



29065 CLEMENS RD, WESTLAKE, OH 44145



FOR MORE INFO: 216.755.1177

Bryant Bitar | bbitar@passovgroup.com



PASSOV GROUP
COMMERCIAL BROKERAGE

OFFICE OPPORTUNITY PRIME WESTLAKE LOCATION

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Available: 3,500 - 7,000 SF
- Building Size: 13,381 SF
- Signage: Available on Clemens Road & Building
- Condition: Move in ready office space
- Crocker Park: Less than 1 mile from Crocker Park with easy access to I-90
- Rental Rate: \$19.50/SF Gross

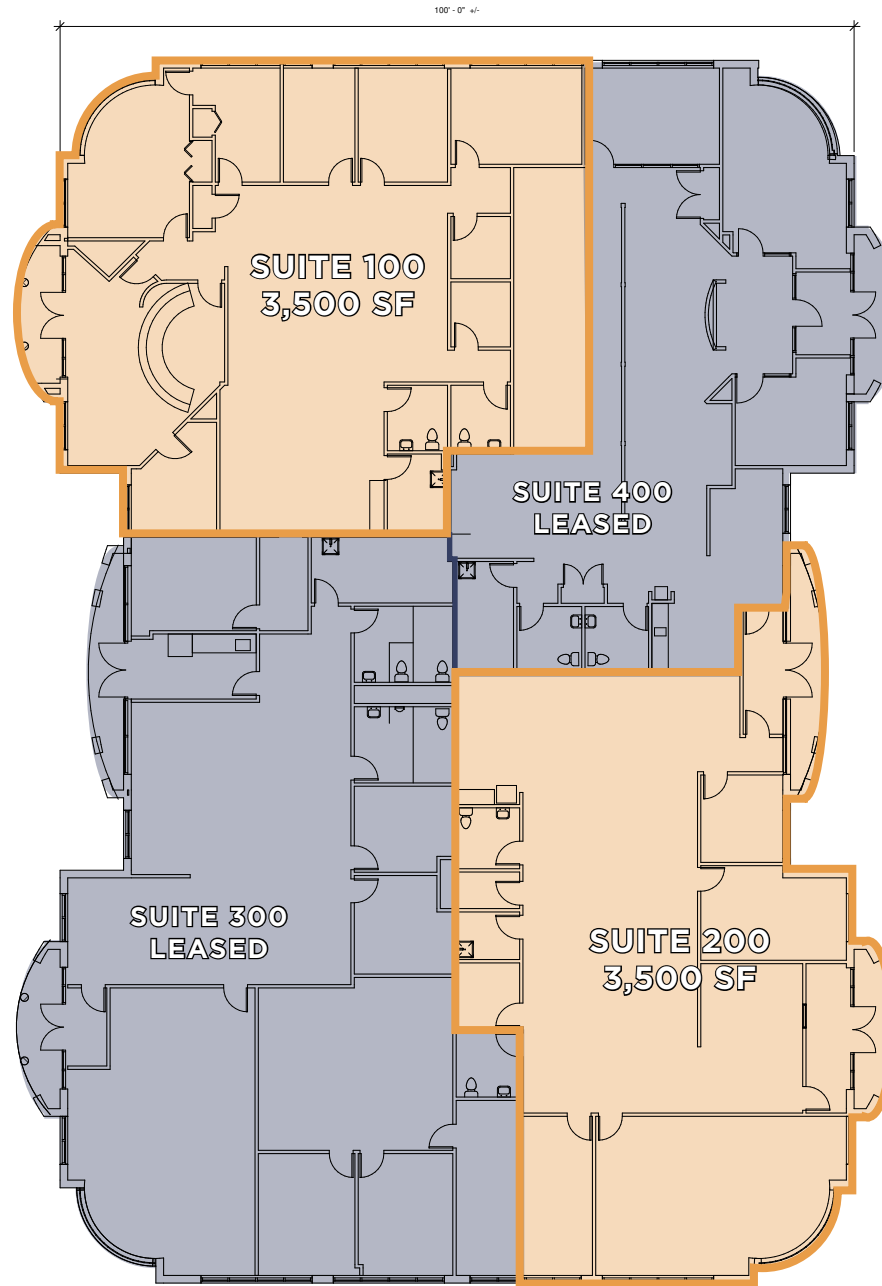
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	9,116	52,102	133,864
2030 Projection	8,986	51,198	131,391
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	662	2,729	5,875
2025 Estimated Total Employees	10,411	31,394	60,941
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$144,173	\$183,332	\$161,305
2025 Estimated Median Household Income	\$110,166	\$130,424	\$112,037



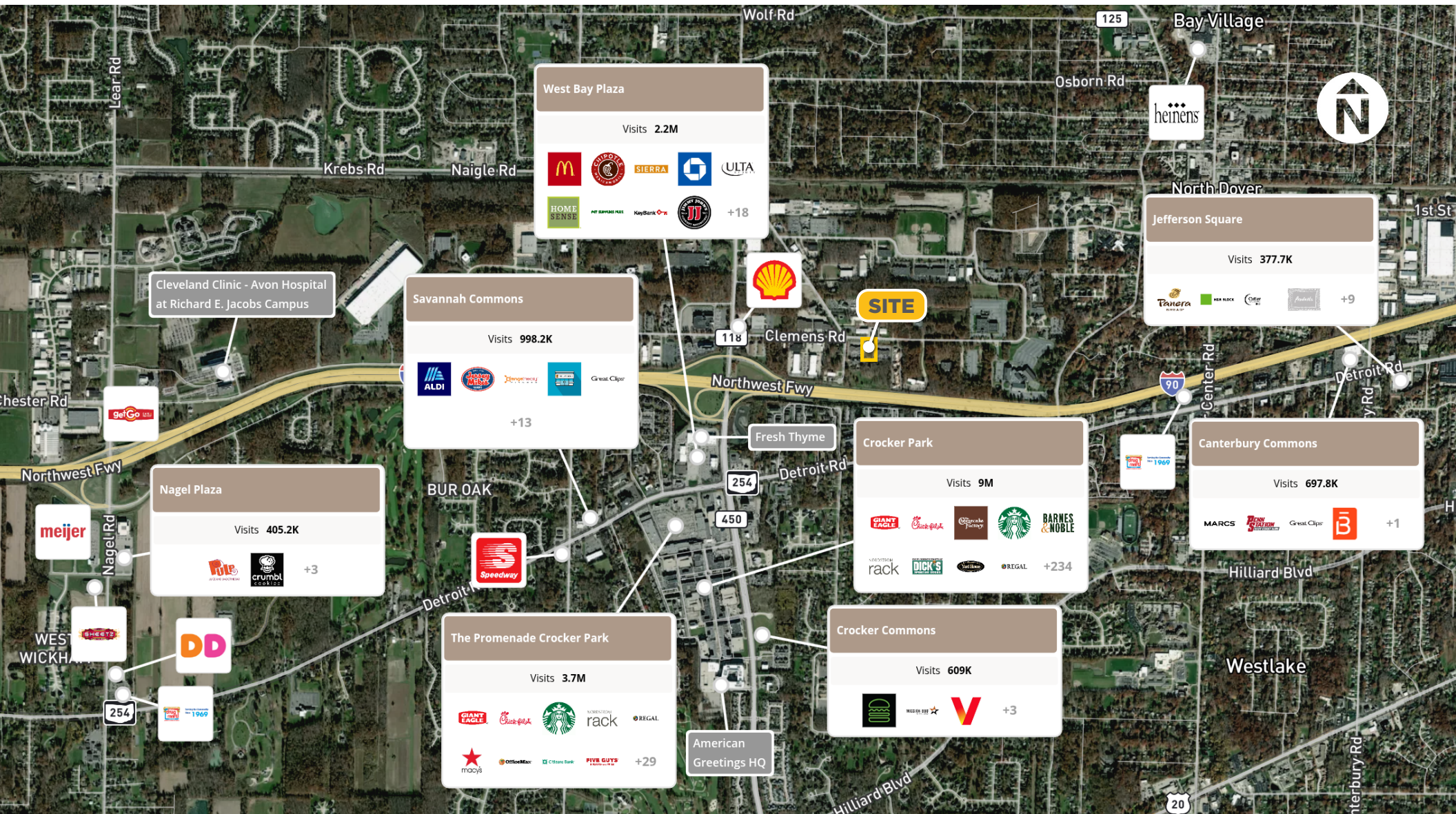
OFFICE OPPORTUNITY PRIME WESTLAKE LOCATION

SITE PLAN



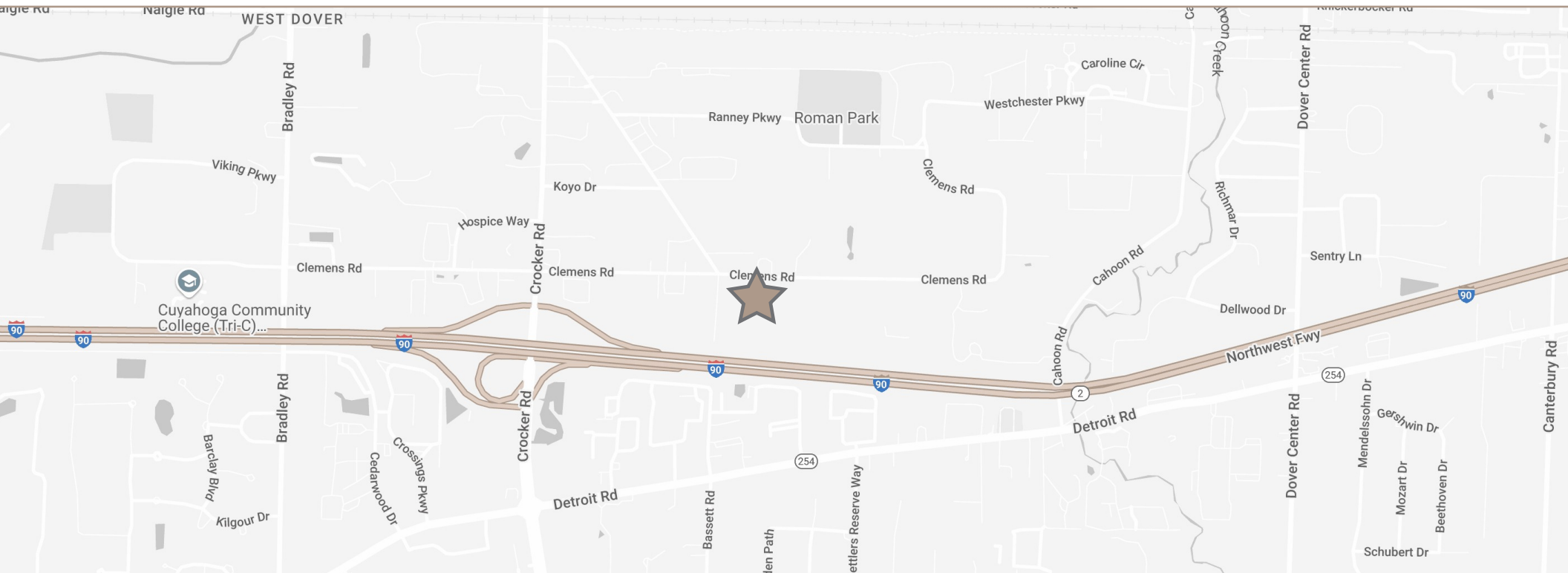
OFFICE OPPORTUNITY PRIME WESTLAKE LOCATION

TRADE AERIAL



OFFICE OPPORTUNITY PRIME WESTLAKE LOCATION

LOCATION OVERVIEW



Westlake, Ohio is a well-established suburb located just 15 miles west of downtown Cleveland. Known for its high quality of life, excellent schools, and beautifully maintained neighborhoods, Westlake offers a perfect balance of residential comfort and urban convenience. With easy access to I-90 and major regional thoroughfares, the city is highly connected, making it a desirable location for commuters and businesses alike. Residents enjoy an abundance of parks, walking trails, and community amenities, including the popular Crocker Park lifestyle center.

The city's commitment to smart development and strong infrastructure has made Westlake a hub for both residential and commercial growth. Crocker Park, a premier mixed-use destination, blends upscale retail, dining, office space, and luxury apartments, attracting visitors from across the region. This development has spurred further interest in surrounding areas, boosting

demand for additional retail, hospitality, healthcare, and service-based businesses. Westlake's educated population and high median household income also create a strong customer base for new commercial ventures.

For commercial real estate investors and developers, Westlake presents a wealth of opportunity. The city offers a diverse mix of available properties, from freestanding buildings and office parks to land ready for development. Local government is supportive of responsible growth, making the planning and permitting process smooth for incoming projects. Whether you're looking to launch a retail center, medical office, corporate headquarters, or mixed-use development, Westlake provides the infrastructure, accessibility, and market demand needed for long-term success. Its continued growth and strategic location solidify its place as one of Northeast Ohio's most promising areas for commercial real estate investment.

