

## RETAIL FOR SALE

# 22671-22691 SHORE CENTER DR

22671 Shore Center Dr, Euclid, OH 44123



SALE PRICE:	\$129,500
LOT SIZE:	0.62 Acres
BUILDING SIZE:	9,500 SF
YEAR BUILT:	1950
MARKET:	Cleveland Northeast

### PROPERTY OVERVIEW

Free-standing building for sale along Shore Center Drive. Very busy area and many retailers present including Dave's Market, Atlas Cinema, Little Caesars Pizza, Marc's Discount Drugstore, Dollar Tree, Dollar General, Pizza Hut, Burger King, Aldi, etc.

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
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OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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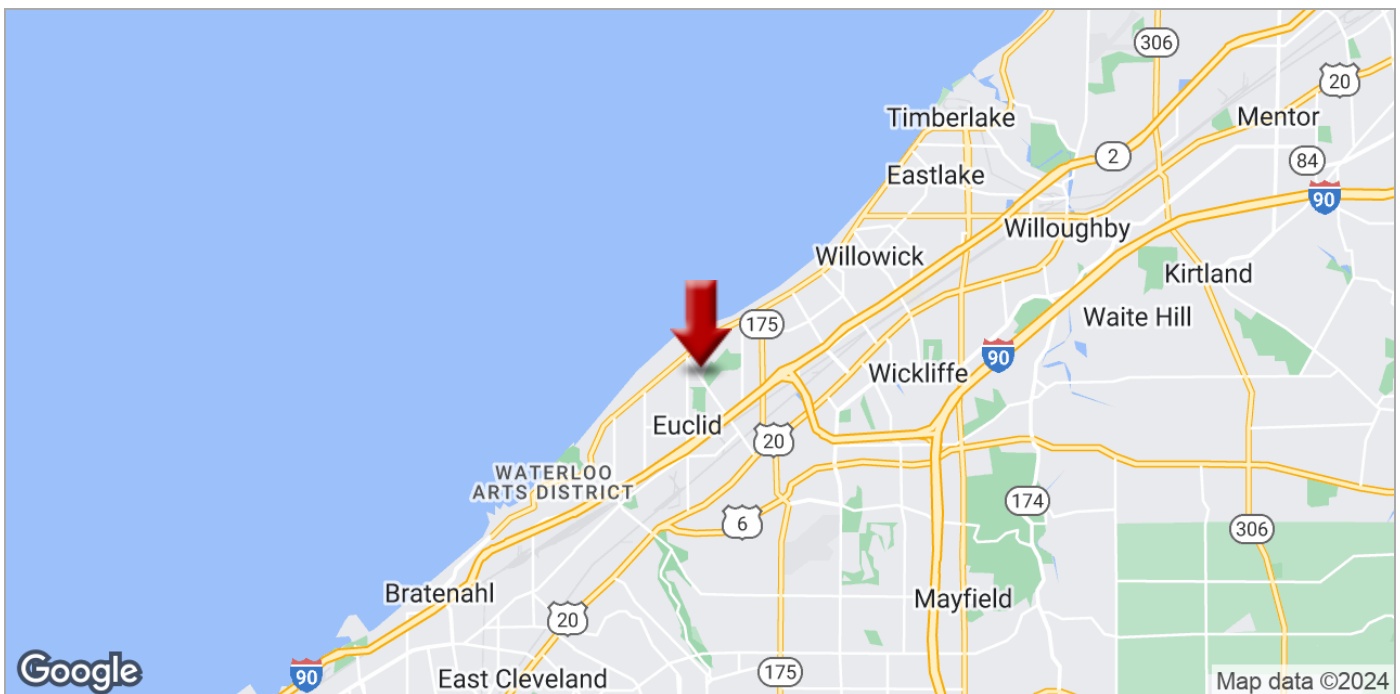
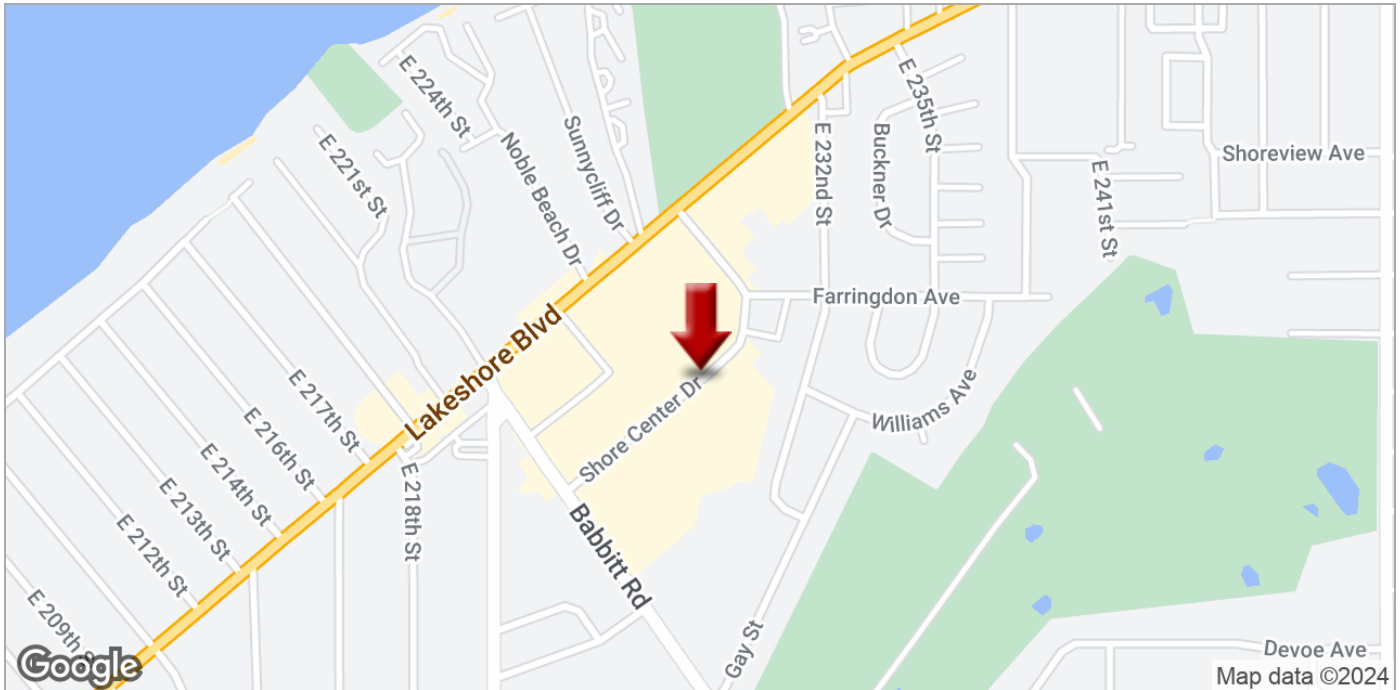
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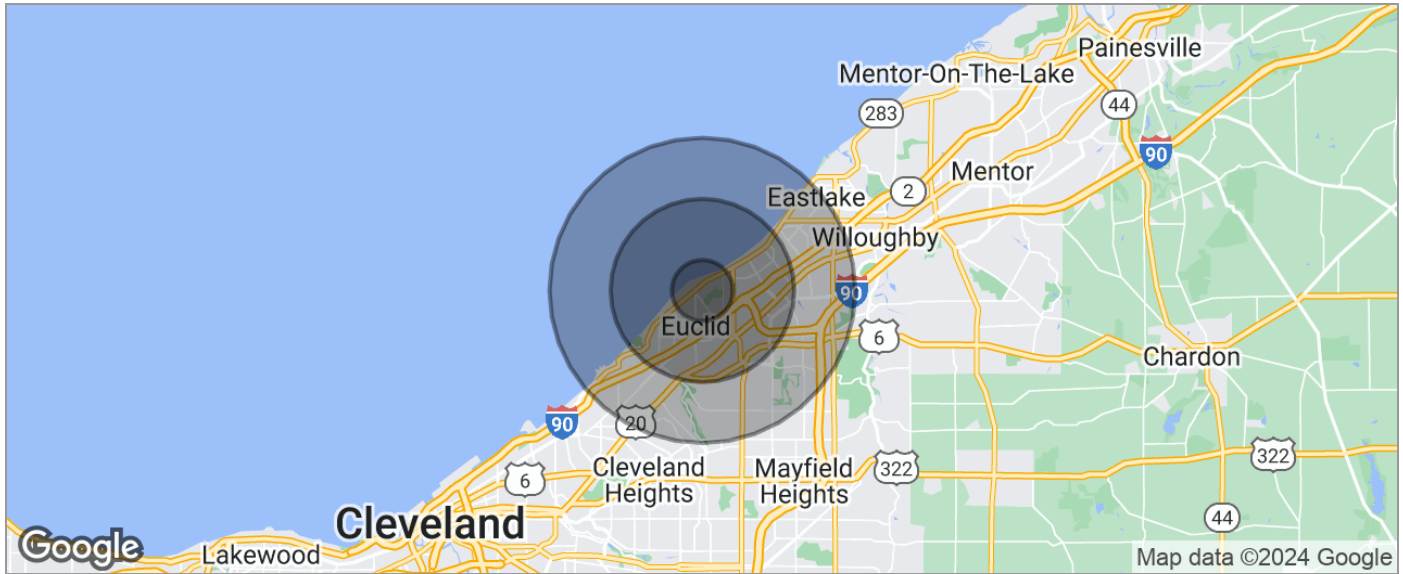
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,500	64,412	145,888
MEDIAN AGE	41.2	38.5	40.2
MEDIAN AGE (MALE)	39.4	35.8	38.0
MEDIAN AGE (FEMALE)	43.9	40.6	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,416	28,317	64,404
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$47,585	\$48,520	\$50,473
AVERAGE HOUSE VALUE	\$104,205	\$116,615	\$132,692
RACE	1 MILE	3 MILES	5 MILES
% WHITE	49.7%	51.6%	54.1%
% BLACK	45.6%	45.3%	42.6%
% ASIAN	2.3%	0.8%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.5%	0.5%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.0%	1.5%	1.3%

\* Demographic data derived from 2020 ACS - US Census

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