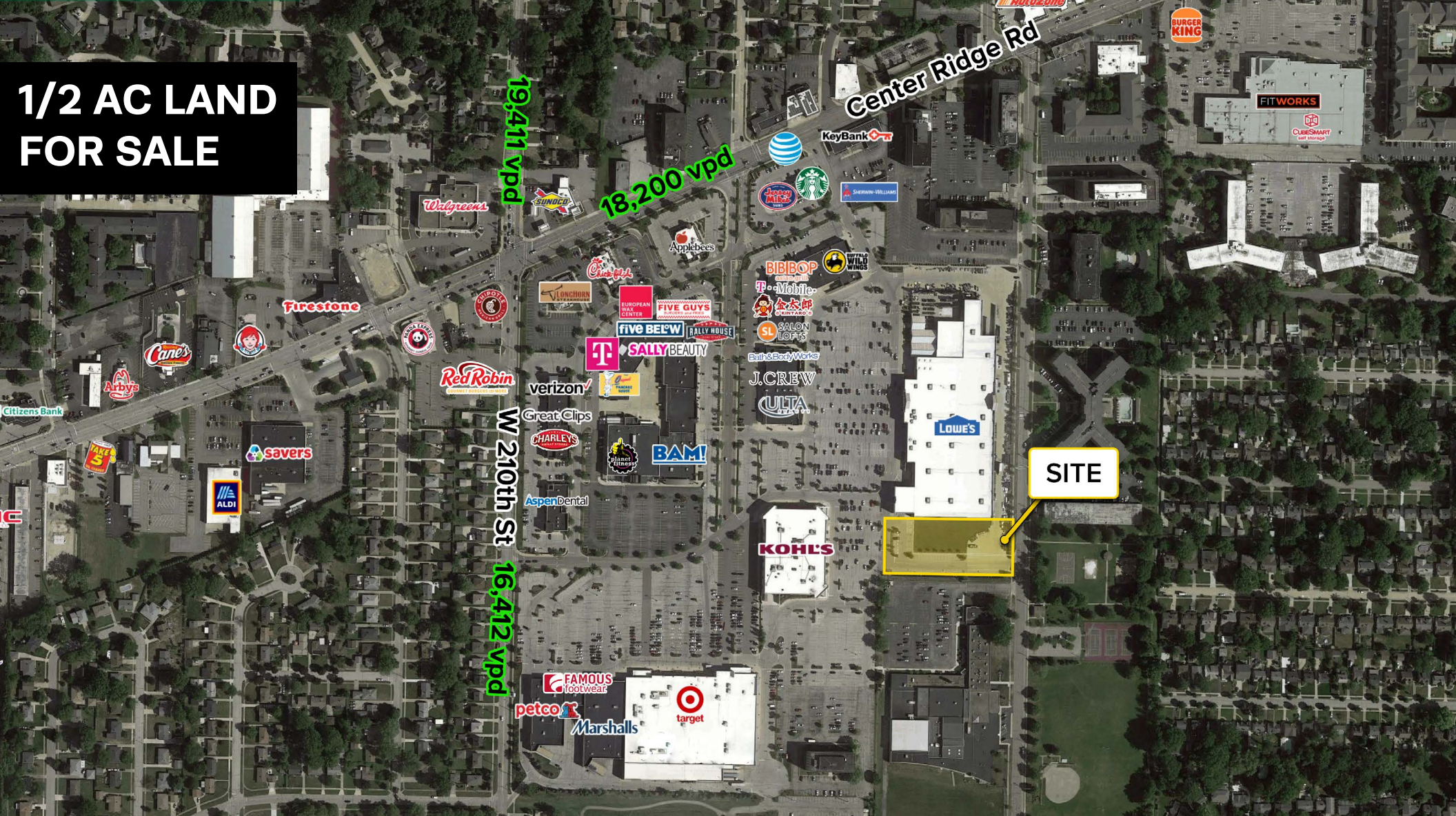


**1/2 AC LAND
FOR SALE**



LAND FOR SALE IN WESTGATE PLAZA
20639 CENTER RIDGE RD, ROCKY RIVER, OH 44116

CONTACT:

Vincenzo Calabrese
VincenzoCalabrese @HannaCRE.com (216) 861-5286

Tom Grasso
TomGrasso@HannaCRE.com (216) 861-5429

LAND FOR SALE IN WESTGATE PLAZA

20639 Center Ridge Rd, Rocky River, OH 44116

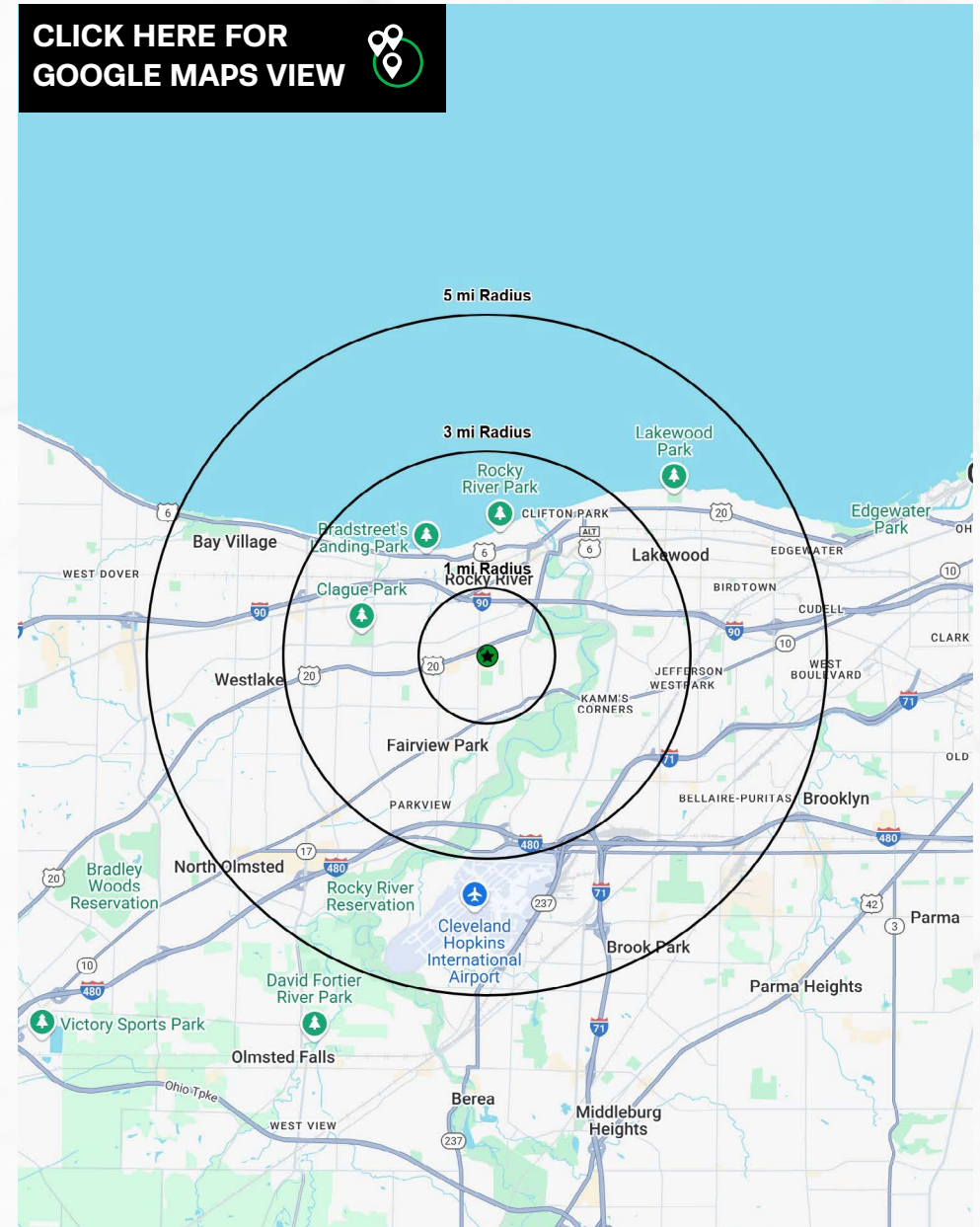
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Fully Improved 1/2 acre within Westgate Shopping Center
- Parking and water detention in place
- Utilities available
- Ability to go vertical on the site
- Land use: retail, office, retail pad
- Located in an affluent high income area pulling shoppers from Rocky River, Westlake, Bay Village, and Lakewood

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	14,909	99,665	221,406
HOUSEHOLDS	7,504	46,832	102,118
AVERAGE HH INCOME	\$122,489	\$124,227	\$109,689
MEDIAN HH INCOME	\$78,563	\$87,633	\$78,744
DAYTIME POPULATION	9,429	61,715	155,216

CLICK HERE FOR
GOOGLE MAPS VIEW



LAND FOR SALE IN WESTGATE PLAZA

20639 Center Ridge Rd, Rocky River, OH 44116

PARCEL



CuyahogaGIS | USGS National Map 3D Elevation Program (3DEP), November 2019

LAND FOR SALE IN WESTGATE PLAZA

20639 Center Ridge Rd, Rocky River, OH 44116

MICRO AERIAL



LAND FOR SALE IN WESTGATE PLAZA

20639 Center Ridge Rd, Rocky River, OH 44116

MACRO AERIAL



- Westgate
- KOHL'S
 - target
 - J.CREW
 - Marshalls
 - LOWE'S
 - FIVE BEL'W
 - ULTA
 - Great Clips
 - SHERWIN-WILLIAMS
 - SALLY BEAUTY
 - petco
 - FIVE GUYS
 - CVS pharmacy
 - Applebees
 - BIBIBOP
 - Chick-fil-A
 - Starbucks
 - Pizza Hut
 - FAMOUS footwear
 - verizon
 - Bath&BodyWorks
 - RALLY HOUSE
 - SL SALON LOFTS
 - BAM!
 - KeyBank