



Google-Maps

34331 RIDGE

FOR SALE

34331 Ridge Rd.

Willoughby, OH 44094

34331 RIDGE RD

DiFranco Commercial Real Estate is excited to bring to market this well constructed 2,927 sf retail/office building with over 140' feet of frontage located at a fantastic signalized intersection and shadow to the area's dominant grocer, Heinen's. The subject property is part of the well-known Pine Ridge Shopping Center featuring tenant's such as Starbucks, Bruegger's Bagels, UPS, Robek's, Club Pilates and more. The property is occupied by two long-term tenants who have leases in place and are paying below market rents.

HIGHLIGHTS:

Price: \$395,000

Zoning: R-B Retail Business

Land: .60 Acres

Size: 2,927 sf

Parcel: 27-A-003-E-00-004-0

- Multiple opportunities for an investor or owner user. Owner has flexibility in keeping long term existing tenants, or restructuring leases if needed. Additionally, owner user has flexibility to occupy existing space.
- Outstanding redevelopment opportunity
- Well constructed masonry metal framed building with pitched asphalt roof located at a tremendous signalized corner along the highly trafficked Ridge Rd.
- Priced well below replacement value at \$134/sf

- Fantastic 3 mile demographics with an upward housing and population trend and strong 3 mile average household incomes of \$69,000.
- Current rents and terms are well below market and Landlord maintains Lease termination rights.
- Many recent capital improvements
- Both Tenants have 15+ year historical occupancy

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
23' Population	8,171	62,769	132,834
23' Average HH Inc.	\$64,122	\$69,144	\$70,895
23' Households	3,840	28,160	58,859

EXTERIOR PHOTOS



PROXIMITY AERIAL



PINE RIDGE
APARTMENTS
Village at Pineridge
162 Units
Pineridge Apartments
1,147 Units

SITE PLAN



TRADE AERIAL



AERIAL PHOTOS



PHOTOS



LOCATION MAPPING



FOR MORE INFO

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