

FREESTANDING 4,149 SF FORMER BANK

DOWNTOWN WILLOUGHBY

38201 ERIE STREET, WILLOUGHBY, OHIO 44094

CBRE

FOR LEASE



EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- Freestanding 4,149 SF former bank at main/main on 0.90 AC in Downtown Willoughby
- Downtown Willoughby is a walkable historic retail and entertainment district, neighboring Tenants include The Yard on 3rd, Barrio, Pranzo, Wild Goose, Noras Public House, Sage Karma Kitchen, Fionas Coffee, Michaels Bakery and many more!
- The bank has a vault and 3 drive-thru lanes / teller windows
- Zoned: D-B Downtown Business District
- Dense, and growing, population of 46,181 people in a 3 mile radius
- Combined traffic counts over 30k VPD at the site (source ODOT TIMS)



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
109,872



POPULATION
112,804



HOUSEHOLDS
52,429

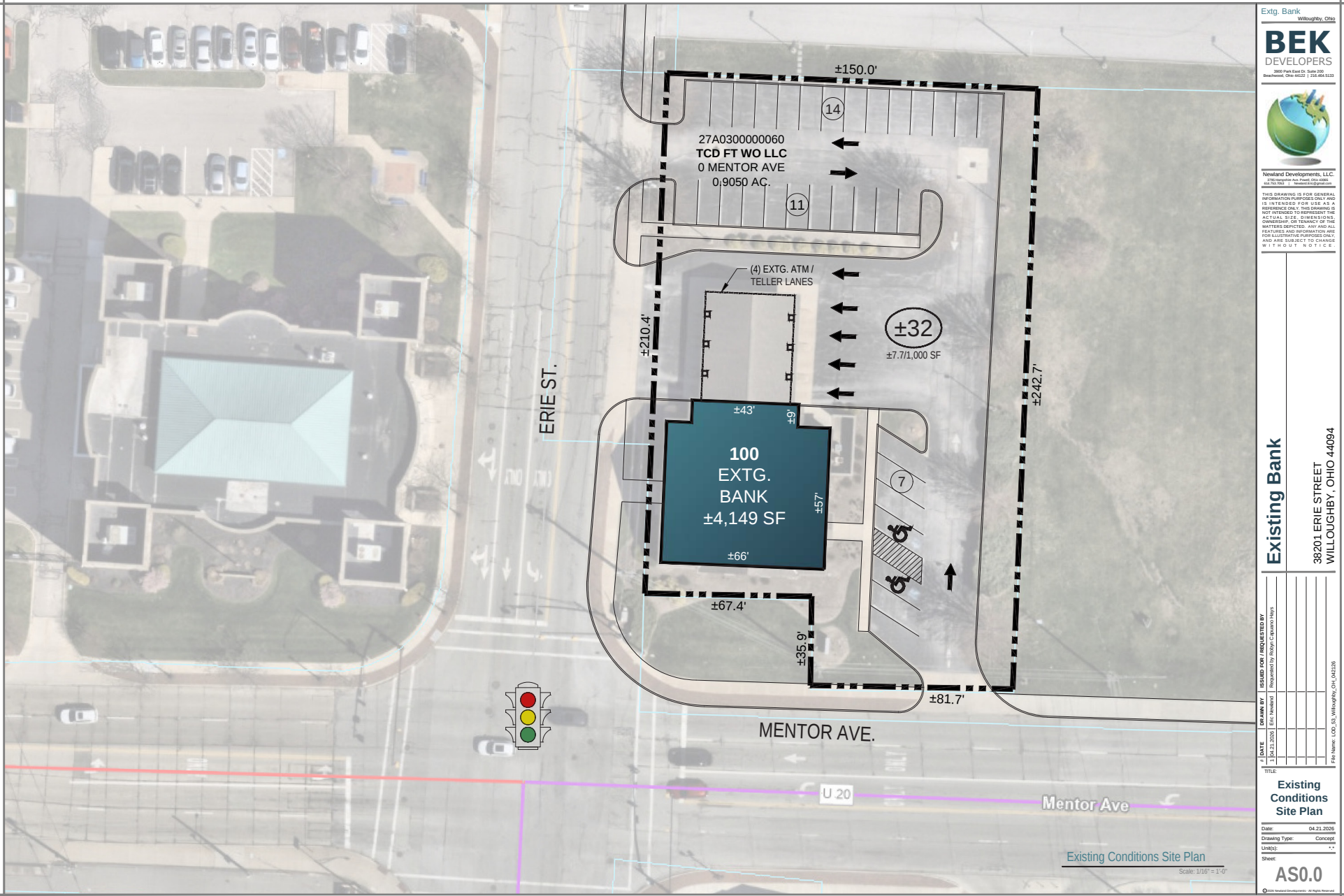


POPULATION
25 & OVER
85,627



AVG. HOUSEHOLD
INCOME
\$99,034

SITE PLAN



Extg. Bank
Willoughby, Ohio

BEK
DEVELOPERS

3800 Park East Dr. Suite 200
Beverly Hills, Ohio 44122 | 216.486.6333



Newland Developments, LLC

1700 Lexington Ave. Fourth Floor
New York, NY 10017

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Existing Bank

38201 ERIE STREET
WILLOUGHBY, OHIO 44094

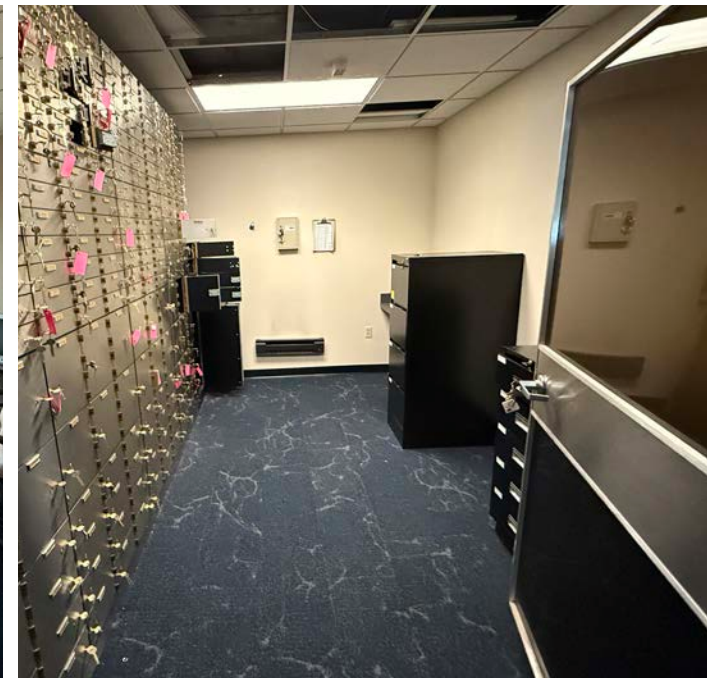
#	DATE	DRAWN BY	ISSUED FOR / REQUESTED BY
1	04.21.2009	Eric Newland	Requested by Ricki Caputo-Hays

Existing Conditions Site Plan

Date: 04.21.2009
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AS0.0

INTERIOR PHOTOS



AERIAL VIEW

DOWNTOWN WILLOUGHBY

SAGE KARMA KITCHEN, barrix, ARABICA COFFEE HOUSE, nora's public house, Chagrin River DINER, BALLANTINE, SOL, THE WILD GOOSE, DOWNTOWN WESTEL'S WILLOUGHBY, PRANZO, HOOK & HOOF, FIONA'S

TARGET, BUFFALO WILD WINGS, PENN STATION, giant eagle, JEROME'S, REGAL, OfficeMax, PET SMART, FIREHOUSE SUBS

Cleveland
20 MINUTES AWAY

WILLOUGHBY SOUTH HIGH SCHOOL

LOWE'S

University Hospitals

2
66,063 VPD

Starbucks

UNITED STATES POSTAL SERVICE

erie + vine

Citizens Bank

FIREFIGHTERS CREDIT UNION

DOUBLE D'S

SITE

15,330 VPD

Vine St

15,616 VPD

Erie St - 15,236 VPD

AERIAL VIEW



2
66,063
VPD

GREAT LAKES MALL

ASHLEY
at home
Petite
BJS
Olive Garden
Dillard's
DICK'S SPORTING GOODS
JCPenney
OUTBACK

Mercedes-Benz
Volvo

CHAGRIN RIVER WALK

DOVE'S D's
BERRY TONG & TONGUES

SITE

Erie St - 15,236 VPD

Vine St
15,330 VPD

DOWNTOWN WILLOUGHBY

SAGE KARMA KITCHEN
barrix
ARABICA COFFEE HOUSE
nora's public house
Chagrin River DINER
SOL
THE WILD GOOSE
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FIREFIGHTERS CREDIT UNION

UNITED STATES POSTAL SERVICE

CBRE

RETAIL TRADE MAP



WILLOUGHBY

RETAIL TRADE AREA

TRADE AREA INFO

SOM Center Road & Euclid Avenue
(3 Miles)

- Population: 61,088
- Daytime Population: 69,680
- Total Households : 27,574
- Median HH Income: \$69,912
- Total Businesses: 2,283
- Total Employees: 65,624

HOTELS

4 Hotels/493 Rooms

(Source, CoStar)

1. Fairbridge Inn & Suites - 150 Rooms
2. Four Points - 143 Rooms
3. Skylight Inn & Suites - 110 Rooms
4. Courtyard - 90 Rooms

MAJOR EMPLOYERS

1. Lubrizol - 1,500 employees
2. Amazon - 1,000 employees
3. Lake Health West - 1,000 employees
4. UH Richmond Medical Center
- 750 employees
5. City of Wickliffe - 500 employees

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Updated: March 19, 2024 (422944)



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	4,698	52,299	112,804
2025 Daytime Population	4,791	55,507	109,872
2025 Households - Current Year Estimate	2,382	24,886	52,429
2025 Average Household Income	\$106,713	\$94,511	\$99,034
2030 Average Household Income Projection	\$118,730	\$105,559	\$110,208
2025 Median Household Income	\$78,664	\$69,659	\$72,243
2025 Population Over 25	3,628	40,018	85,627

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