

# FOR LEASE

## Retail Spaces

38000 Euclid Ave | Willoughby, Ohio 44094



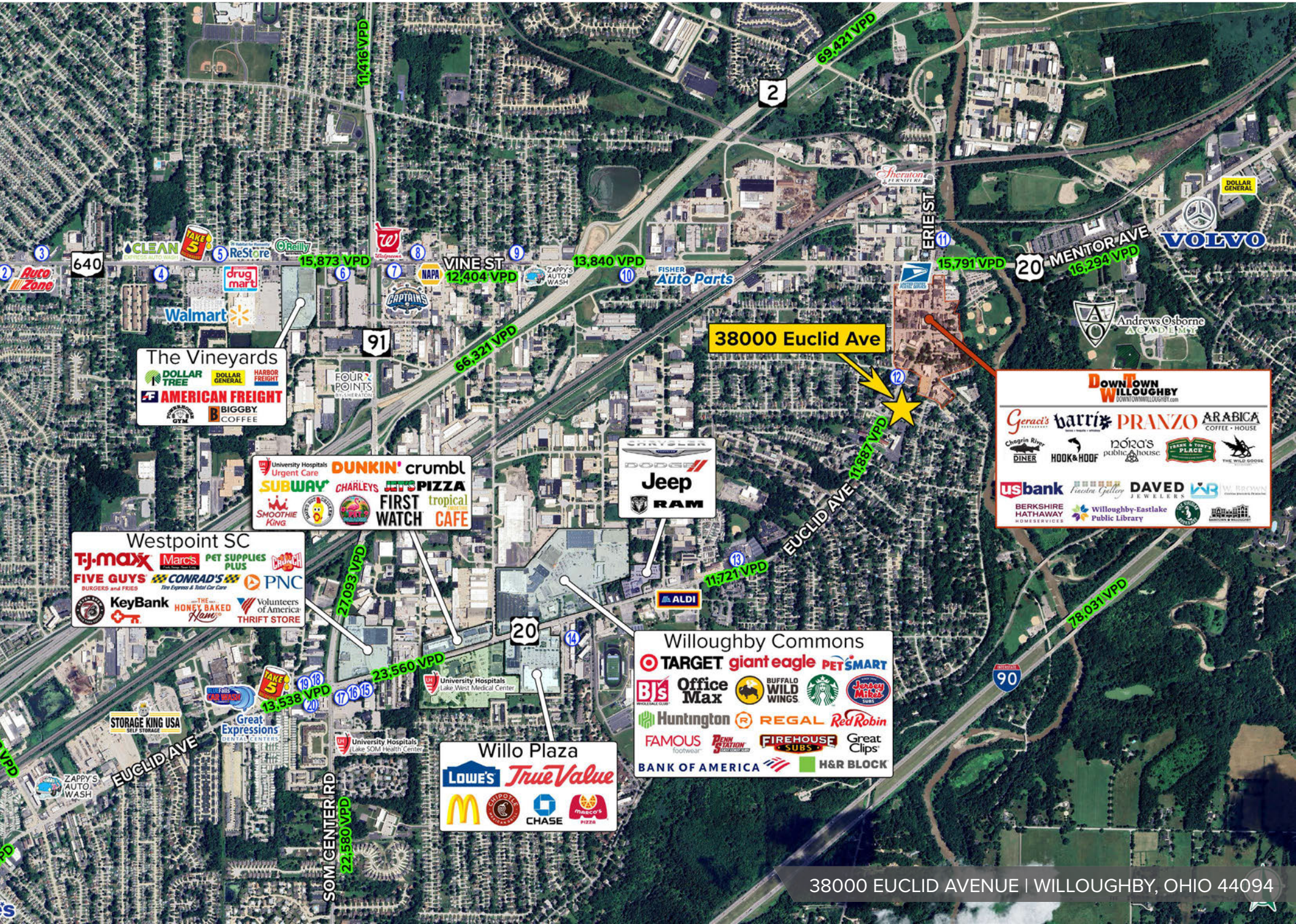
# HIGHLIGHTS



- ▶ Rare availability of up to 10,000 continuous square feet, offering a dominant storefront presence and prime signage opportunities on a major thoroughfare
- ▶ Positioned directly alongside a corporate, high-volume Dollar Tree location, guaranteeing immediate and continuous daily customer volume to the center
- ▶ Features an expansive, well-lit parking lot with 115 dedicated spaces, ensuring seamless, hassle-free accessibility for both high-turnover retail shoppers
- ▶ Capitalizes on heavy daily vehicle counts and steady commuter traffic along one of Willoughby's primary commercial arteries
- ▶ Located less than one (1) mile from the I-90 interchange and just seventeen (17) miles from downtown Cleveland, making it highly accessible for a broad regional customer base
- ▶ Benefits from recent capital improvements to the property, giving the center a modern look and minimizing immediate operational or maintenance issues
- ▶ Taps into the affluent, high-density residential population and vibrant daytime business traffic driven by the neighboring downtown Willoughby historic District
- ▶ Ideal for tenants looking to establish a strong Cleveland MSA footprint with flexible layout configurations and supportive landlord zoning

38000 EUCLID AVENUE | WILLOUGHBY, OHIO 44094





**The Vineyards**  
DOLLAR TREE  
DOLLAR GENERAL  
HARBOR FREIGHT  
AMERICAN FREIGHT  
BIGGBY COFFEE

University Hospitals  
Urgent Care  
**DUNKIN' crumbl**  
SUBWAY  
CHARLEY'S  
PIZZA  
FIRST WATCH  
tropical CAFE

**Westpoint SC**  
TJ-maxx  
Marc's  
PET SUPPLIES PLUS  
FIVE GUYS  
CONRAD'S  
PNC  
KeyBank  
HONEY BAKED  
Volunteers of America  
THRIFT STORE

CHRYSLER  
**Jeep**  
**RAM**

**Willoughby Commons**  
TARGET  
giant eagle  
PET SMART  
BJ's  
Office Max  
BUFFALO WILD WINGS  
Starbucks  
Jersey Mike's  
Huntington  
REGAL  
Red Robin  
FAMOUS footwear  
BANK OF AMERICA  
H&R BLOCK

**Willo Plaza**  
Lowe's  
True Value  
McDonald's  
CHASE  
Mascio's PIZZA

**DOWNTOWN WILLOUGHBY**  
Geraci's  
barri  
PRANZO  
ARABICA  
Chagrin River DINER  
HOOK & HOOF  
nora's public house  
DAVED JEWELERS  
usbank  
Berkshire Hathaway HomeServices  
Willoughby-Eastlake Public Library

**38000 Euclid Ave**

**EUCLID AVE 11,887 VPD**

**69,421 VPD**

**66,921 VPD**

**VINE ST 12,404 VPD**

**13,840 VPD**

**15,791 VPD**

**20-MENTOR AVE 16,294 VPD**

**11,416 VPD**

**15,873 VPD**

**27,093 VPD**

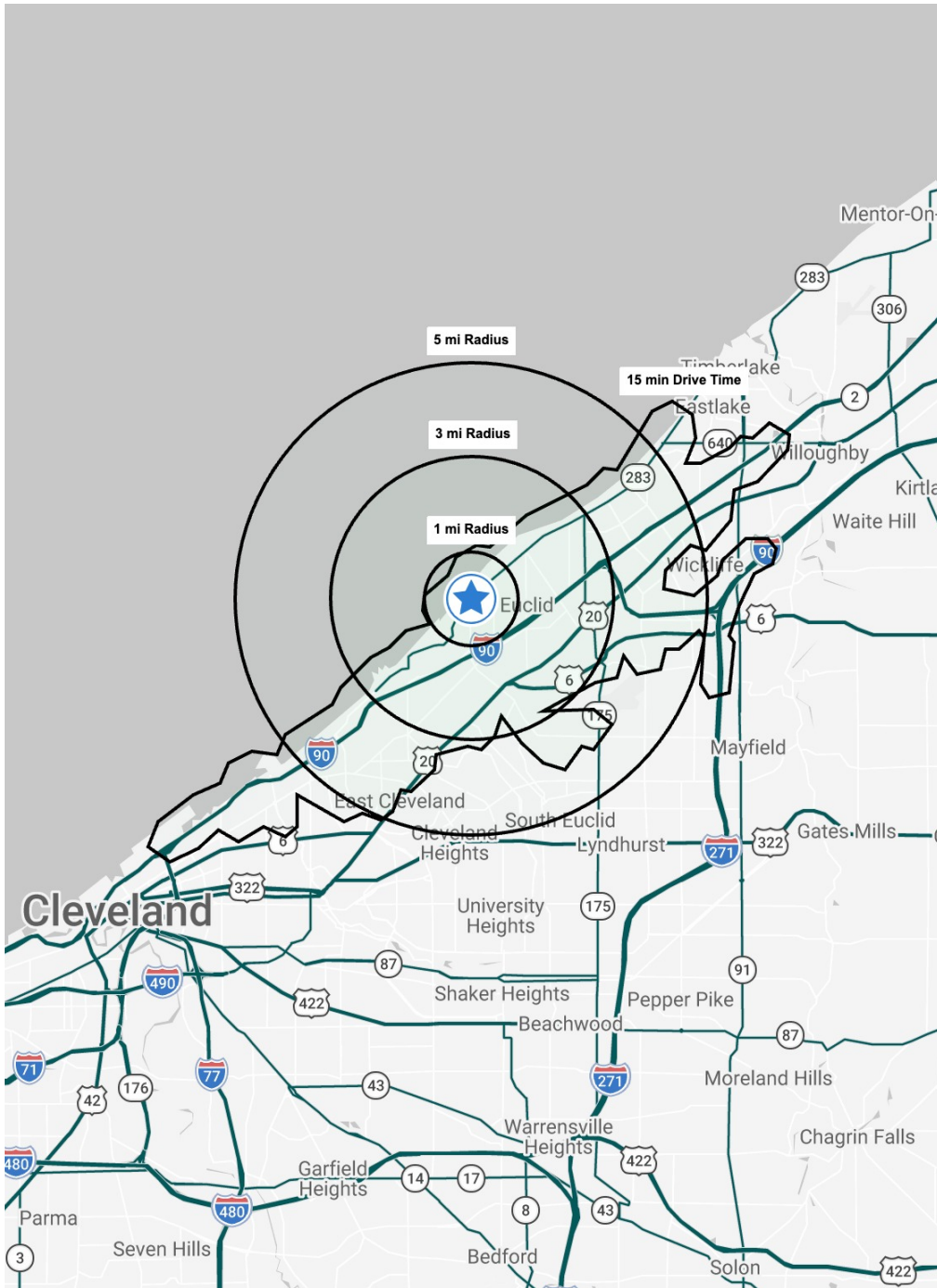
**23,560 VPD**

**13,538 VPD**

**22,580 VPD**

**11,721 VPD**

**78,031 VPD**



	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,626	52,306	111,638	161,995
HOUSEHOLDS	2,866	25,145	52,113	76,084
MEDIAN AGE	42.6	44.3	44.3	43.0
AVERAGE HH INCOME	\$97,883	\$101,438	\$107,479	\$96,918
MEDIAN HH INCOME	\$83,164	\$80,977	\$83,834	\$76,640
BUSINESSES	630	2,432	4,516	7,227
EMPLOYEES	7,155	30,651	51,433	89,997
EDUCATION: BACHELORS +	41.0%	32.6%	33.1%	30.8%



For additional information, please contact:

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