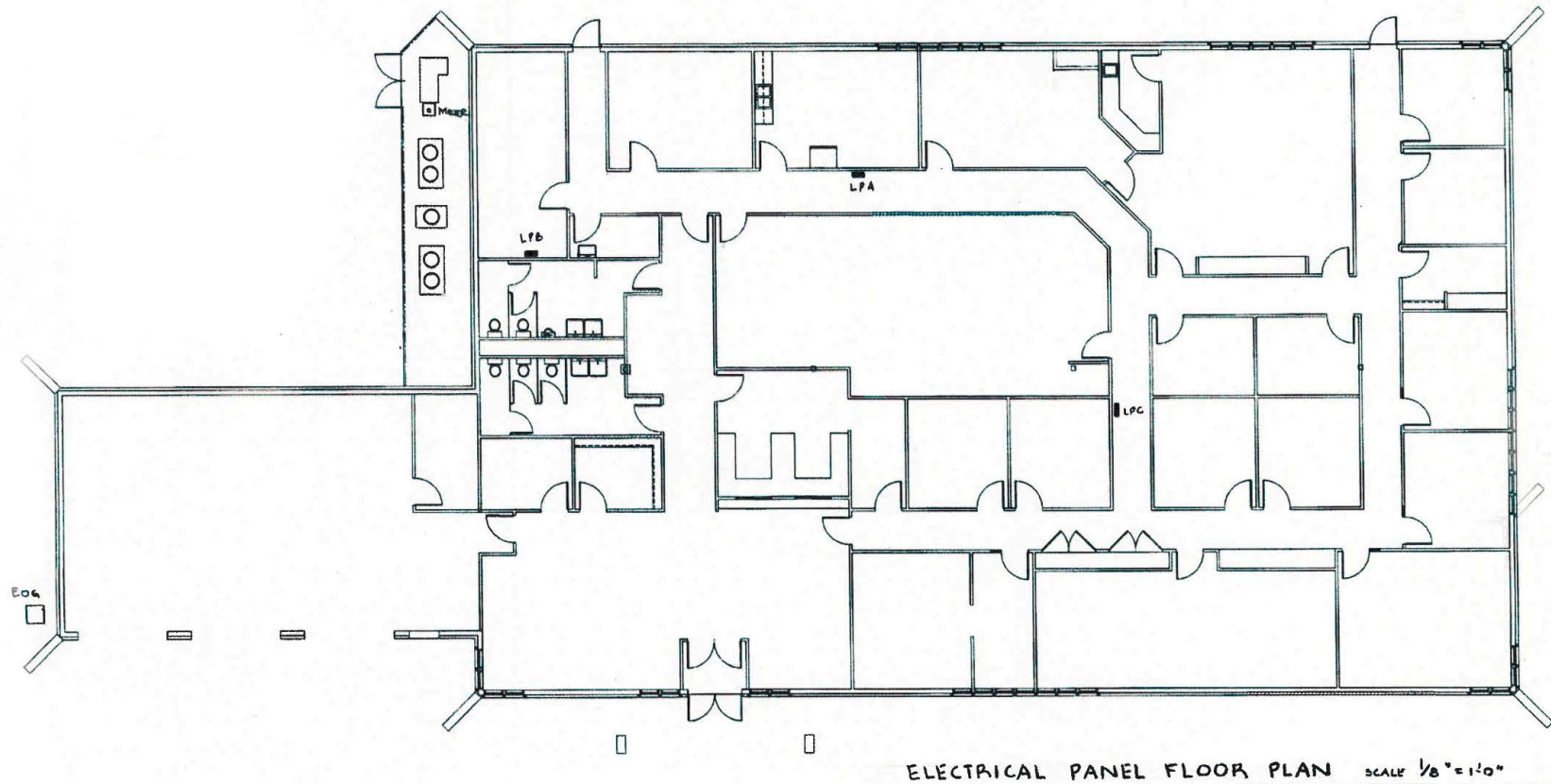


INVESTMENT OPPORTUNITY FOR SALE

2760-2770 SOM Ctr Rd, Willoughby Hills, OH 44094

SITE PLAN

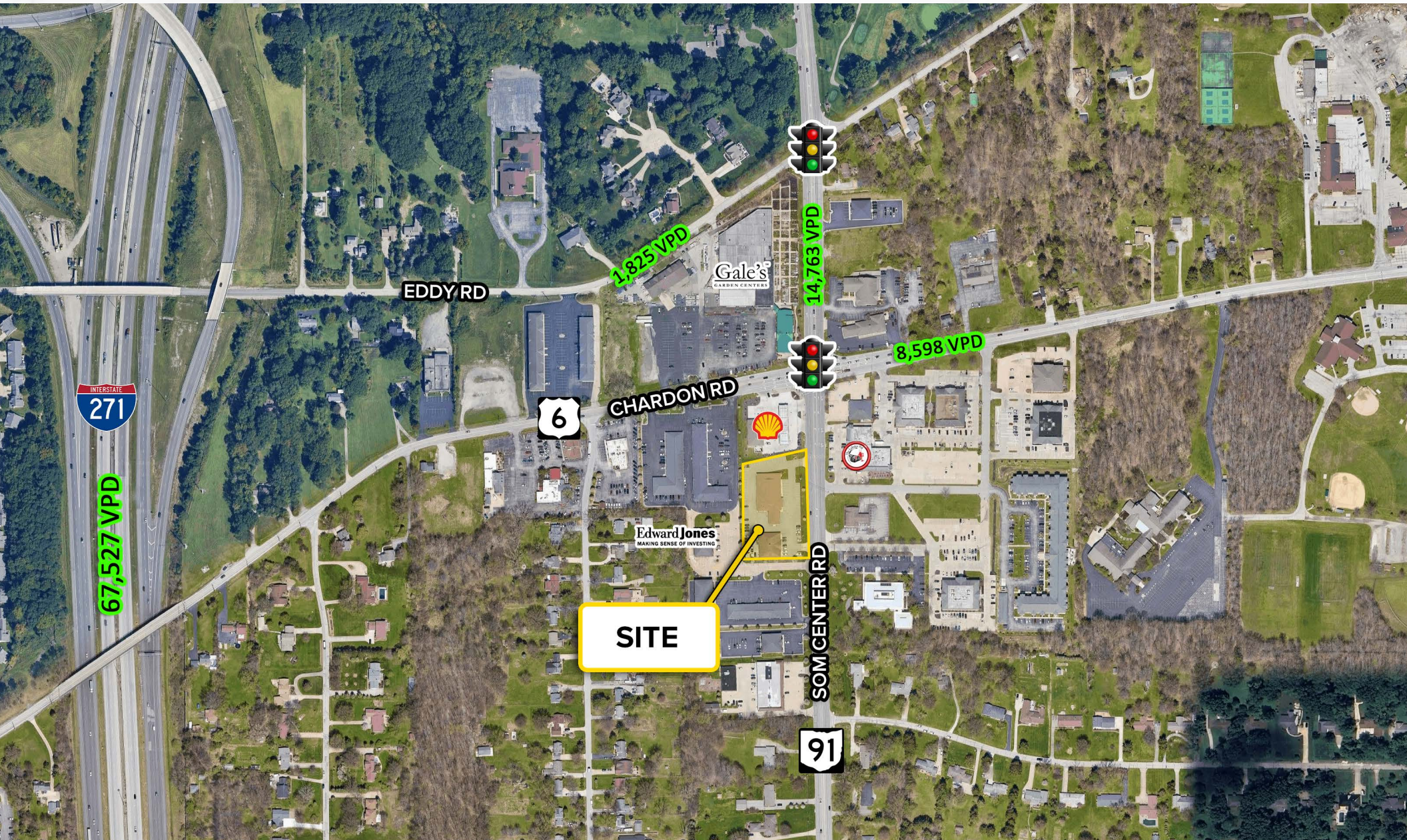
BUILDING 1: MEDICAL OFFICES



INVESTMENT OPPORTUNITY FOR SALE

2760-2770 SOM Ctr Rd, Willoughby Hills, OH 44094

MICRO AERIAL



INVESTMENT OPPORTUNITY FOR SALE

2760-2770 SOM Ctr Rd, Willoughby Hills, OH 44094

MACRO AERIAL

