

1.69 ACRES FOR SALE

WILLOUGHBY, OHIO

28750 EDDY RD.



Education Alternatives



FACT SHEET

WILLOUGHBY, OH

28750 EDDY RD.

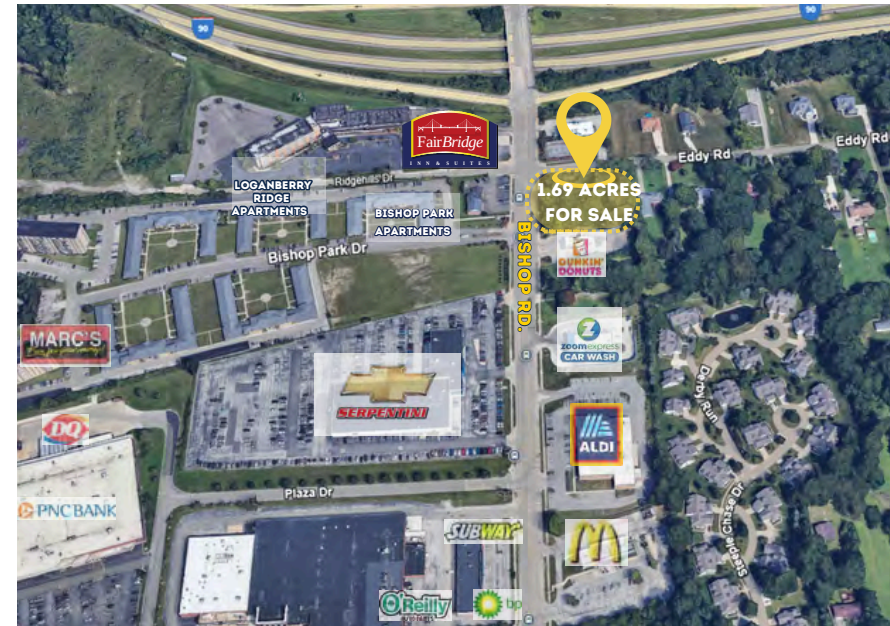
Size and Location

28750 Eddy Rd: 1.69 Acres of Prime Commercial Real Estate in a High-Traffic, Strategic Location—An Ideal Opportunity for Development

- 1.69 acres of versatile commercial land
- Zoning: Suitable for retail and office developments
- Availability: 12,500 sq ft building space available

Property Highlights

- Prime Commercial Location: Positioned in a well-established business corridor, surrounded by national retailers including Dunkin' Donuts, ALDI, McDonald's, and CVS.
- Proximity to Amenities: Adjacent to residential communities, apartment complexes, and major businesses, ensuring a consistent and diverse customer base.
- High Visibility: Located at a signalized intersection with significant daily traffic, ideal for maximum exposure.
- Demographic Strength: Over 208,000 residents within a 5-mile radius, with a median household income of \$70,648.
- Development-Ready: Zoned for commercial use, offering flexibility for retail, office, or mixed-use projects.
- Exceptional Access: Immediate connectivity to I-90 and State Route 2, facilitating ease of travel and logistics.



Area Demographics	3 mi.	5 mi.	7mi.
Total Population	177,215	178,103	285,484
Avg. Household Income	\$84,432	\$86,218	\$91,405
Daytime Employees	34,774	79,873	134,898

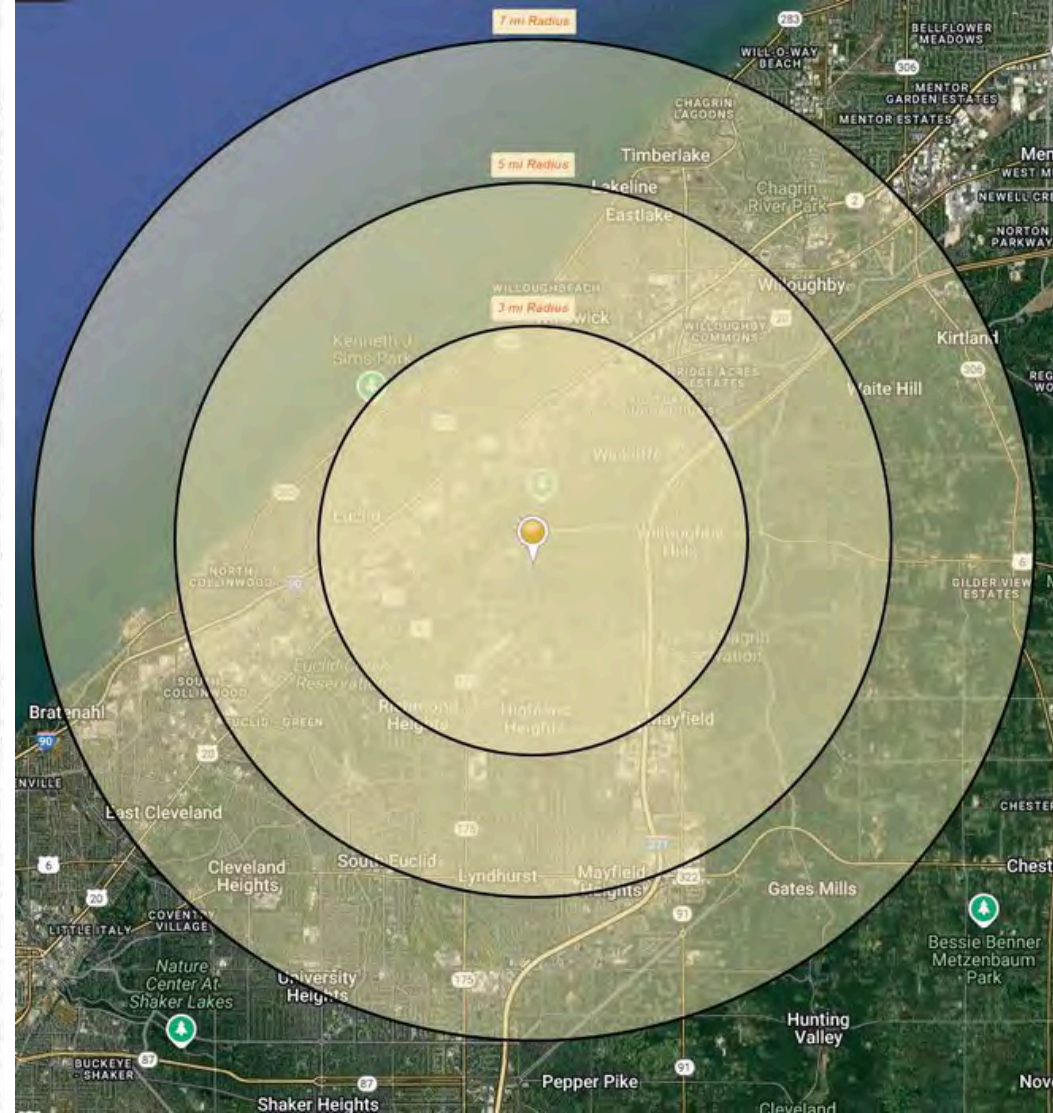
RADIUS MAP

WILLOUGHBY, OH

28750 EDDY RD.

28750 Eddy Rd Willoughby Hills, OH 44092	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	77,215	178,103	285,484
2029 Projected Population	74,938	172,690	277,274
2020 Census Population	78,202	182,060	288,073
2010 Census Population	77,106	181,250	291,273
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	-	-0.1%	-0.1%
2024 Median Age	41.0	42.5	42.2
Households			
2024 Estimated Households	36,053	83,746	132,223
2029 Projected Households	35,072	81,421	128,787
2020 Census Households	35,799	84,059	131,581
2010 Census Households	34,784	81,803	129,908
Projected Annual Growth 2024 to 2029	0.5%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.1%
Race and Ethnicity			
2024 Estimated White	55.6%	57.6%	55.9%
2024 Estimated Black or African American	38.6%	36.4%	37.8%
2024 Estimated Asian or Pacific Islander	2.3%	2.5%	2.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	3.4%	3.5%	3.5%
2024 Estimated Hispanic	2.5%	2.6%	2.6%
Income			
2024 Estimated Average Household Income	\$84,432	\$86,218	\$91,405
2024 Estimated Median Household Income	\$66,007	\$66,362	\$68,594
2024 Estimated Per Capita Income	\$39,523	\$40,631	\$42,452
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.7%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.4%	5.4%
2024 Estimated High School Graduate	31.2%	29.4%	27.7%
2024 Estimated Some College	22.4%	22.1%	21.1%
2024 Estimated Associates Degree Only	9.2%	8.7%	8.6%
2024 Estimated Bachelors Degree Only	19.6%	20.2%	20.7%
2024 Estimated Graduate Degree	10.9%	12.5%	14.6%
Business			
2024 Estimated Total Businesses	2,628	7,021	11,371
2024 Estimated Total Employees	34,774	79,873	134,898
2024 Estimated Employee Population per Business	13.2	11.4	11.9
2024 Estimated Residential Population per Business	29.4	25.4	25.1

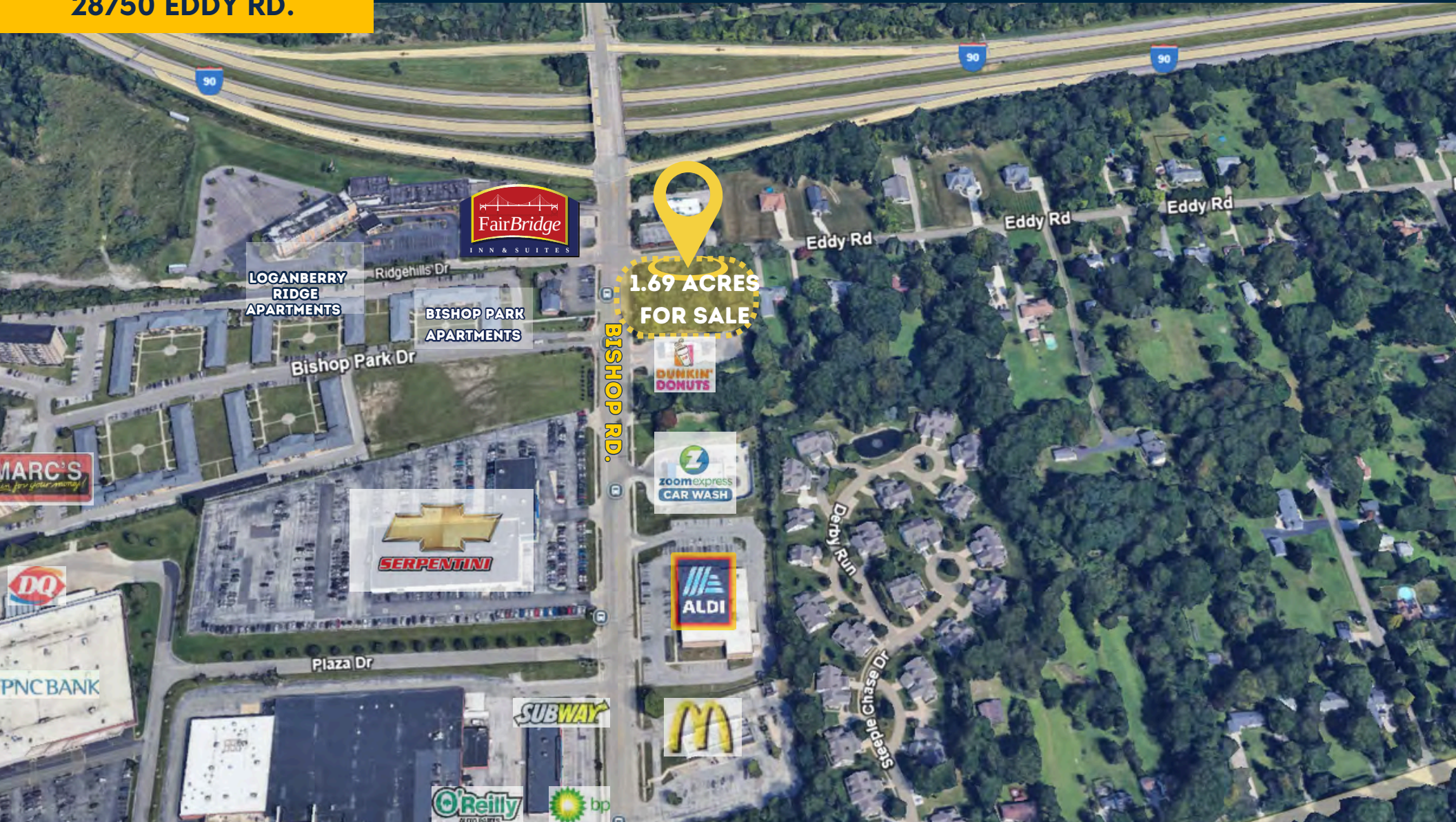
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AERIAL VIEW

WILLOUGHBY, OH

28750 EDDY RD.



SITE PLAN

WILLOUGHBY, OH

CONTACT INFORMATION

28750 EDDY RD.

Michael Hirsch

Office: 216-514-1400 ext 107

Mhirsch@kowitzrealestate.com