

FOR SALE

Former Dental Office

2650 Dover Center Road, Westlake, OH 44145



PROPERTY OVERVIEW

- Formerly Bennett Family Dental
- Outstanding Visibility on Heavily Traveled Dover Center Road
- Opportunity is Conducive for General Business Use
- Potential Redevelopment Opportunity with Adjacent Property
- Offered for Sale at: \$329,000

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,688	70,456	148,943
Households	3,844	30,213	64,109
Median HH Income	\$85,954	\$84,106	\$84,274
Average HH Income	\$116,399	\$110,859	\$111,287
Daytime Population	3,027	40,022	68,880

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

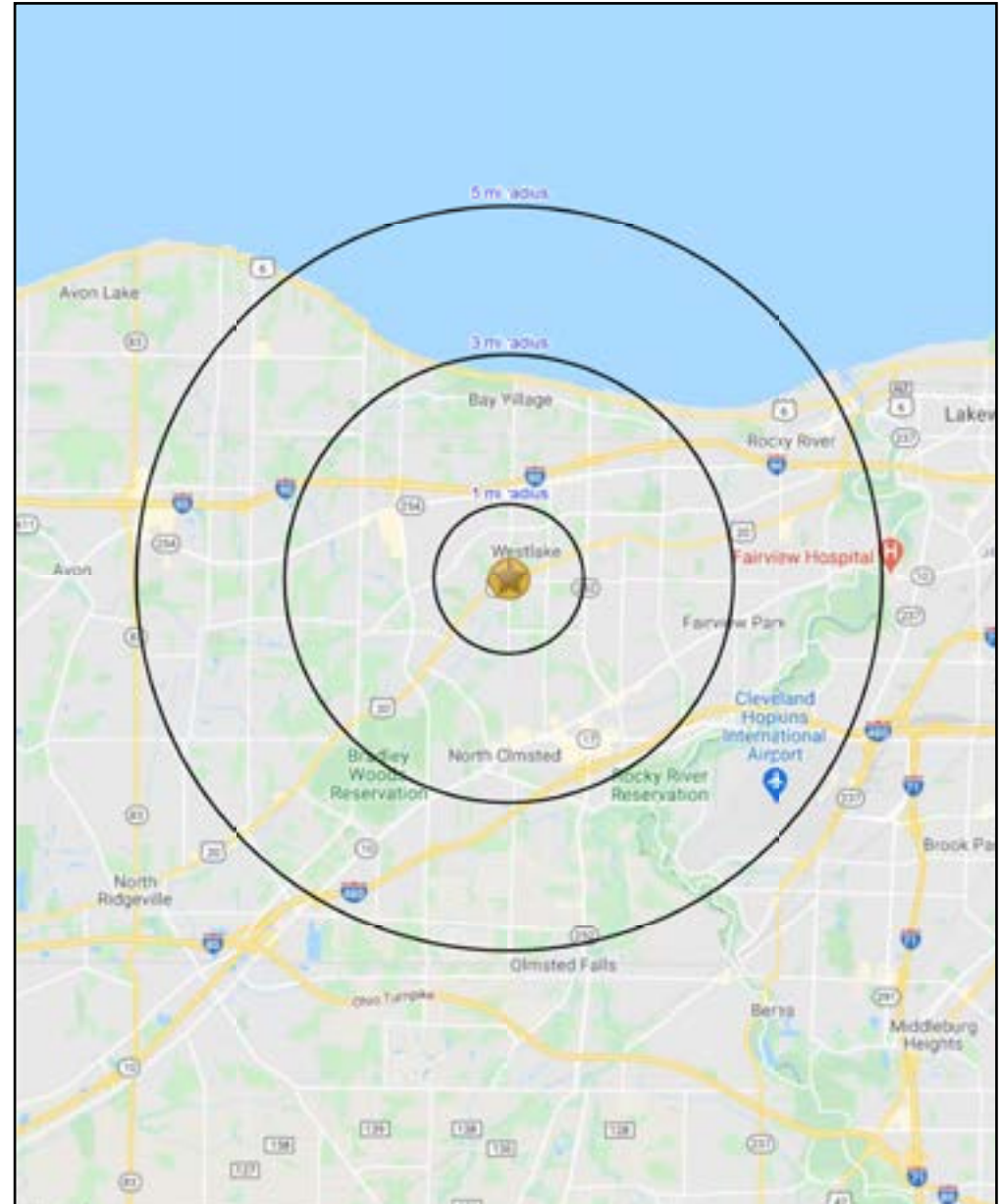
Lat/Lon: 41.4499/-81.9224

2650 Dover Center Rd

Westlake, OH 44145

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2020 Estimated Population	8,688	70,456	148,943
2025 Projected Population	8,234	66,603	141,914
2010 Census Population	9,197	72,844	152,392
2000 Census Population	9,112	73,047	149,259
Projected Annual Growth 2020 to 2025	-1.0%	-1.1%	-0.9%
Historical Annual Growth 2000 to 2020	-0.2%	-0.2%	-
2020 Median Age	46.4	43.2	44.2
HOUSEHOLDS			
2020 Estimated Households	3,844	30,213	64,109
2025 Projected Households	3,682	28,959	61,915
2010 Census Households	3,997	30,696	64,300
2000 Census Households	3,687	29,606	61,400
Projected Annual Growth 2020 to 2025	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2000 to 2020	0.2%	0.1%	0.2%
RACE AND ETHNICITY			
2020 Estimated White	86.0%	88.5%	90.0%
2020 Estimated Black or African American	3.9%	4.0%	3.7%
2020 Estimated Asian or Pacific Islander	6.7%	4.5%	3.5%
2020 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2020 Estimated Other Races	3.2%	2.9%	2.7%
2020 Estimated Hispanic	3.6%	4.1%	4.0%
INCOME			
2020 Estimated Average Household Income	\$116,399	\$110,859	\$111,287
2020 Estimated Median Household Income	\$85,954	\$84,106	\$84,274
2020 Estimated Per Capita Income	\$51,814	\$47,665	\$48,002
EDUCATION (AGE 25+)			
2020 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.8%	1.6%
2020 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.0%	3.1%
2020 Estimated High School Graduate	18.6%	21.2%	21.7%
2020 Estimated Some College	15.1%	18.6%	19.1%
2020 Estimated Associates Degree Only	9.5%	8.8%	8.4%
2020 Estimated Bachelors Degree Only	30.4%	29.0%	27.8%
2020 Estimated Graduate Degree	22.1%	17.8%	18.2%
BUSINESS			
2020 Estimated Total Businesses	249	3,415	5,938
2020 Estimated Total Employees	3,027	40,022	66,880
2020 Estimated Employee Population per Business	12.2	11.7	11.3
2020 Estimated Residential Population per Business	34.9	20.6	25.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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Westlake, OH



SITE
2650 Dover Center Rd

HANNA
COMMERCIAL REAL ESTATE

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