

FREESTANDING BUILDING WITH DRIVE THRU FOR LEASE OR REDEVELOPMENT

11,362 SF AVAILABLE

30500 LAKESHORE BLVD.
WILLOWICK, OHIO 44095



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is pleased to present a prime leasing or development opportunity in the retail heart of Willowick, OH. This 11,362 SF freestanding building with a drive-thru is positioned at the high-traffic intersection of Lakeshore Blvd (15,000 VPD) and East 305th St (7,000 VPD), offering excellent visibility and access to over 118,000 residents within a 5-mile radius. Surrounded by major retailers like Chipotle, Giant Eagle, Starbucks, Aldi, Planet Fitness, and Ace Hardware, this versatile site is ideal for retail, restaurant, office or medical/healthcare use. Redevelopment and ground up opportunities also available.

AVAILABILITY

- Available now
- 11,362 SF standalone building with drive-thru
- 1.1 acre pad site

LOCATION FEATURES

- Freestanding building in a strong neighborhood shopping district
- Prime location at the high-traffic intersection of Lakeshore Blvd (15,000 VPD) and East 305th St (7,000 VPD)
- High-density trade area with 118,000+ residents within a 5-mile radius
- Surrounded by national retailers, including Chipotle, Giant Eagle, Starbucks, Aldi, Planet Fitness, and Ace Hardware
- Versatile space ideal for retail, restaurant, office or medical/healthcare use
- Excellent accessibility with ample parking and drive-thru capabilities
- Signage opportunities for strong brand visibility on a well-traveled retail corridor
- Flexible zoning and use options
- Adjacent to the dominant neighborhood grocer
- Working drive-thru
- Next to new national brand ground up development (Starbucks & Chipotle)

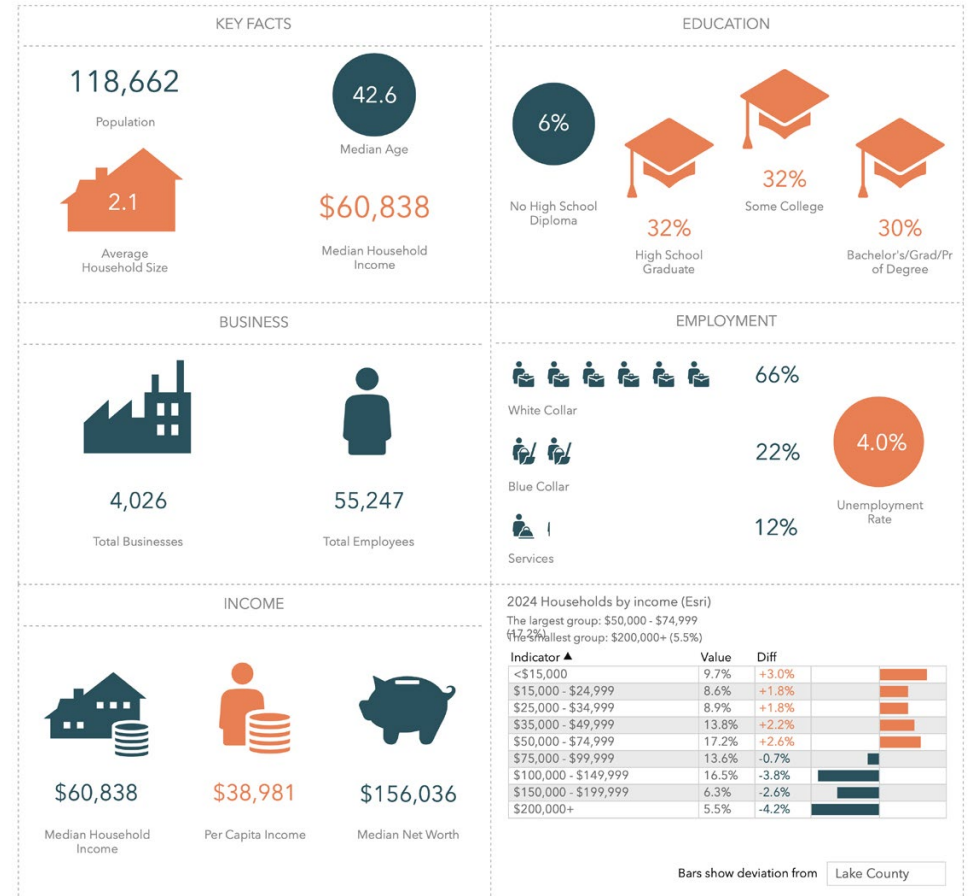
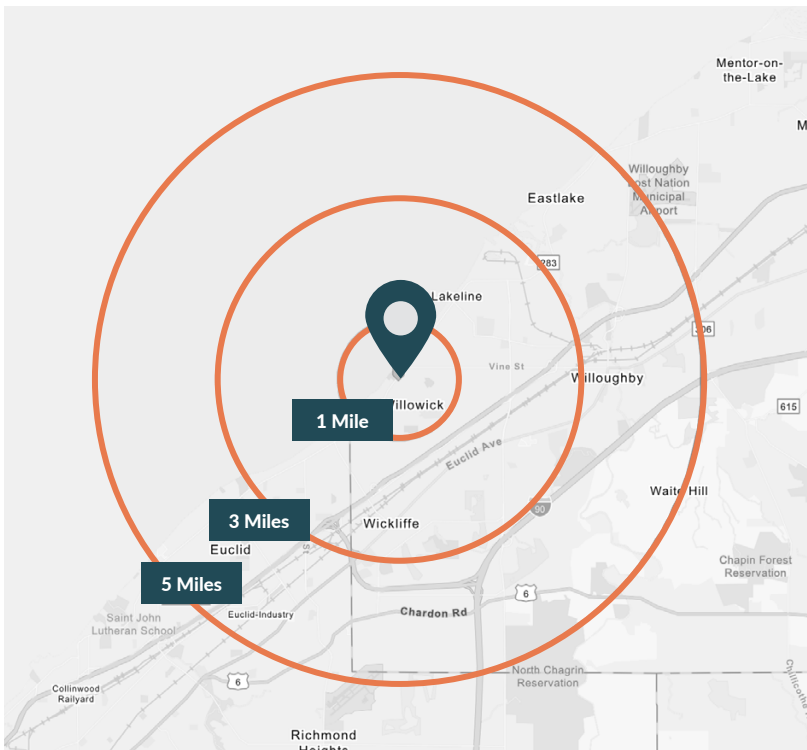


RETAIL / AMENITIES MAP



DEMOGRAPHICS

2024 SUMMARY	1 Mile	3 Miles	5 Miles
Population	10,469	58,877	118,662
Households	4,652	27,946	55,173
Families	2,695	14,498	29,470
Average Household Size	2.25	2.09	2.13
Owner Occupied Housing Units	3,661	18,411	34,140
Renter Occupied Housing Units	991	9,535	21,033
Median Age	42.5	43.8	42.6
Median Household Income	\$73,557	\$61,014	\$60,838
Average Household Income	\$92,262	\$79,562	\$84,036





CITY PROFILE

Willowick, Ohio, is a vibrant lakeside community located along the shores of Lake Erie in northeastern Ohio. Part of the Greater Cleveland metropolitan area, Willowick offers residents and businesses a prime location with easy access to downtown Cleveland while maintaining a charming suburban atmosphere. Known for its friendly community and strong local amenities, Willowick is an ideal place to live, work, and grow.

ECONOMIC PROFILE

Willowick benefits from a diverse economy supported by retail, healthcare, and service industries. The city's strategic location along Lakeshore Boulevard makes it a hub for commercial activity, attracting national and local businesses alike. With a strong residential base and access to major employment centers in Cleveland, Willowick provides an excellent market for retailers, restaurants, and service providers looking to thrive in a well-established community.

RECREATION & LIFESTYLE

As a lakefront city, Willowick offers scenic views and outdoor activities, with nearby parks and beaches providing opportunities for walking, biking, and water recreation. The city is home to Manry Park, which features sports fields, a pool, and community events, fostering a strong sense of local engagement. Residents enjoy a relaxed lifestyle with access to both suburban comforts and urban amenities just a short drive away.

RETAIL & DINING SCENE

Willowick's commercial corridors, including Lakeshore Boulevard and East 305th Street, are lined with a mix of national retailers, restaurants, and essential services. Popular shopping destinations include Giant Eagle, Aldi, Starbucks, and Planet Fitness, offering convenience and variety for residents. The city's strong consumer base and consistent foot traffic make it an attractive location for businesses looking to establish a presence in a dynamic retail environment.

COMMUNITY & ACCESSIBILITY

With excellent schools, a welcoming atmosphere, and close proximity to major highways and Cleveland's business districts, Willowick provides a high quality of life for both residents and business owners. Its combination of lakefront charm, economic stability, and retail opportunities makes it a prime destination for businesses seeking long-term success.



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