

# PROPERTY FOR LEASE

EUCLID, OHIO

22626-22628 LAKESHORE BLVD.



# FACT SHEET

## EUCLID, OHIO

**22626-22628 LAKESHORE BLVD.**

### Size and Location

Introducing a premier leasing opportunity at 22626 Lakeshore Blvd, Euclid, OH 44123. Located in the heart of Euclid's vibrant Lakeshore district, this space provides a strategic advantage with its high traffic counts, strong local demographics, and proximity to major transit routes.

- Size: 1,765 sq. ft. of versatile, open-concept space
- Location: 22626 Lakeshore Blvd, Euclid, OH 44123
- Zoning: Ideal for retail, office, or service-oriented businesses

### Property Highlights

- Convenient Accessibility: Located minutes from I-90 and major transit routes, ensuring seamless access for customers and employees alike. staff and encouraging repeat visits.
- Move-In Ready: With modern interiors, defined workspaces, and a clean, inviting atmosphere, this property is ready to meet the needs of businesses seeking a high-visibility, accessible, and customer-friendly environment.



Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	65,308	139,017	236,356
Avg. Household Income	\$75,635	\$78,777	\$84,416
Daytime Employees	22,829	52,121	95,953



# DEMOGRAPHICS

## EUCLID, OHIO

22626-22628 LAKESHORE BLVD.

22626 Lakeshore Blvd Euclid, OH 44123	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2024 Estimated Population	65,308	139,017	236,356
2029 Projected Population	62,732	134,472	228,569
2020 Census Population	66,663	139,955	238,005
2010 Census Population	66,147	141,510	246,353
Projected Annual Growth 2024 to 2029	-0.8%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2024	-	-0.1%	-0.3%
2024 Median Age	39.6	41.5	41.7
<b>Households</b>			
2024 Estimated Households	30,435	66,152	110,442
2029 Projected Households	29,058	63,690	106,251
2020 Census Households	30,714	65,384	109,447
2010 Census Households	30,122	64,264	109,853
Projected Annual Growth 2024 to 2029	0.9%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2024	-	0.2%	-
<b>Race and Ethnicity</b>			
2024 Estimated White	46.4%	49.9%	50.1%
2024 Estimated Black or African American	48.9%	44.8%	44.3%
2024 Estimated Asian or Pacific Islander	1.0%	1.7%	1.9%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	3.7%	3.5%	3.5%
2024 Estimated Hispanic	2.5%	2.6%	2.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$75,635	\$78,777	\$84,416
2024 Estimated Median Household Income	\$55,908	\$57,782	\$61,794
2024 Estimated Per Capita Income	\$35,350	\$37,586	\$39,536
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.7%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.5%	6.2%
2024 Estimated High School Graduate	31.9%	31.3%	29.1%
2024 Estimated Some College	25.1%	23.9%	22.6%
2024 Estimated Associates Degree Only	8.6%	9.0%	8.8%
2024 Estimated Bachelors Degree Only	17.4%	17.3%	19.1%
2024 Estimated Graduate Degree	9.4%	10.3%	12.5%
<b>Business</b>			
2024 Estimated Total Businesses	2,187	4,970	9,218
2024 Estimated Total Employees	22,829	52,121	95,953
2024 Estimated Employee Population per Business	10.4	10.5	10.4
2024 Estimated Residential Population per Business	29.9	28.0	25.6

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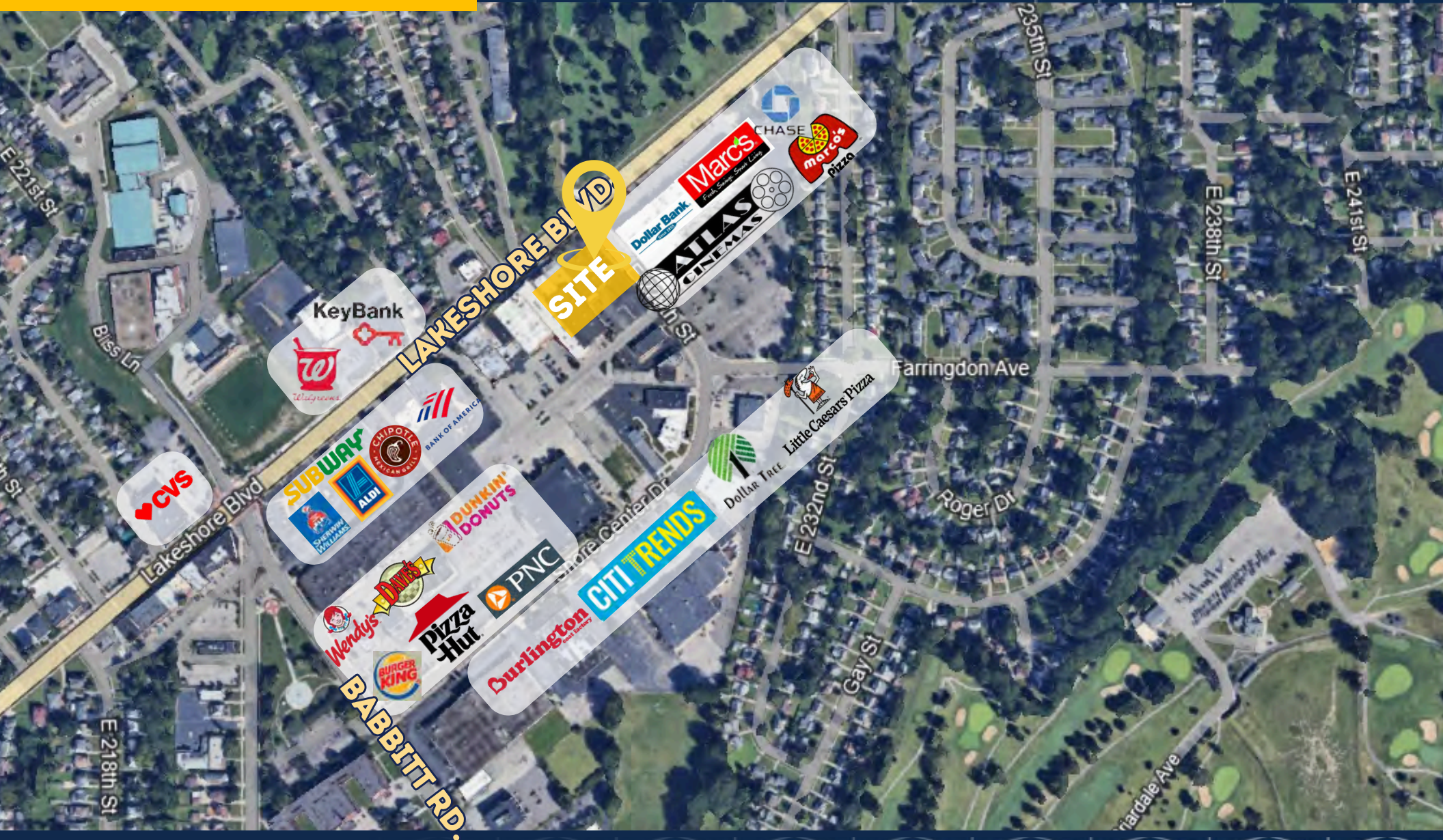




# AERIAL VIEW

EUCLID, OHIO

22626-22628 LAKESHORE BLVD.

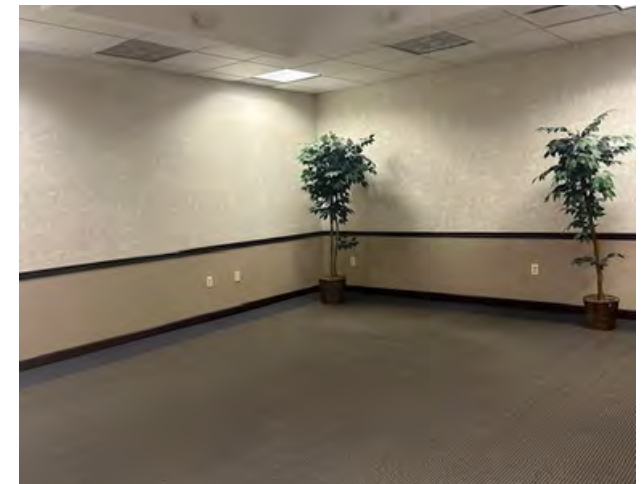




# PROPERTY PHOTO'S

EUCLID, OHIO

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# CONTACT INFORMATION

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22626-22628 LAKESHORE BLVD.

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