

OWNER/USER OPPORTUNITY



**SPRINGCREST SHOPPING CENTER**  
32801 Vine Street | Willowick, Ohio 44095  
**FOR SALE: \$499,000**





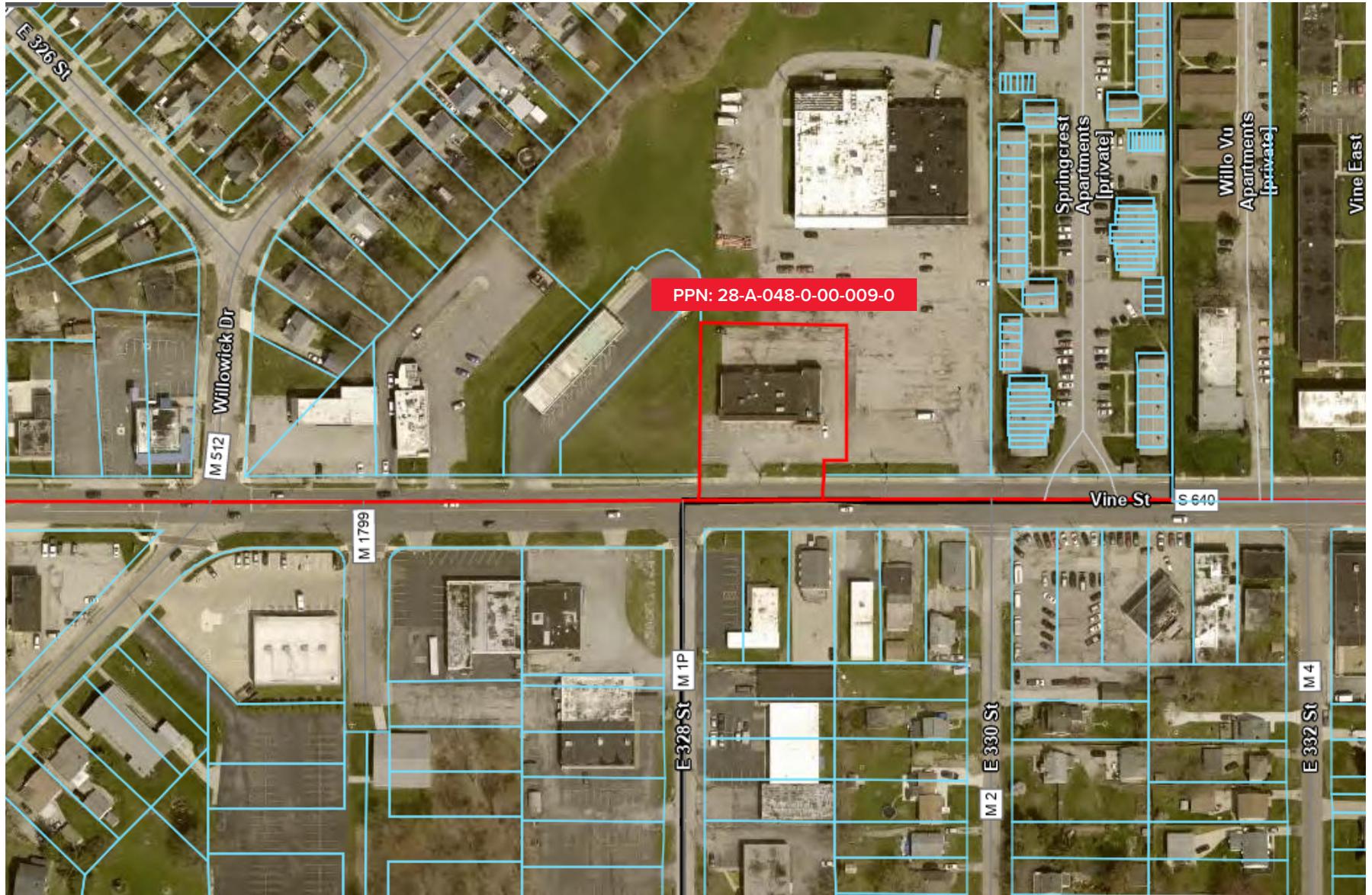
## HIGHLIGHTS

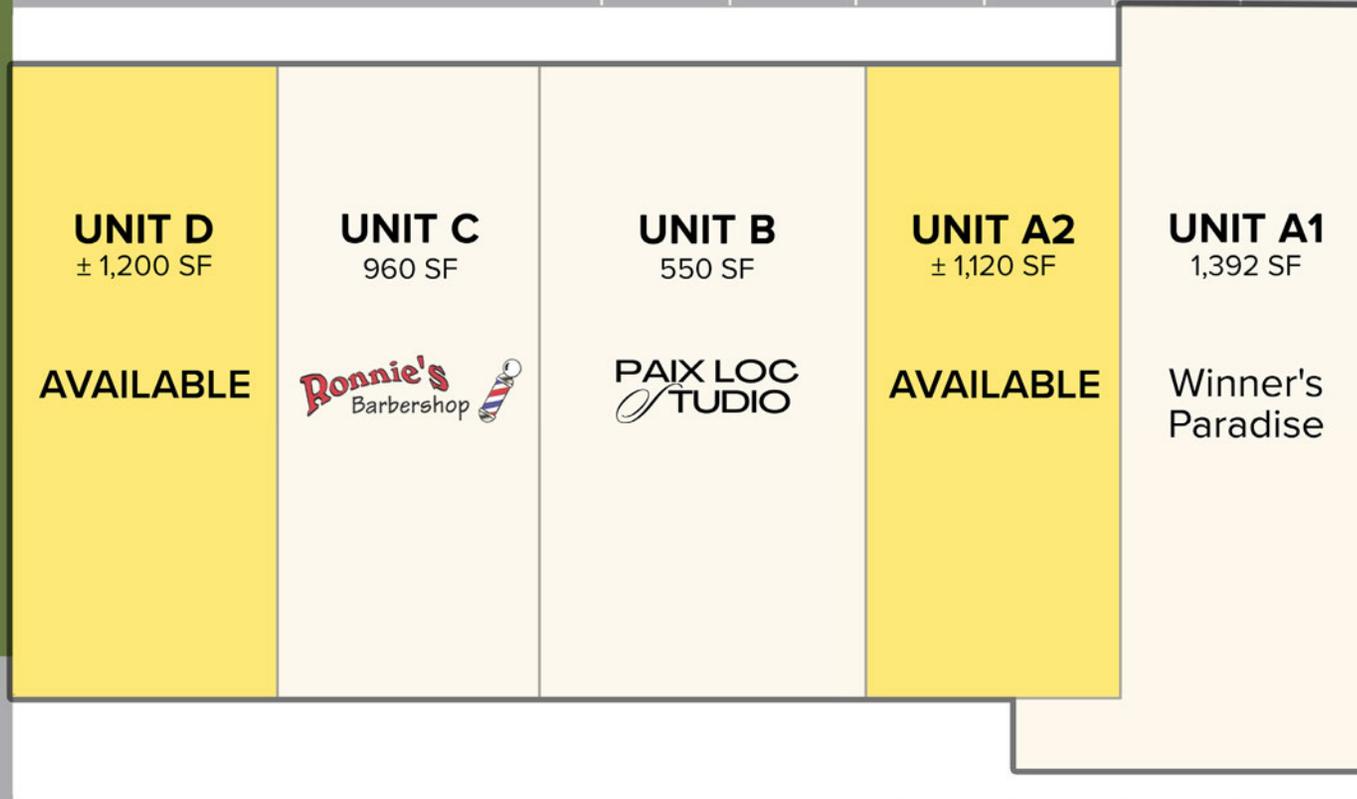
- ▶ **Prime Multi-Tenant Asset** ideal for Owner-User / Investor Upside
- ▶ +/- 5,222 SF multi-tenant building on 0.1-acre lot with availability including:
  - +/- 1,200 SF endcap - excellent for office or retail use
  - +/- 1,120 SF inline - recently updated
- ▶ **Recent Capital Improvements** including updated monument signage and exterior improvements
- ▶ Location serves a **dense residential population** of over 58,000 residents within a 3-mile radius
- ▶ Surrounded by major national brands including a **high volume Walmart Supercenter**
- ▶ Close proximity to State Route 2 and I-90, providing efficient commuting routes to Downtown Cleveland (approximately 20 minutes)
- ▶ Zoned U-4 (Commercial/Retail)

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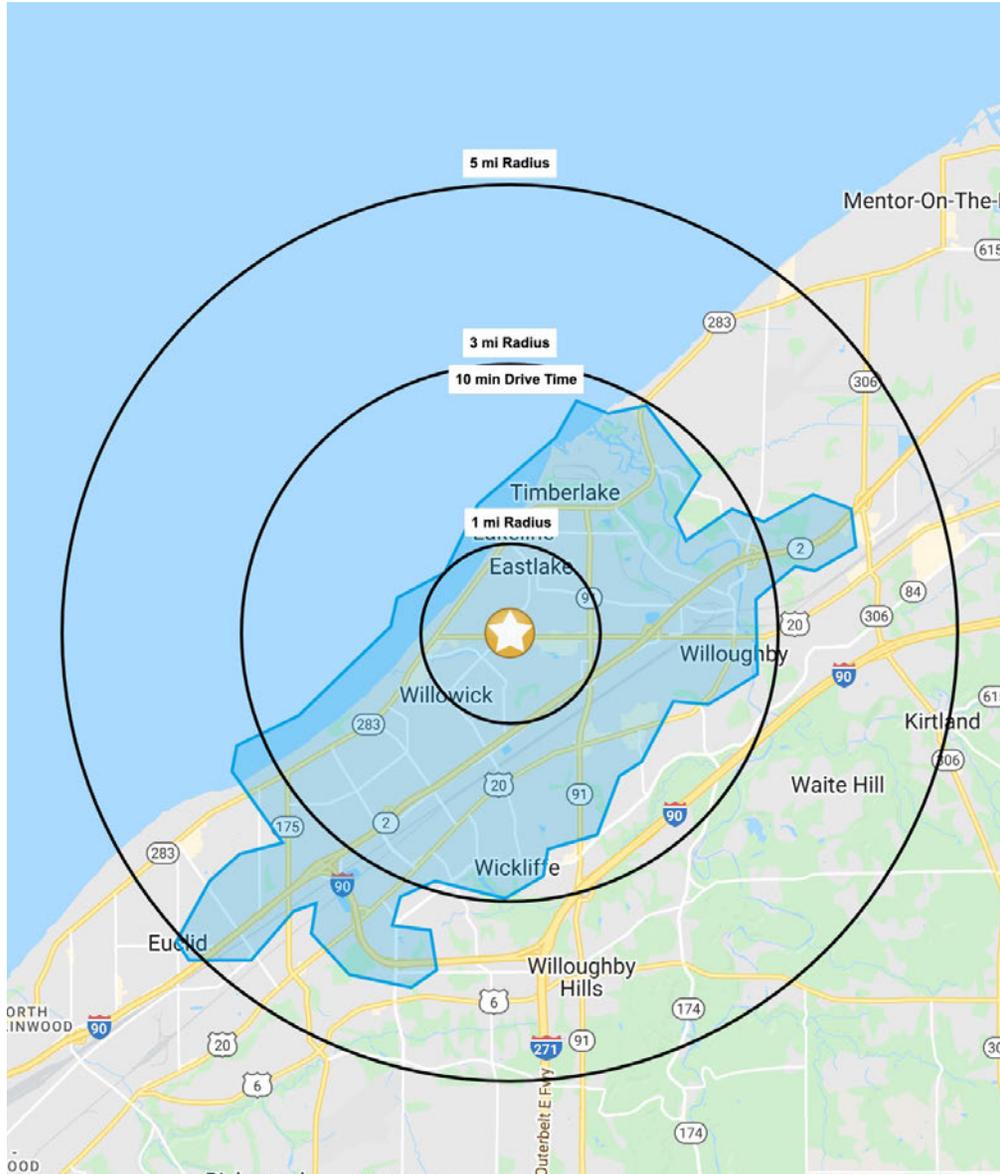
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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	10 MIN DRIVE
POPULATION	12,942	59,987	116,335	66,775
HOUSEHOLDS	5,786	28,253	54,291	30,910
MEDIAN AGE	41.7	44.3	42.7	42.3
AVERAGE HH INCOME	\$62,588	\$69,160	\$68,457	\$65,524
MEDIAN HH INCOME	\$57,198	\$60,918	\$58,050	\$57,056
BUSINESSES	369	2,266	4,183	2,507
EMPLOYEES	3,807	26,776	52,202	28,843
EDUCATION: BACHELORS +	18.5%	24.8%	25%	22.4%



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