

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

2085 Clague Rd

Westlake, OH 44145

RETAIL SPACE FOR SALE

2085 Clague Rd

Westlake, OH 44145

FOR SALE

Executive Summary



Offering Summary

Price	\$750,000
GSF	2,350 SF
Occupancy	100%
NOI	\$30,920.00
Year Built	1985

Property Overview

Introducing a prime retail investment opportunity at 2085 Clague Rd, Westlake, OH. This well-maintained property features a 2,350 SF building with 2 units, offering a solid investment potential. Built in 1985 and zoned GB, it is ideally positioned in the thriving Westlake area. With 100% occupancy, this property presents a stable income stream for the discerning investor. Don't miss the chance to add this high-performing asset to your portfolio.

TJ House
Broker
216 978 5632
tjhousecle@gmail.com

**Berkshire Hathaway HomeServices
Professional Realty**
5700 Gateway Ste. 200
Mason, OH 45040
513.755.4400
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Financial Summary

Investment Overview

Price	\$750,000
Price per SF	\$319
Price per Unit	\$375,000
CAP Rate	4.12%
Total Return (yr 1)	\$30,920

Operating Data

Gross Scheduled Income	\$35,400
Total Scheduled Income	\$35,400
Gross Income	\$35,400
Operating Expenses	\$4,480
Net Operating Income	\$30,920
Pre-Tax Cash Flow	\$30,920

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Rent Roll

Suite	Tenant Name	Size SF	Price / SF / Year	Lease Start	Lease End
-	Wise Guys Haircut	1,200 SF	\$17.50	04/1/2025	3/31/2031
-	Astron Tailors	1,200 SF	\$12.00	10/1/2016	10/1/2026
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
Totals		2,400 SF	\$29.50		
Averages		1,200 SF	\$14.75		

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Additional Photos



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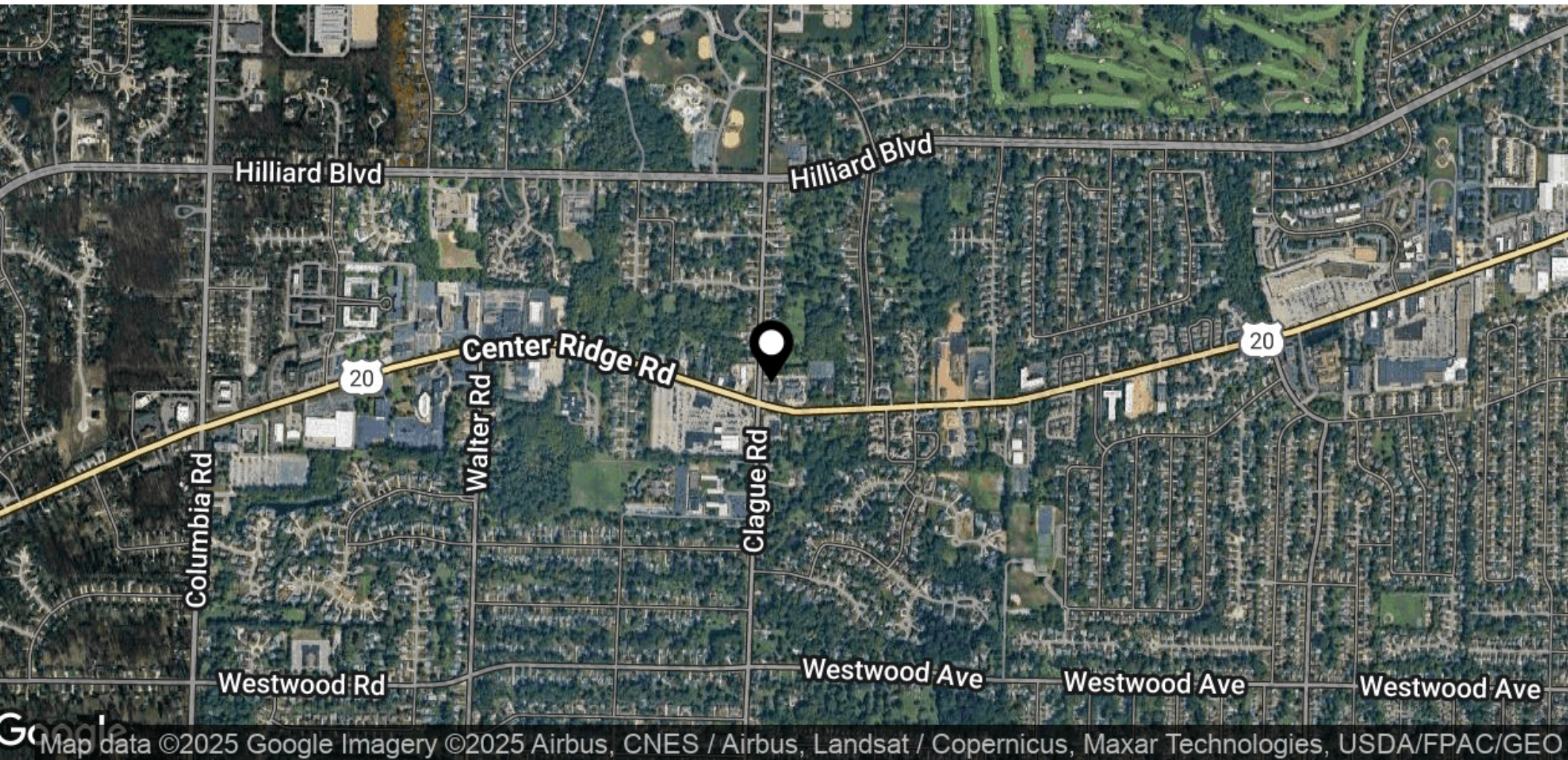
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Location Map



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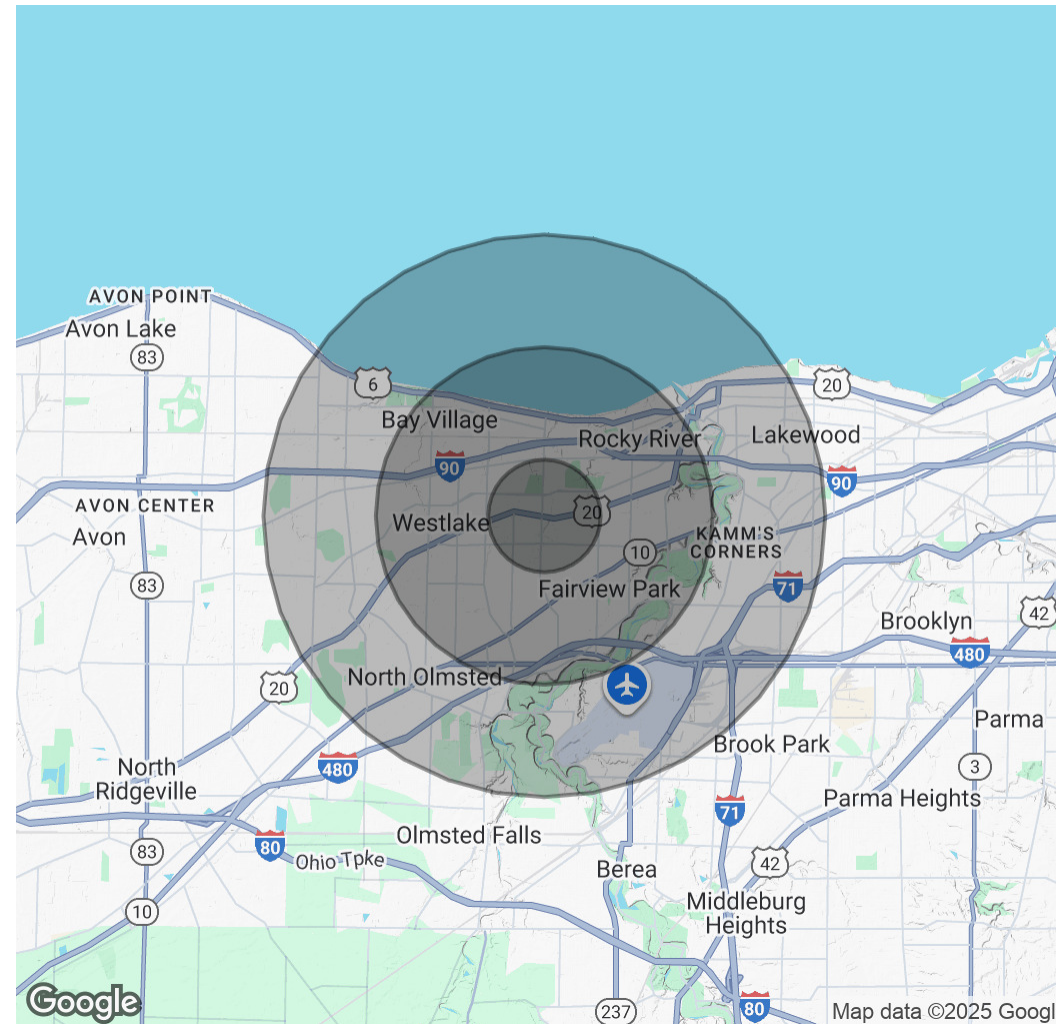
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	9,402	82,369	185,864
Average Age	47	45	43
Average Age (Male)	45	43	42
Average Age (Female)	49	46	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,177	36,487	84,064
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$124,105	\$119,950	\$113,406
Average House Value	\$332,961	\$326,301	\$316,322

Demographics data derived from AlphaMap



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