



40.56 ACRES FOR SALE
CORPORATE OWNED LAND & ASSETS
28800 CLEMENS ROAD, WESTLAKE, OHIO 44145

28880 CLEMENS ROAD

WESTLAKE, OH 44145

OVERVIEW

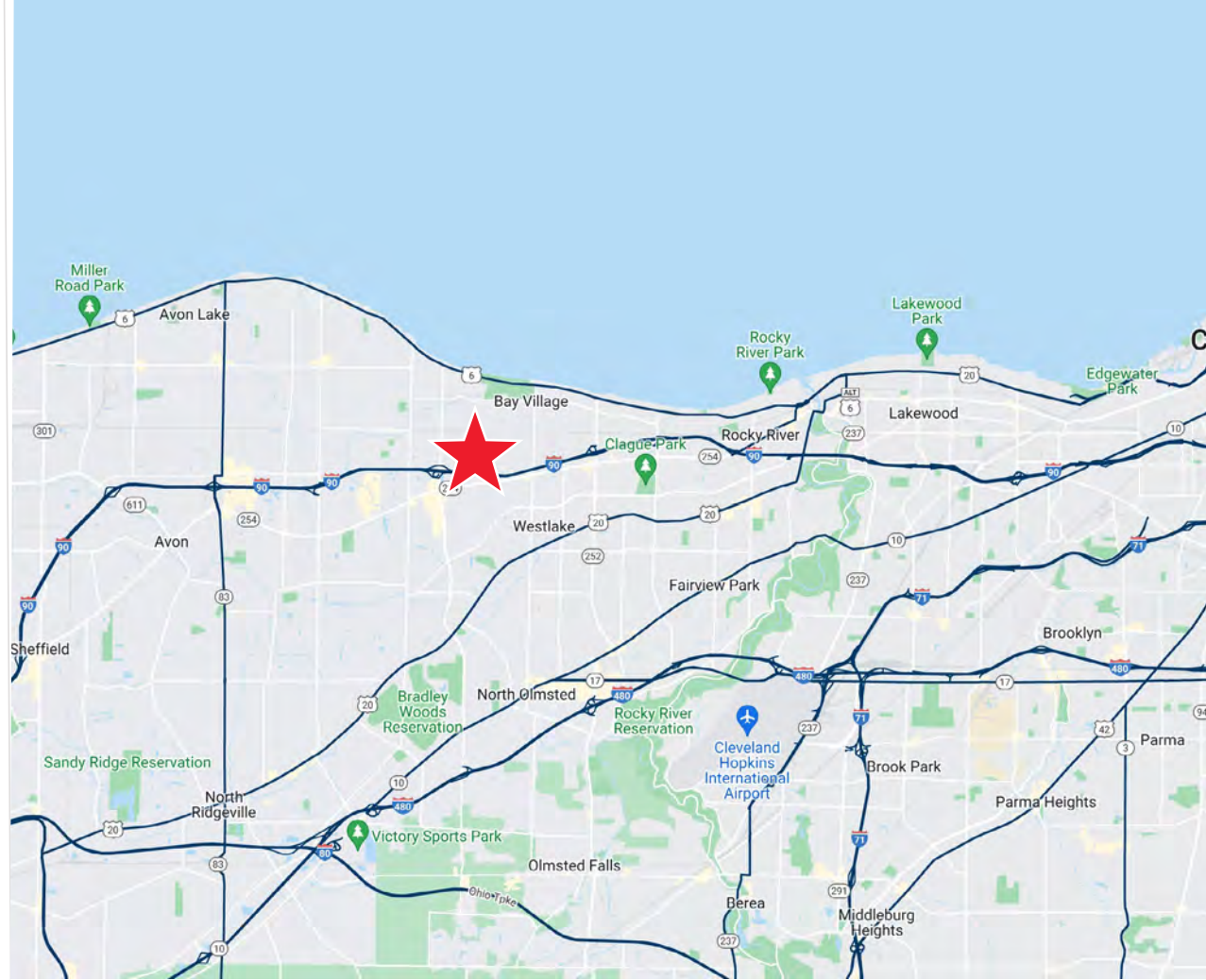
- Rare industrial development opportunity in Westlake, Ohio
- Corporate owned industrial land totaling 40.56 acres plus a 23,519 SF office laboratory building
- Located directly off I-90 at the Crocker Road exit, providing a strategic location for interested businesses

AVAILABLE SPACE

40.56 acres plus a
23,519 SF building

SALE PRICE

\$4,200,000



DEMOGRAPHICS

130,942

Population
(2024 | 5 Mile)

43.4

Median Age
(2024 | 5 Mile)

55,496

Households
(2024 | 5 Mile)

\$107,699

Household Income
(2024 | 5 Mile)

5,713

Total Businesses
(2024 | 5 Mile)

61,016

Total Employees
(2024 | 5 Mile)

PARCEL MAP



212-01-011
2.00 AC
Zoned Industrial

212-01-013
4.56 AC
Zoned Industrial

212-06-009
2.52 AC
Zoned Industrial

212-06-010
2.67 AC
Zoned Industrial

Roman Park

212-07-002
28.81 AC

23,519 SF Building (28800 Clemens Road)
Zoned Office Laboratory

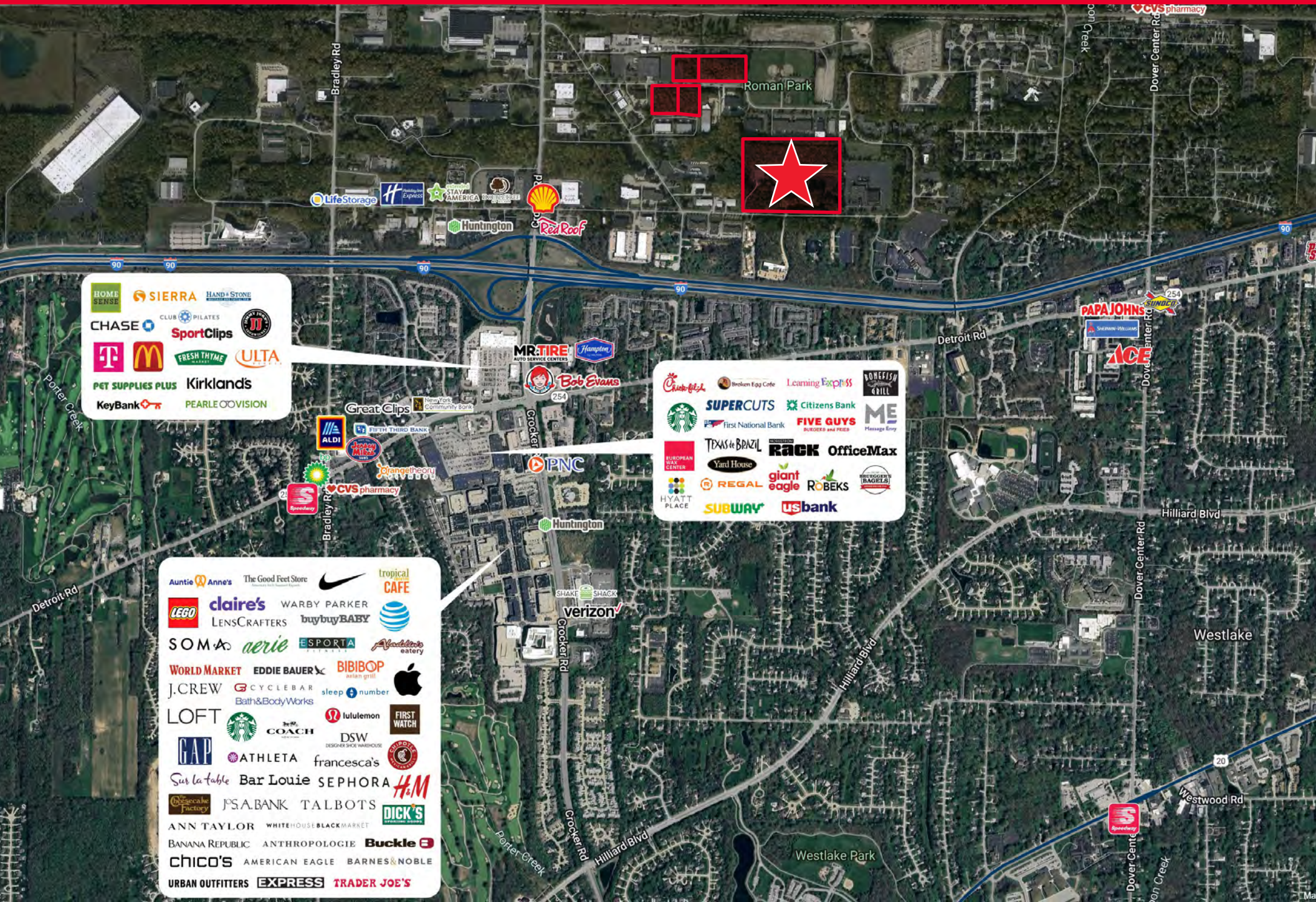
28800 CLEMENS ROAD

BUILDING PHOTOS





MARKET AMENITIES



- HOME SENSE
- SIERRA
- HAND & STONE
- CHASE
- CLUB PILATES
- SportClips
- McDonald's
- FRESH THYME
- ULTA
- PET SUPPLIES PLUS
- Kirkland's
- KeyBank
- PEARLE OOVISION

- Chick-fil-A
- Broken Egg Cafe
- Learning Express
- FOREFISH GRILL
- STARBUCKS
- SUPERCUTS
- Citizens Bank
- FIVE GUYS
- ME
- First National Bank
- TEXAS de BRAZIL
- RACK
- OfficeMax
- Yard House
- REGAL
- giant eagle
- ROBEKS
- HYATT PLACE
- SUBWAY
- usbank

- Auntie Anne's
- The Good Feet Store
- Nike
- tropical CAFE
- LEGO
- claire's
- WARBY PARKER
- AT&T
- LENSCRAFTERS
- buybuyBABY
- SOMA
- aerie
- ESPORTA
- Avocado's eatery
- WORLD MARKET
- EDDIE BAUER
- BIBIBOP
- J.CREW
- CYCLEBAR
- sleep + number
- Apple
- Bath & Body Works
- LOFT
- Starbucks
- COACH
- DSW
- FIRST WATCH
- GAP
- ATHLETA
- francesca's
- Sur la table
- Bar Louie
- SEPHORA
- H&M
- Factory
- FSABANK
- TALBOTS
- DICK'S
- ANN TAYLOR
- WHITEHOUSE BLACK MARKET
- BANANA REPUBLIC
- ANTHROPOLOGIE
- Buckle
- chico's
- AMERICAN EAGLE
- BARNES & NOBLE
- URBAN OUTFITTERS
- EXPRESS
- TRADER JOE'S



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