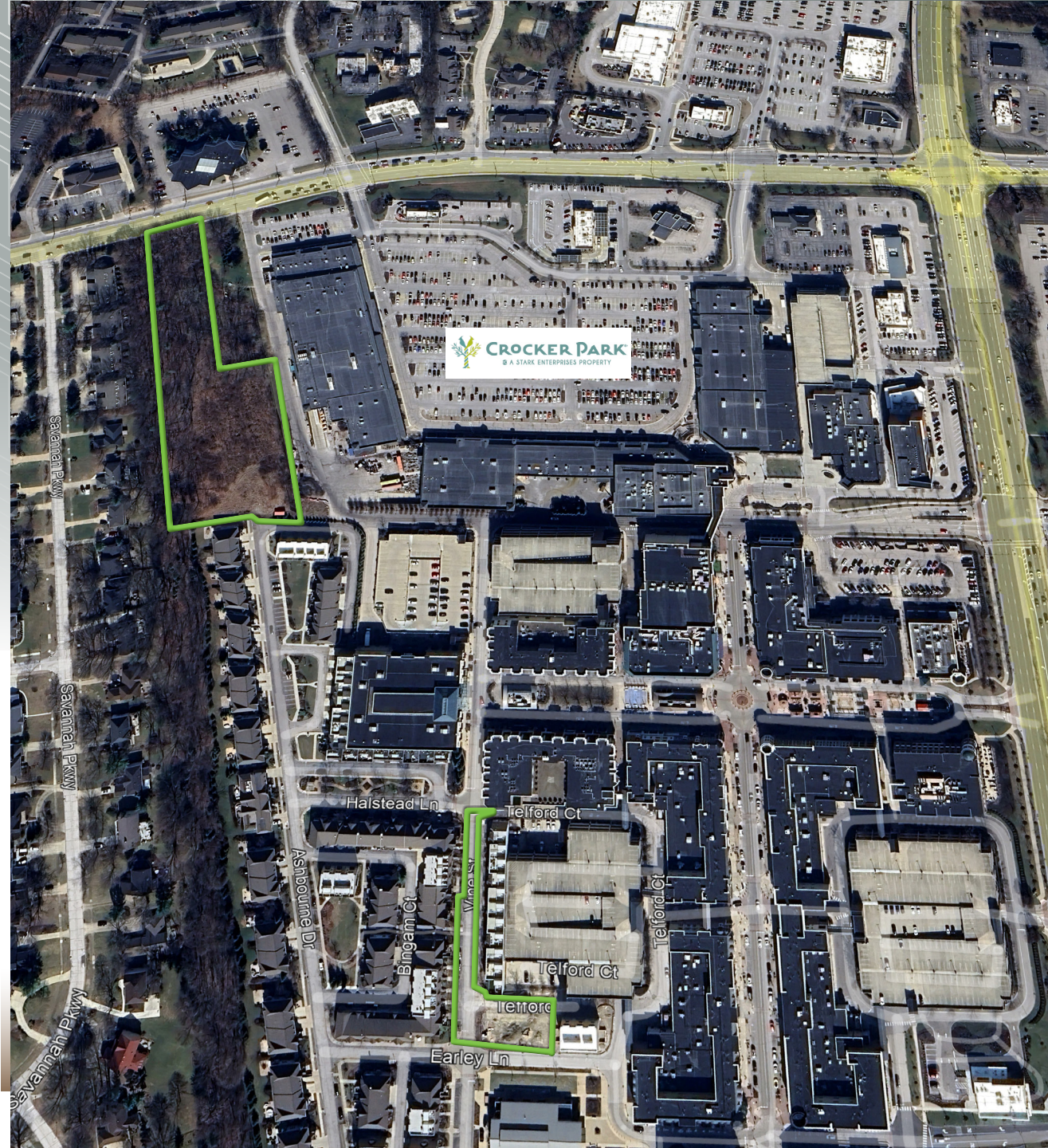


# Residential Development Opportunity

4.912 ACRES OF LAND  
NEXT TO CROCKER PARK

---

ASHBOURNE DRIVE &  
EARLEY LANE  
WESTLAKE, OHIO 44145



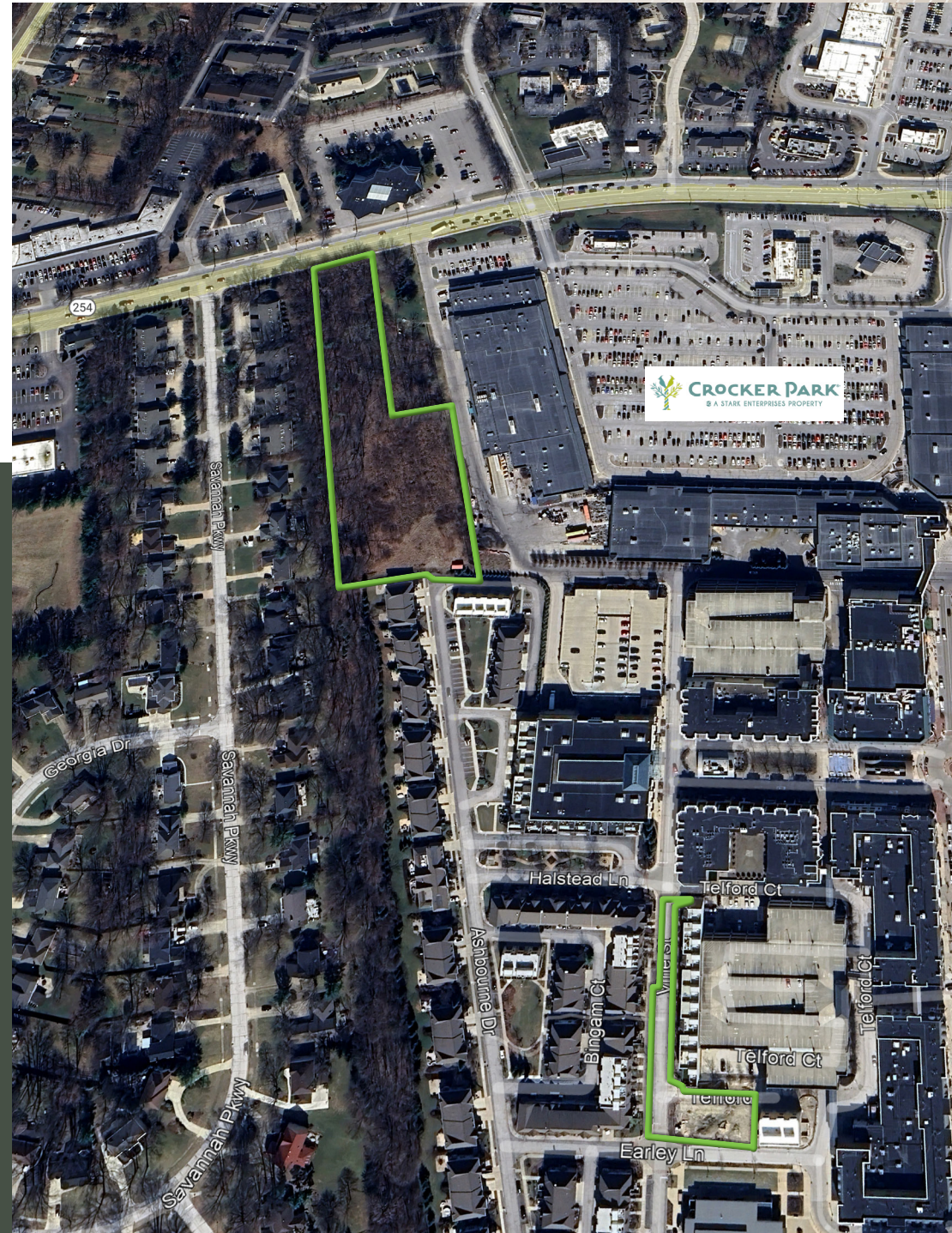
## OFFERING SUMMARY

West Hampton presents a rare opportunity to acquire 4.912 acres of prime land in one of Westlake's most desirable locations. Just steps from the vibrant lifestyle and retail hub of Crocker Park. This strategic site offers exceptional potential for development or long-term investment in a high-demand, high-visibility area.

## Residential Development Opportunity

### Property Overview

Address	Ashbourne Drive & Earley Lane Westlake, Ohio 44145
Site Area (Acres)	4.912 Acres
Parcel #	211-25-001
Traffic Count	Crocker Road 25,764 VPD (2024)
Zoning	Planned Unit Development <a href="#">City of Westlake Zoning Map</a>
Tax District	Westlake CSD
Sale Price	\$1,250,000



## CROCKER PARK IN WESTLAKE, OHIO

---

Experience the unparalleled vibrance of Crocker Park, an expansive mixed-use lifestyle center spanning 20 city blocks. This dynamic destination seamlessly integrates over 100 diverse retail establishments, ranging from renowned national brands to exclusive boutiques, including Banana Republic, Nordstrom Rack, Orvis, Apple, Arhaus, World Market, and soon L.L. Bean.

Complementing the exceptional retail offerings are 35 distinct dining options, providing a culinary journey from casual quick bites to sophisticated fine dining experiences. Noteworthy establishments include Hyde Park Prime Steakhouse, Leo's Italian Social, and Wild Mango.

Crocker Park also features a premium residential component with 650 luxury apartment units, offering an elevated living experience. Furthermore, the development provides prime Class A office space, housing prestigious firms such as Morgan Stanley, USBank, Fidelity Investments, and Wells Fargo Advisors.

Beyond its commercial and residential facets, Crocker Park is a vibrant community hub, hosting a diverse calendar of year-round events. These include live music performances, free outdoor movie nights, a bustling Farmers Market, and signature events like the Wine Festival and Ice Festival. During the holiday season, the center transforms into a festive wonderland, featuring ice skating, opportunities for photos with Santa, and a magnificent 50-foot Christmas Tree.



### Award-Winning Excellence

Crocker Park's commitment to excellence has been recognized through numerous accolades:

- 2024 Scene Magazine: Best Apartment Complex, Best of Cleveland
- 2024 Northeast Ohio Parent Magazine: Best Kid-Friendly Shopping Center
- 2024 Northeast Ohio Parent Magazine: Runner-Up Best Splash Pad
- 2024 Cleveland Magazine: Best Farmer's Market
- 2023 Chain Store Age: #5 in Top 10 Retail Center Experiences in the U.S.
- 2023 Westlake in Bloom: 2nd Place Award Winner



LOCATION MAP



# Trade Area

## RETAIL TRADE AREA

### TRADE AREA INFO

Detroit Road and Crocker Road  
(3 Miles)

- Population: 55178
- Daytime Population: 59,771
- Total Households: 22,296
- Median HH Income: \$118,809
- Total Businesses: 2,403
- Total Employees: 34,954

### MAJOR OFFICE BUILDINGS

±4.6 MSF (Total)

1. Crocker Park - 735,469 SF
2. King James Office Park - 309,246 SF
3. LaCentre Office Plaza - 209,584 SF
4. Gemini I & II - 148,498 SF
5. 2 Equity Way - 163,184 SF
6. 28500 Clemens Rd - 134,298

### HOTELS

10 Hotels / 1,185 Rooms

1. Holiday Inn Express - 91 Rooms
2. Extended Stay America - 73 Rooms
3. Sonesta ES Suites - 104 Rooms
4. Wyndham Garden - 267 Rooms
5. Red Roof Inn - 98 Rooms
6. Hampton Inn - 120 Rooms
7. Hyatt Place - 110 Rooms
8. Westspring - 115 Rooms
9. Courtyard - 122 Rooms
10. Townplace Suites - 85 Rooms

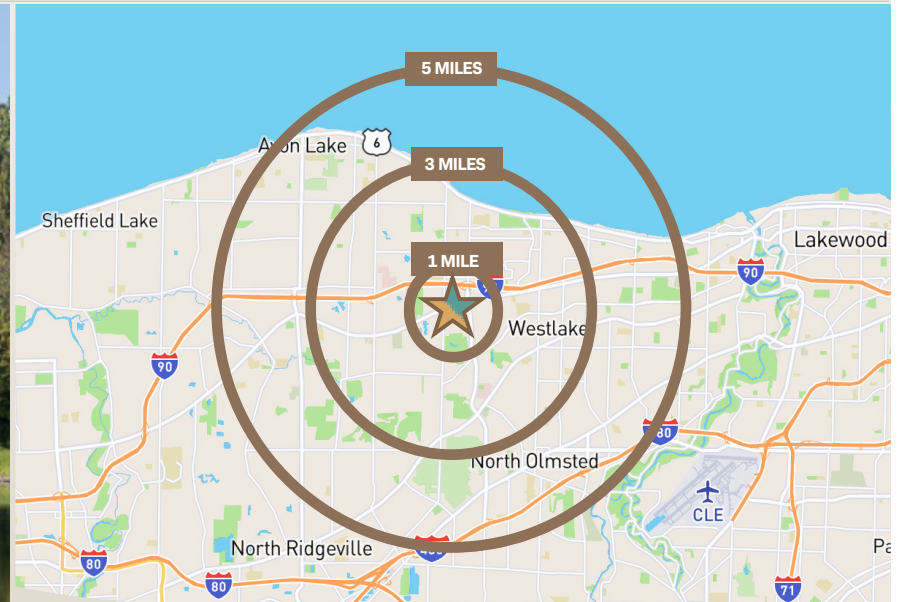
### MAJOR EMPLOYERS

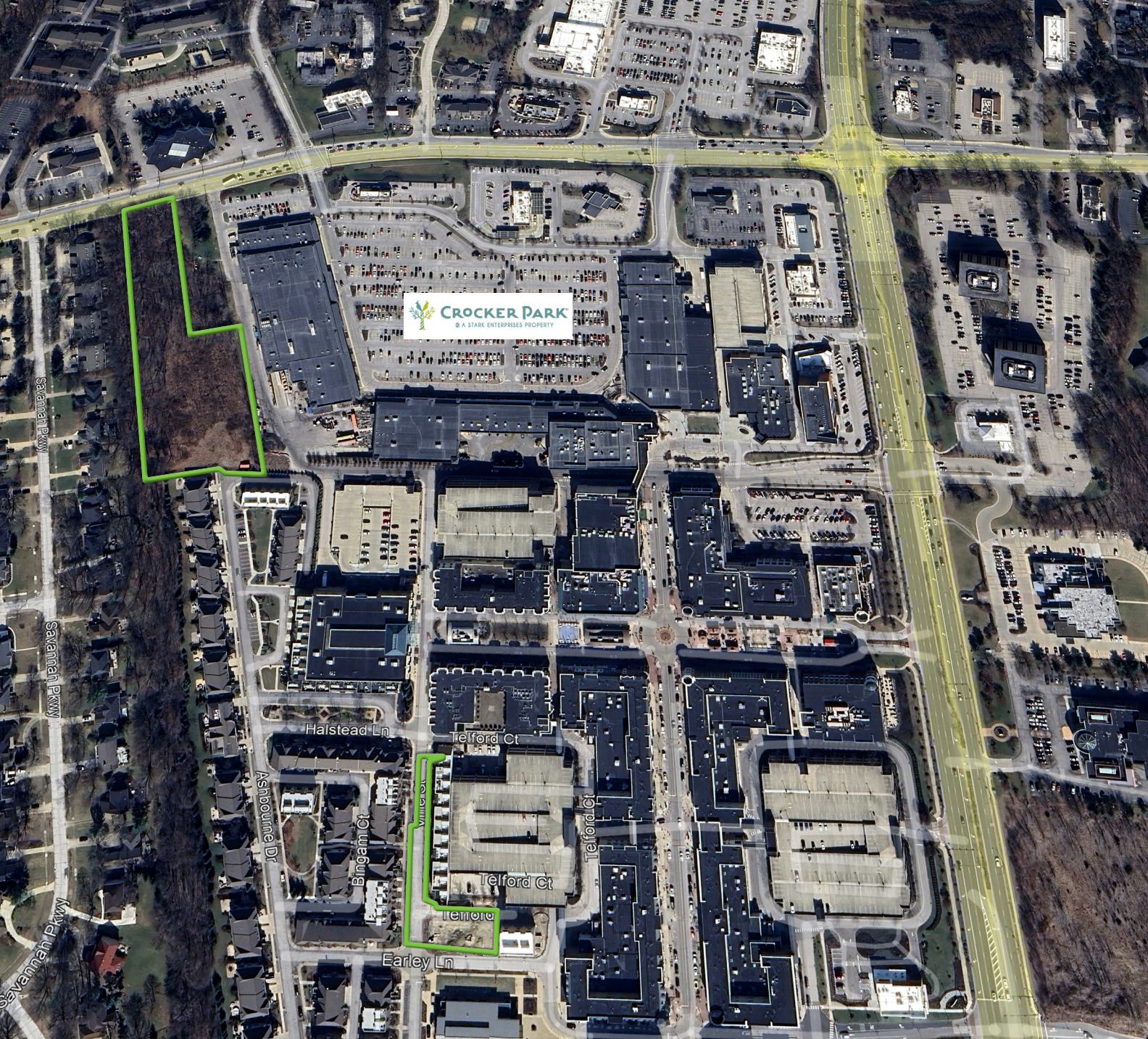
1. American Greetings
2. Hyland Software
3. TravelCenters of America
4. Nordson Corp
5. University Hospitals
6. Cleveland Clinic

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.  
Updated: June 24, 2025

AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
2024 Businesses	701	2,473	5,666
2024 Employees	13,372	37,001	75,126
2024 Population	6,438	54,366	143,420
2024 Median Age	43.90	45.90	45.20
2024 Population 25 and Over	4,887	39,320	104,083
2024 Households	2,969	21,969	59,550
2024 Average Household Income	\$175,623	\$175,436	\$148,902
2024 Average Value of Owner Occ. Housing Units	\$524,944	\$425,424	\$357,252
2024 Daytime Population	14,649	62,515	143,409
Daytime Workers	11,901	37,393	77,355
Daytime Residents	2,748	25,122	66,054
2024 Average Household Size	2.10	2.41	2.37





# CONTACTS

**JAMIE DUNFORD**

+1 440 823 1266

jamie.dunford@cbre.com

**KEITH KELTNER, CCIM**

+1 414 331 7519

keith.keltner@cbre.com

**SKYE HARTER**

+1 330 907 6825

skye.harter@cbre.com

**ANNE WIMBERLEY**

+1 216 233 5008

anne.wimberley@cbre.com

**CBRE, INC.**

950 Main Avenue

Suite 800

Cleveland, Ohio 44113

has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts

**CBRE**