



WWW.GOODMANREALESTATE.COM
216.381.8200

WESTWOOD TOWN CENTER

Rocky River, Ohio



HIGHLIGHTS

- Join The Home Depot, AMC Theatres, Marc's Grocery and Pharmacy, The Great Greek Mediterranean Grill, Sola Salon Suites, Third Federal Savings & Loan, GNC, FedEx Office, Dollar Tree, 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
- Coming Soon: Quest Diagnostics
- 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 [Half Price Books]
 - Divisible as 3,360 SF and 5,040 SF
 - 2,250 SF [sandwich shop]
 - 1,406 SF with patio (available 11/1/24)
 - Outlot

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2027 Projection	92,499	217,266	358,412
2022 Estimate	94,473	222,011	366,191
INCOME	3 MILE	5 MILE	7 MILE
2022 Average	\$93,999	\$83,882	\$80,727
2022 Median	\$68,587	\$60,561	\$57,603
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2022 Employees	37,255	112,253	180,868

LEASING INFORMATION

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CLEVELAND

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

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
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1	The Great Greek Mediterranean Grill	2,364
2	GNC	1,385
3	Bank of America	1,510
4	Available	1,406
5	Old Carolina Barbecue	4,542
6	FedEx Office	5,370
7	Zoup!	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	Skin Deep Mega Tanning	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	Envy Hair & Nail Salon	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

