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216.381.8200

WESTWOOD TOWN CENTER

Rocky River, Ohio



HIGHLIGHTS

- Join The Home Depot, AMC Theatres, Marc's, Sola Salon Suites, Dollar Tree, Third Federal Savings & Loan, Cassa Kitchen, Funshi Ramen, Sushi, & Boba, Studio Fit One (coming soon), and more
- Ideal location for tenants looking to serve the west side's affluent suburbs of Rocky River, Westlake, Lakewood, and Fairview Park
- Located on Center Ridge Road in the heart of Rocky River
- Placer.ai statistic summary
 - Yearly Visits: 5.1 Million
 - Yearly Visitors: 990,000
 - Average Time Spent at Westwood Town Center: 62 minutes
- AVAILABLE:**
 - 8,400 SF (divisible as 3,360 SF & 5,040 SF)
 - 2,700 SF (salon with upgraded electrical capacity)
 - 2,250 SF (restaurant)
 - Outlot

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|----------|----------|----------|
| 2029 Projection | 91,421 | 213,505 | 354,356 |
| 2024 Estimate | 94,090 | 219,760 | 363,801 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2024 Average | \$99,063 | \$88,315 | \$84,219 |
| 2022 Median | \$72,050 | \$63,241 | \$60,034 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2024 Employees | 27,446 | 76,427 | 121,063 |

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

ZACK SOGOLOFF

Senior Vice President

zack@goodmanrealestate.com

SETH MARKS

Senior Director

seth@goodmanrealestate.com



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P 216.381.8200

F 216.381.8211

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


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KEY

| | | | |
|---|-----------|---|-------------|
|  | LEASED |  | NEGOTIATING |
|  | AVAILABLE |  | NOT PART |

| UNIT | TENANT | SIZE (SQ. FT.) |
|------|------------------------------|----------------|
| 1 | Funshi Ramen Sushi & Boba | 2,364 |
| 2 | GNC | 1,385 |
| 3 | Bank of America | 1,510 |
| 4 | Malley's | 1,406 |
| 5 | Old Carolina Barbecue | 4,542 |
| 6 | FedEx Office | 5,370 |
| 7 | Cassa Kitchen | 2,535 |
| 8 | Dollar Tree | 8,400 |
| 9 | Available (divisible) | 8,400 |
| 10 | Available | 2,250 |
| 11 | H & R Block | 1,354 |
| 12 | Quest Diagnostics | 1,715 |
| 13 | Berris Optical | 1,700 |
| 14 | Available | 2,700 |
| 15 | Karen's Hallmark | 4,500 |
| 16 | Sola Salon Studios | 4,950 |
| 17 | True REST Float Spa | 2,700 |
| 18 | Omaha Steaks | 1,646 |
| 19 | Studio Fit One (coming soon) | 3,032 |
| 20 | Third Federal Savings | 6,124 |
| 21 | AMC Theatres | 29,034 |
| 22 | Marc's | 45,758 |
| 23 | The Home Depot | 96,425 |

OUTLOTS

| | | |
|---|-------------|-------|
| A | Dairy Queen | 2,735 |
| B | Available | |

SITE SUMMARY 242,461

