



EDDY ROAD ELEVATION (NORTH)  
SCALE 1/8" = 1'-0"



# SHOPPES OF BISHOP

28750 EDDY ROAD, WILLOUGHBY, OHIO

## THE PROPERTY

- 12,500 SF Available - Spring 2024
- Zoned for Retail and Office
- High visibility on Bishop Road and Eddy Road
- Excellent Signage
- Less than a minute from I-90 east and west
- Nearby tenants include ALDI, Dunkin Donuts, Marc's, McDonalds, Shell Gas Station, CVS and more

## DEMOGRAPHICS

### ESTIMATED POPULATION

3 Miles: 78,198  
5 Miles: 179,645  
7 Miles: 284, 671

### DAYIME EMPLOYESS

3 Miles: 34,829  
5 Miles: 79,521  
7 Miles: 133,627

### AVERAGE HH INCOME

3 Miles: \$85,674  
5 Miles: \$85,710  
7 Miles: \$90,628

### Contact Agent:

Michael J. Hirsch (216) 514-1400 ext 107 mhirsch@kowitzrealestate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealestate.com

# PROPOSED RENDERING

28750 EDDY ROAD, WILLOUGHBY, OHIO



EDDY ROAD ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



BISHOP ROAD ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"

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# AERIAL

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# DEMOGRAPHICS

28750 EDDY ROAD, WILLOUGHBY, OHIO

27850 Eddy Rd Willoughby Hills, OH 44092	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	78,198	179,645	284,671
2028 Projected Population	75,782	174,923	278,406
2020 Census Population	78,776	182,020	288,106
2010 Census Population	77,676	181,266	291,373
Projected Annual Growth 2023 to 2028	-0.6%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	-	-	-0.2%
2023 Median Age	41.3	42.3	42.5
<b>Households</b>			
2023 Estimated Households	36,102	83,745	131,364
2028 Projected Households	34,012	79,263	124,862
2020 Census Households	36,039	83,998	131,595
2010 Census Households	35,020	81,756	129,943
Projected Annual Growth 2023 to 2028	-1.2%	-1.1%	-1.0%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	-
<b>Race and Ethnicity</b>			
2023 Estimated White	56.3%	58.2%	56.7%
2023 Estimated Black or African American	37.5%	35.3%	36.4%
2023 Estimated Asian or Pacific Islander	2.4%	2.5%	3.0%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2023 Estimated Other Races	3.7%	3.8%	3.8%
2023 Estimated Hispanic	2.7%	2.8%	2.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$85,674	\$85,710	\$90,625
2023 Estimated Median Household Income	\$63,381	\$63,504	\$65,881
2023 Estimated Per Capita Income	\$39,643	\$40,036	\$41,930
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.8%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.3%	5.4%
2023 Estimated High School Graduate	30.8%	29.5%	28.0%
2023 Estimated Some College	23.3%	22.8%	21.2%
2023 Estimated Associates Degree Only	9.4%	9.0%	8.8%
2023 Estimated Bachelors Degree Only	19.3%	19.8%	20.5%
2023 Estimated Graduate Degree	10.5%	11.8%	14.2%
<b>Business</b>			
2023 Estimated Total Businesses	2,640	6,995	11,295
2023 Estimated Total Employees	34,829	79,521	133,627
2023 Estimated Employee Population per Business	13.2	11.4	11.8
2023 Estimated Residential Population per Business	29.6	25.7	25.2

### Contact Agent:

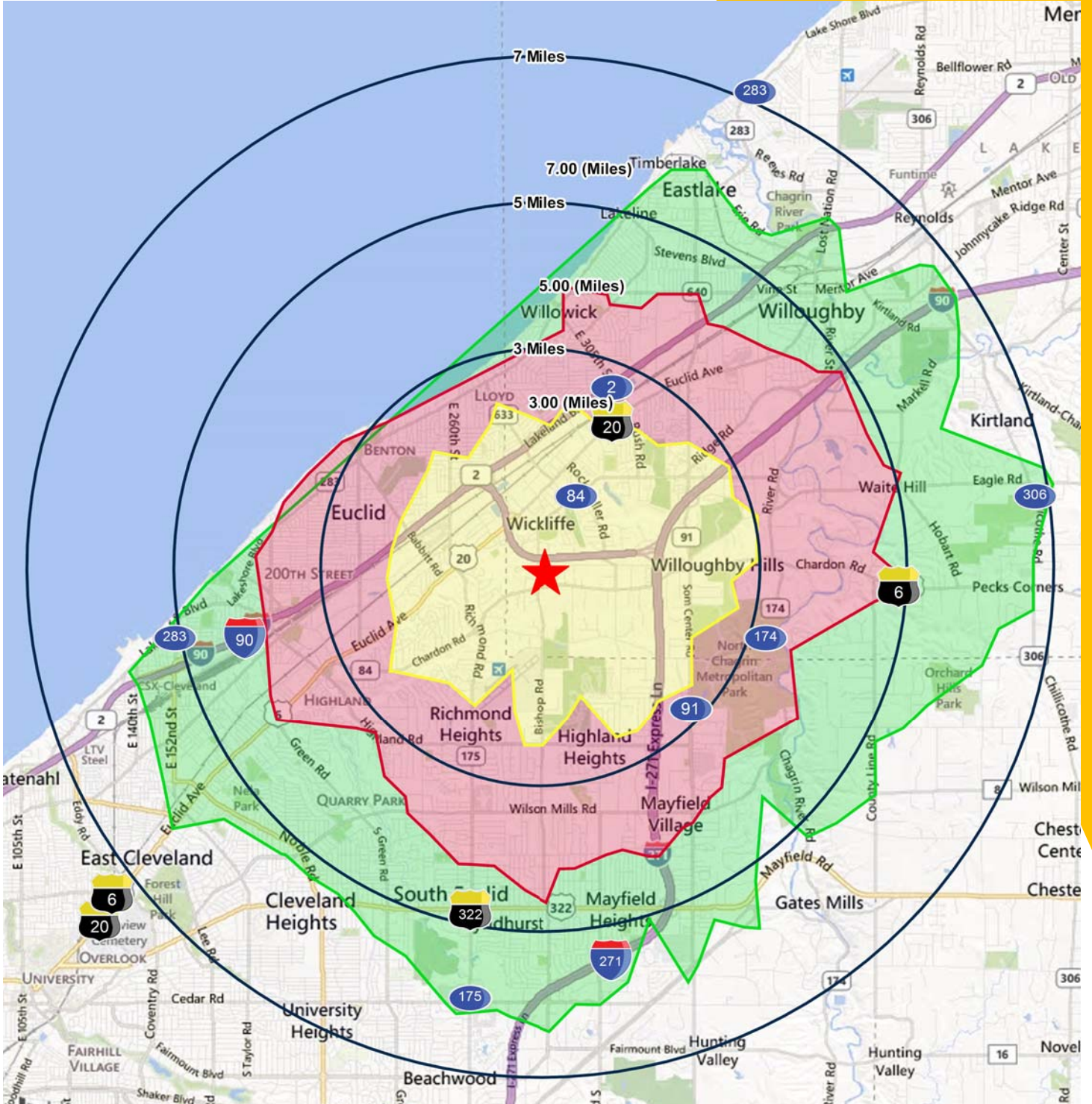
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# AREA MAP

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