

OFFICE SPACE FOR LEASE



OFFICE SPACE FOR LEASE
34465 Euclid Avenue
Willoughby, Ohio

Property Highlights

- 2,574 SF available
- Building is also available for sale
- Excellent visibility along Euclid Avenue
- Located near Lake West Medical Center and University Hospitals Willoughby Primary Care
- Easy access from Route 2 and State Route 91
- Major nearby tenants include; Lake West Medical Center, Key Bank, Fitworks, Target, Chipotle, PNC Bank, Lowe's and more

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 61,872	3 Miles: 34,436	3 Miles: \$72,418
5 Miles: 124,250	5 Miles: 66,603	5 Miles: \$72,324
7 Miles: 203,783	7 Miles: 105,892	7 Miles: \$75,768



Contact Agent:

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OFFICE SPACE FOR LEASE
PHOTO

Retail Space For Lease
34465 Euclid Avenue
Willoughby, Ohio



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

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OFFICE SPACE FOR LEASE AERIAL

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OFFICE SPACE FOR LEASE DEMOGRAPHICS

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34465 Euclid Ave Willoughby, OH 44094		3 mi radius	5 mi radius	7 mi radius
POPULATION	2018 Estimated Population	61,872	124,250	203,783
	2023 Projected Population	60,798	120,947	197,845
	2010 Census Population	61,366	124,526	205,688
	2000 Census Population	64,002	128,446	214,898
	Projected Annual Growth 2018 to 2023	-0.3%	-0.5%	-0.6%
	Historical Annual Growth 2000 to 2018	-0.2%	-0.2%	-0.3%
	2018 Median Age	44.2	42.8	43.6
HOUSEHOLDS	2018 Estimated Households	28,578	57,564	93,590
	2023 Projected Households	29,193	57,959	93,688
	2010 Census Households	27,194	55,410	90,799
	2000 Census Households	27,610	55,790	91,997
	Projected Annual Growth 2018 to 2023	0.4%	0.1%	-
	Historical Annual Growth 2000 to 2018	0.2%	0.2%	0.1%
RACE AND ETHNICITY	2018 Estimated White	89.6%	77.1%	75.2%
	2018 Estimated Black or African American	6.4%	18.6%	20.1%
	2018 Estimated Asian or Pacific Islander	1.8%	2.1%	2.4%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2018 Estimated Other Races	2.0%	2.2%	2.2%
	2018 Estimated Hispanic	1.9%	1.9%	1.9%
INCOME	2018 Estimated Average Household Income	\$72,418	\$72,324	\$75,768
	2018 Estimated Median Household Income	\$58,110	\$57,515	\$59,485
	2018 Estimated Per Capita Income	\$33,491	\$33,563	\$34,874
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.0%	1.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.5%	5.5%
	2018 Estimated High School Graduate	34.4%	32.1%	30.7%
	2018 Estimated Some College	22.3%	23.3%	23.2%
	2018 Estimated Associates Degree Only	9.6%	9.0%	9.1%
	2018 Estimated Bachelors Degree Only	17.3%	18.0%	18.7%
	2018 Estimated Graduate Degree	9.2%	10.1%	11.0%
BUSINESS	2018 Estimated Total Businesses	2,840	5,196	8,157
	2018 Estimated Total Employees	34,436	66,603	105,892
	2018 Estimated Employee Population per Business	12.1	12.8	13.0
	2018 Estimated Residential Population per Business	21.8	23.9	25.0



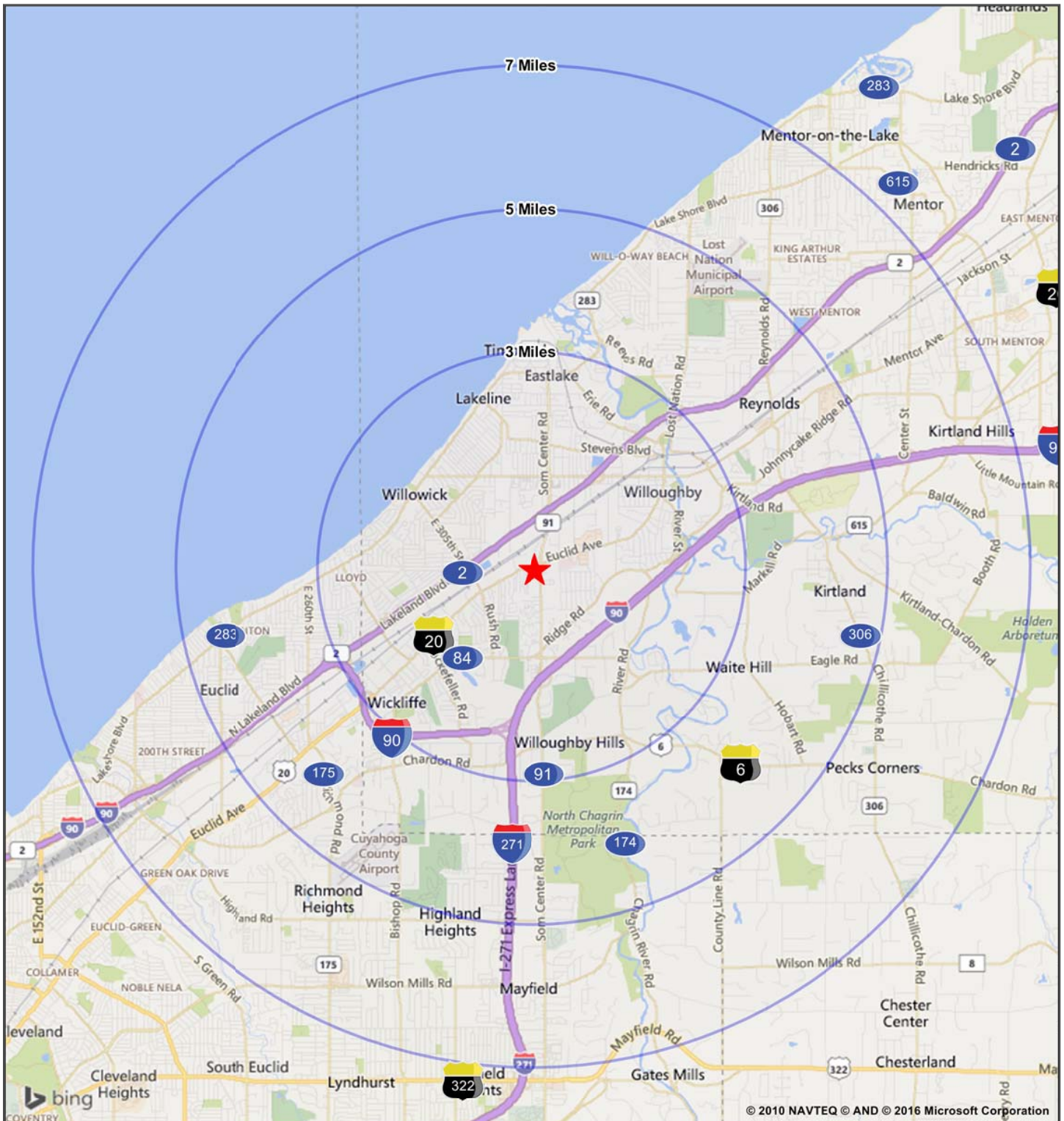
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OFFICE SPACE FOR LEASE AREA MAP

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