



GOODMANREALESTATE.COM
216.381.8200

WESTWOOD TOWN CENTER

Rocky River, Ohio



HIGHLIGHTS

- Located on Center Ridge Road in the heart of Rocky River, Ohio
- Join AMC Theatres (remodeled and expanded recently), Marc's, The Home Depot, Sola Salon Suites, Third Federal, GNC, FedEx Office, Dollar Tree, and more
- Ideal location for tenants looking to serve the west side's affluent suburbs of Rocky River, Westlake, Lakewood, and Fairview Park

AVAILABLE:

- 1,460 SF [Malley's]
 - Endcap with patio
- 2,250 SF [Subway]
- 8,400 SF [Famous Footwear]
 - Divisible as 3,360 SF and 5,040 SF

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|----------|----------|----------|
| 2023 Projection | 91,920 | 211,359 | 354,193 |
| 2018 Estimate | 94,233 | 216,598 | 362,948 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2018 Average | \$84,493 | \$76,551 | \$72,374 |
| 2018 Median | \$61,501 | \$55,243 | \$51,552 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2018 Employees | 39,110 | 113,749 | 184,941 |

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND THE OFFICES AT LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

ZACK SOGOLOFF

Senior Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Associate
seth@goodmanrealestate.com

WESTWOOD TOWN CENTER

Rocky River, Ohio
Center Ridge Road & River Oaks Drive



3,360 - 8,400 SF
DIVISIBLE



Center Ridge Road

19,292 VPD

River Oaks Drive



Goodman Real Estate Services Group LLC
Legacy Village
25333 Cedar Road, Suite 305
Lyndhurst, Ohio 44124
Tel: (216) 381-8200 Fax: (216) 381-8211

For Leasing Information

Please call **(216) 381-8200**
or visit goodmanrealestate.com

Key

- Available
- Neg Lease
- Leased
- Not Part

| Unit | Tenant | Size (Sq. Ft.) | Unit | Tenant | Size (Sq. Ft.) | Unit | Tenant | Size (Sq. Ft.) |
|------|-----------------------|----------------|------|------------------------|----------------|----------------|----------------|----------------|
| 1 | Pizza Fire | 2,364 | 12 | West Shore Wines | 1,715 | 23 | The Home Depot | 96,425 |
| 2 | GNC | 1,385 | 13 | Berris Optical | 1,700 | Outlots | | |
| 3 | Bank of America | 1,510 | 14 | Skin Deep Mega Tanning | 2,700 | A | Dairy Queen | 2,735 |
| 4 | Available | 1,406 | 15 | Karen's Hallmark | 4,500 | | | |
| 5 | Old Carolina Barbecue | 4,542 | 16 | Sola Salon Studios | 4,950 | | | |
| 6 | FedEx Office | 5,370 | 17 | True REST Float Spa | 2,700 | | | |
| 7 | Zoup! | 2,535 | 18 | Omaha Steaks | 1,646 | | | |
| 8 | Dollar Tree | 8,400 | 19 | Envy Hair & Nail Salon | 3,032 | | | |
| 9 | Available (divisible) | 8,400 | 20 | Third Federal Savings | 6,124 | | | |
| 10 | Available | 2,250 | 21 | AMC Theatres | 29,034 | | | |
| 11 | H & R Block | 1,354 | 22 | Marc's | 45,758 | | | |

SITE SUMMARY
242,461 SQ. FT.