



Lakewest Plaza Shopping Center

35535 Euclid Ave.
Willoughby, Ohio 44094



100 S. Drexel Ave. Columbus, Ohio 43209 614.296.4298

Arndt Real Estate LLC

retail, office, and industrial properties

Lakewest Plaza is a 20,514 SF strip shopping center located on vibrant Euclid Avenue in Willoughby, Ohio.

Dunkin' Donuts

Lakewest Plaza is anchored by Dunkin' Donuts/ Baskin-Robbins in a newly remodeled concept store. Additionally the center has Subway, Don Tequila's, Panda China Buffet and Jets Pizza restaurants.

Adjacent to the property is the signalized intersection of OH-91 and US-20, which sees daily traffic counts exceeding 60,000 vehicles.

Lakewest Plaza features a desirable mix of national retailers in addition to well-established local tenants with long tenures of stay. The shopping center is located directly across from Lake Hospital West- which drives additional traffic to the center.



The center has just recently undergone a complete facade renovation and redesign. The entire sign-band was rebuilt to accommodate LED sign lettering, and expanded to allow larger, more visible tenant signage.

Colorful awning features were added to protect shoppers from the elements as well as project a modern look to blend in with the other newly built shopping centers in the area. New tenants will be allowed their choice of awning color as well as their own style and color of sign.

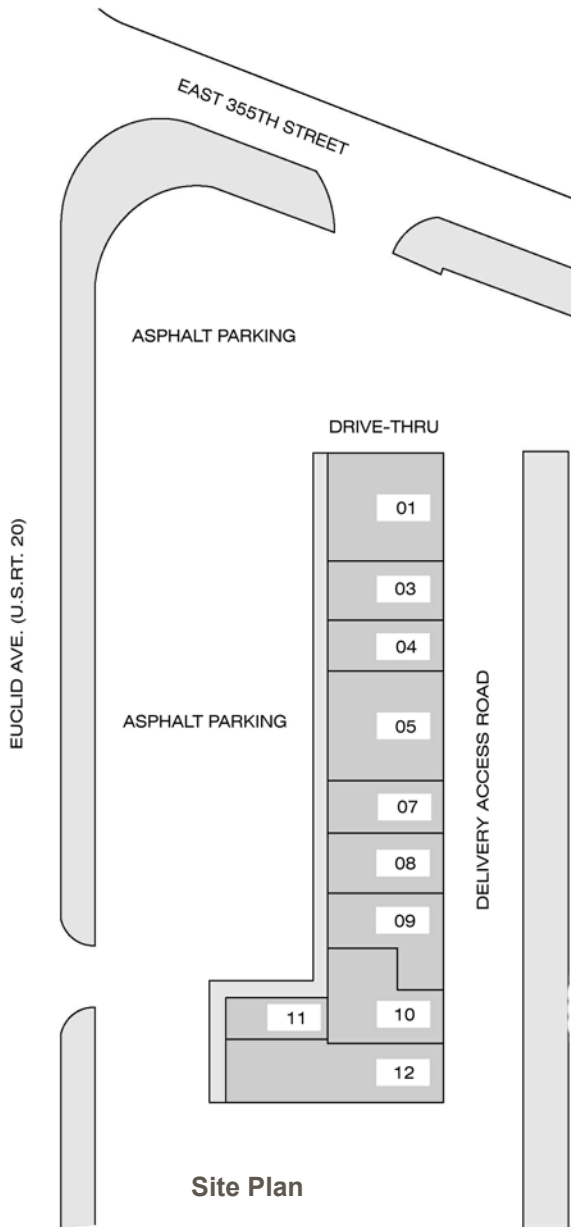
The center has over 100 parking spaces, located mainly along the storefronts, which allows easy and convenient access to the stores.

Access to the service doors is through a concrete and asphalt service drive to the rear. Trash collection is arranged along the rear of the stores.

The roof is a single ply rubber roof membrane, recently replaced.

Each store has 100 amp service, with the capacity to add more if the particular tenant need is greater.





Site Plan

Demographics:

The population within 5 miles of the shopping center is approximately 120,000 people. There are currently 54,654 households within this area.

The median household income in the selected area is \$52,814 which is above the SUS average.

The metro region of the center is comprised of Cuyahoga, Geauga, Lake, Lorain, Ashtabula, and Medina counties, and is the 24th largest MSA in the US. It contains nearly 20 percent of the population of Ohio.

It is serviced by excellent transportation facilities and services such as Cleveland RTA, and Cleveland Hopkins airport nearby.

Cleveland is 140 miles from Columbus, 170 miles from Detroit, and 240 miles from Cincinnati.

Lakewest Plaza Shopping Center is an established retail center in one of the most heavily trafficked retail corridors in the Cleveland, Ohio MSA.



Featured National Tenants:

- Dunkin' Donuts/ Baskin-Robbins
- Subway
- Ace Cash Express
- Jets Pizza
- Lady Jane's Haircuts For Men

TENANT LIST

- 01- DUNKIN DONUTS/ BASKIN-ROBBINS
- 03- SUBWAY
- 04- LADY JANE'S HAIRCUTS FOR MEN
- 05- PANDA CHINESE BUFFET
- 07- ACE CASH EXPRESS
- 08- JETS PIZZA
- 09- AUTO SOUND
- 10- PET PARADISE
- 11- PREMIER DRY CLEANING
- 12- COCOS LOCOS RESTAURANT

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