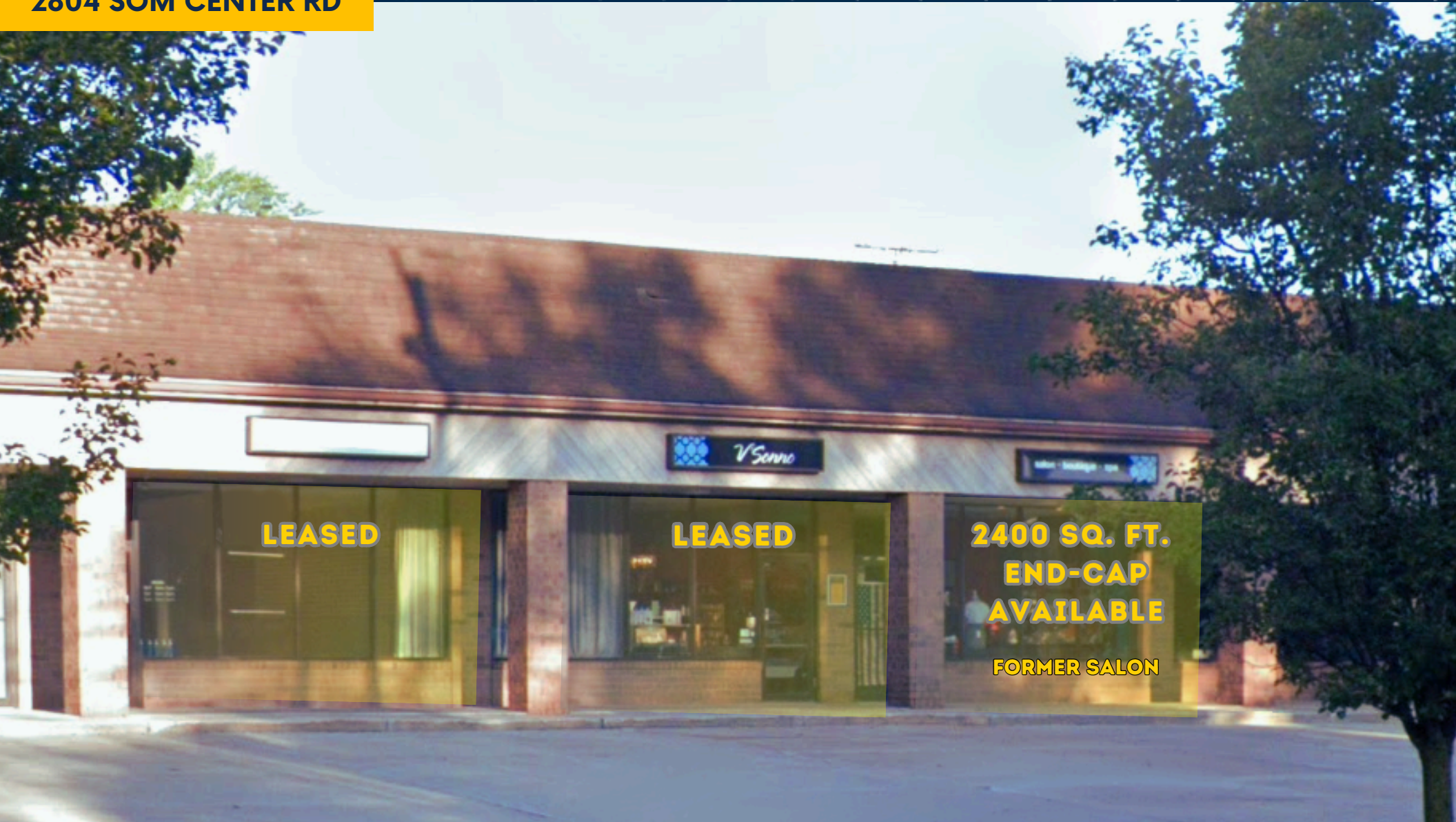


# PROPERTY FOR LEASE

WILLOUGHBY HILLS, OHIO

2804 SOM CENTER RD



# FACT SHEET

## WILLOUGHBY HILLS, OHIO

### 2804 SOM CENTER RD

#### Size and Location

Located at 2804 Som Center Rd., Willoughby Hills, this property offers an commercial space:

- 2,400 sq. ft End Cap : Formerly a successful hair salon, this space is perfectly suited for beauty, wellness, retail, or other dynamic businesses.

#### Property Highlights

- Convenient Access: Easily accessible from major highways, including I-90 and I-271, making it convenient for customers and employees alike.
- Ample Parking: On-site parking is available, offering ease for clients and staff and encouraging repeat visits.
- Move-In Ready: The space is well-maintained and immediately available, with the infrastructure adaptable to meet a variety of business needs.
- Nearby Amenities: Located near popular dining options, retail shops, and professional services, the area is an active hub that attracts a diverse clientele.



Area Demographics	1 mi.	3 mi.	5 mi.
Total Population	6,700	58,652	115,790
Avg. Household Income	\$94,912	\$95,534	\$98,604
Daytime Employees	10,830	30,515	51,584

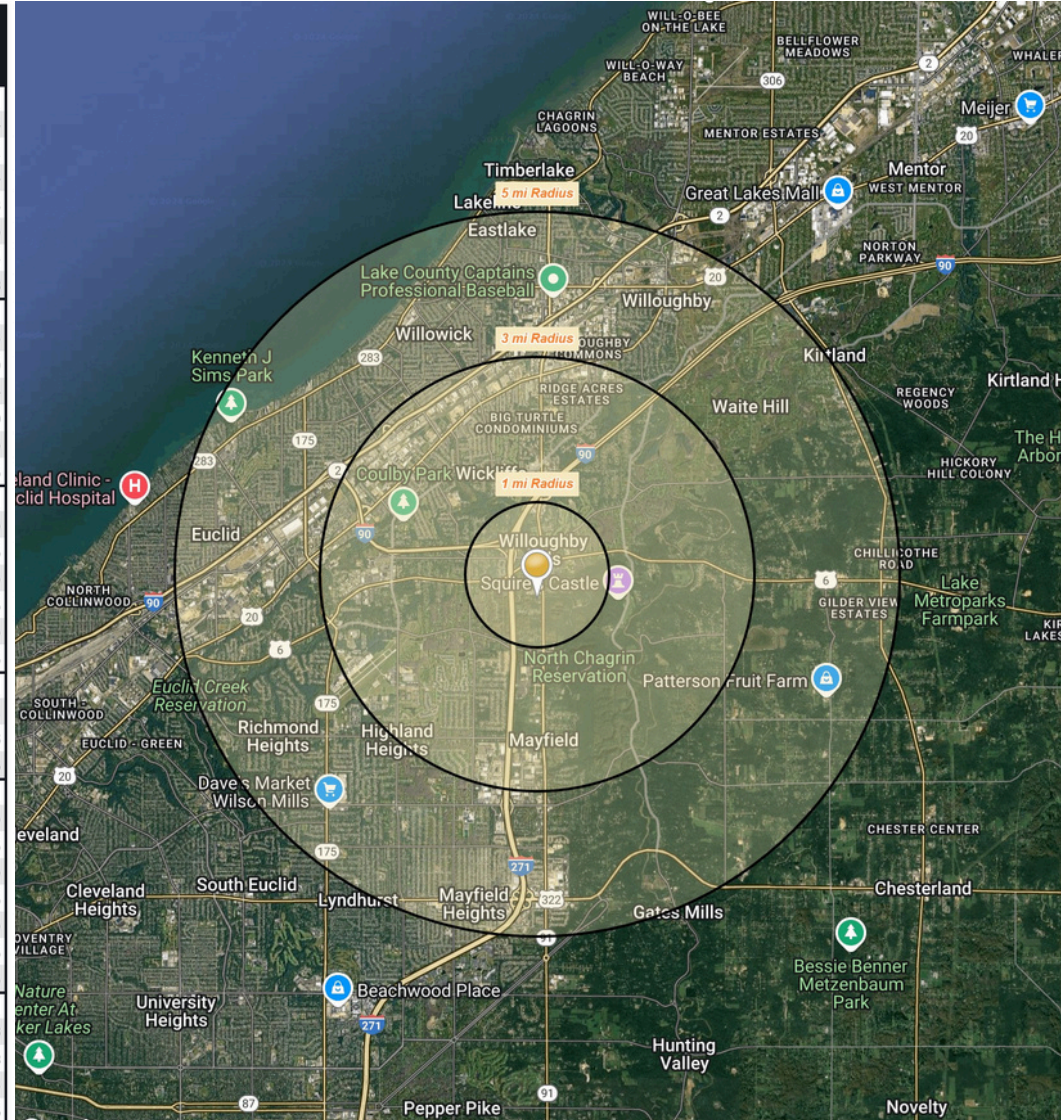


# RADIUS MAP

## WILLOUGHBY HILLS, OHIO

2804 SOM CENTER RD

2804 SOM Center Road Willoughby Hills, OH 44094	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	2,073	38,477	146,914
2029 Projected Population	2,045	37,739	143,261
2020 Census Population	2,160	38,507	150,344
2010 Census Population	2,034	37,573	147,003
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	-
2024 Median Age	49.3	44.2	42.8
<b>Households</b>			
2024 Estimated Households	918	18,023	68,633
2029 Projected Households	906	17,689	67,079
2020 Census Households	940	17,627	68,694
2010 Census Households	815	16,951	66,000
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.9%	0.5%	0.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	91.7%	73.3%	67.4%
2024 Estimated Black or African American	2.8%	20.0%	26.1%
2024 Estimated Asian or Pacific Islander	2.3%	3.6%	2.9%
2024 Estimated American Indian or Native Alaskan	0.1%	-	0.1%
2024 Estimated Other Races	3.1%	3.0%	3.4%
2024 Estimated Hispanic	2.6%	2.3%	2.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$127,411	\$108,842	\$96,181
2024 Estimated Median Household Income	\$94,006	\$82,092	\$73,686
2024 Estimated Per Capita Income	\$56,406	\$51,135	\$45,015
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.4%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.4%	4.4%
2024 Estimated High School Graduate	22.2%	29.6%	29.1%
2024 Estimated Some College	16.3%	18.9%	20.9%
2024 Estimated Associates Degree Only	10.8%	8.2%	9.0%
2024 Estimated Bachelors Degree Only	26.4%	23.8%	21.9%
2024 Estimated Graduate Degree	19.0%	14.8%	13.0%
<b>Business</b>			
2024 Estimated Total Businesses	216	1,828	6,008
2024 Estimated Total Employees	1,538	26,659	74,028
2024 Estimated Employee Population per Business	7.1	14.6	12.3
2024 Estimated Residential Population per Business	9.6	21.0	24.5





# AERIAL VIEW

WILLOUGHBY HILLS, OHIO

2804 SOM CENTER RD



2400 SF END-CAP  
SPACE  
AVAILABLE

FIREHOUSE  
GRILLE & PUB

LYNDALL  
INSURANCE

The WRIGHT  
PLACE  
A TAVEN OF FOX

Gale's  
GARDEN CENTERS

JOHN ROBERT'S  
SALON AND SPA

SCHRAFF  
THOMAS

truenorth

CHARDON RD.

SOM CENTER RD.



11,852 VPD

SOM CENTER RD.

22,852 VPD

Cleveland Clinic

The Lobster Pot

Gaetano's  
RESTAURANT

Willoughby Hills  
AUTO REPAIR

Ae<sup>2</sup>

paintCLE



8,156 VPD

WILLOUGHBY HILLS  
SENIOR APARTMENTS

University Hospitals  
Rainbow Babies & Children's  
The Science of Health. The Art of Compassion.

KOWIT & COMPANY  
REAL ESTATE GROUP



# CONTACT INFORMATION

WILLOUGHBY HILLS, OHIO

2804 SOM CENTER RD

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