

SPACE AVAILABLE AT NEWLY REVITALIZED YORKTOWN PLAZA

6333 YORK ROAD, PARMA HEIGHTS, OH 44130



PROPERTY INFO

- + Multiple retail spaces available for lease at Yorktown Plaza in Parma Heights!
 - + Space D is a 5,250 SF former restaurant space with restaurant infrastructure in place.
 - + Dollar Tree Coming Soon!
- + CURRENTLY OFFERING: 6 Month Base Rent Abatement for all new Tenants
- + Redevelopment currently underway
- + Signalized 2,500 SF outparcel building for lease, ground lease or build to suit.
- + Located minutes from Shoppes of Parma retail power center, which includes Walmart, Dick's Sporting Goods, Burlington, Marc's, Old Navy, Ulta & more.
- + Dense population of 109,908 in a 3 mile radius, with a daytime population of 94,999 in a 3 mile radius.
- + High traffic counts of 19,540 VPD on Pearl Road (Source: ODOT TIMS).
- + Large local employers include University Hospitals, Cuyahoga Community College and GM Metal Fabrication Division.
- + Large surface parking lot and monument signage available.

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FACADE REDEVELOPMENT



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SITE PLAN

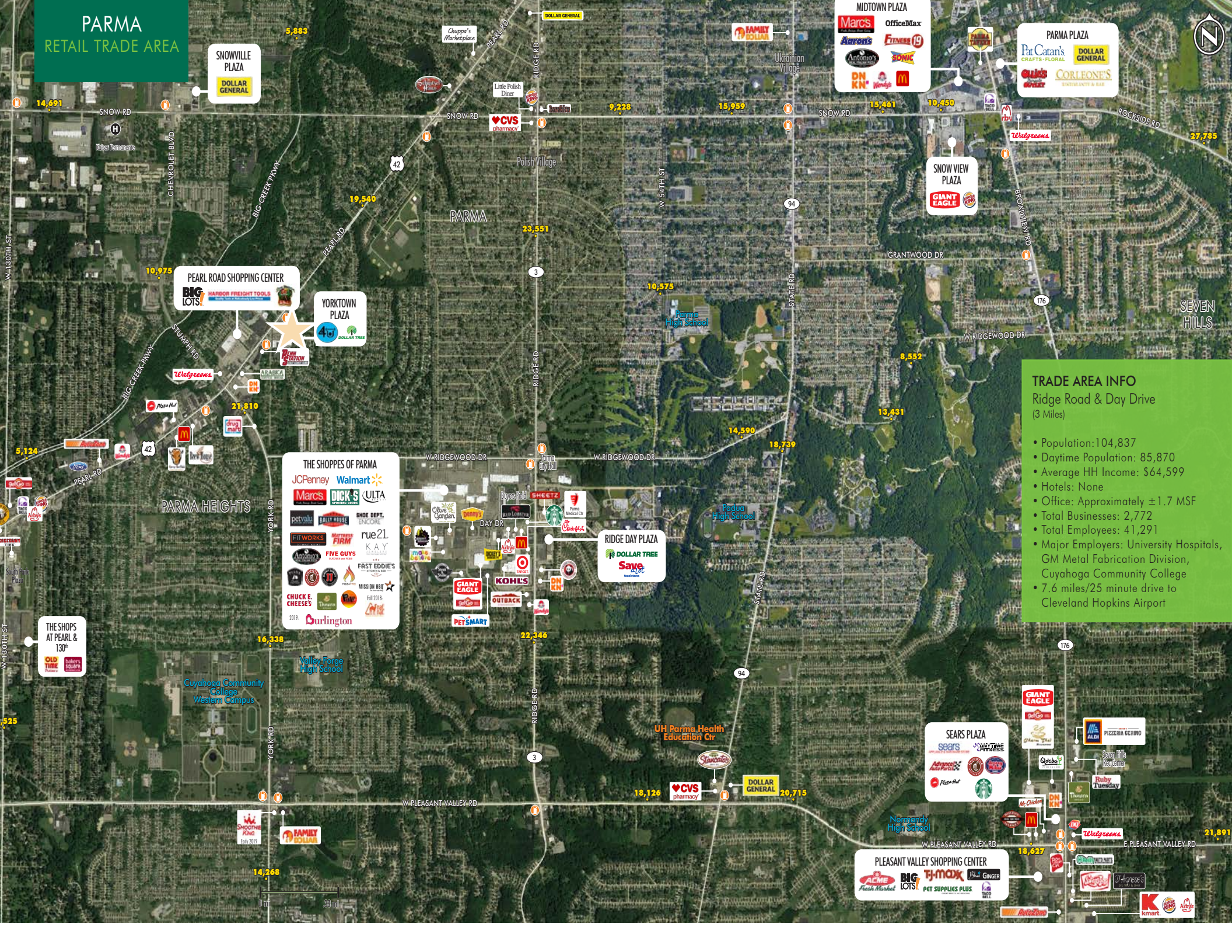


AVAILABLE RETAIL SPACE

Retail A	3,946 SF
Retail B	1,508 SF
Retail C	3,296 SF
Retail D	5,252 SF
Retail E	4,465 SF
Retail H	2,500 SF

Outlot on seperate legal parcel.

PARMA RETAIL TRADE AREA



SNOWVILLE PLAZA
DOLLAR GENERAL

MIDTOWN PLAZA
Marcs, OfficeMax, Aeron's, FITNESS 19, Antonio's, SONIC, DN KN, Wendy's, McDonald's

PARMA PLAZA
Pat Catan's CRAFTS-FLORAL, DOLLAR GENERAL, GILBE'S, CORLEONE'S, WATGREENS

PEARL ROAD SHOPPING CENTER
BIG LOTS, HARBOR FREIGHT TOOLS, WALGREENS, PIZZA HUT, SUBWAY, DUNKIN' DONUTS, PHARMACY

YORKTOWN PLAZA
DOLLAR TREE

THE SHOPS OF PARMA
JCPenney, Walmart, Marcs, DICK'S, ULTA, petvalley, BALLY HOUSE, SHOE DEPT., FITWORKS, FIVE GUYS, KAY, FAST EDDIE'S, CHUCK E. CHEESE'S, Burlington

RIDGE DAY PLAZA
DOLLAR TREE, Saye

SEARS PLAZA
sears, STARBUCKS, PIZZA HUT, STARBUCKS

PLEASANT VALLEY SHOPPING CENTER
ACME, BIG LOTS, TJ-MAXX, PET SUPPLIES PLUS

TRADE AREA INFO
Ridge Road & Day Drive
(3 Miles)

- Population: 104,837
- Daytime Population: 85,870
- Average HH Income: \$64,599
- Hotels: None
- Office: Approximately ± 1.7 MSF
- Total Businesses: 2,772
- Total Employees: 41,291
- Major Employers: University Hospitals, GM Metal Fabrication Division, Cuyahoga Community College
- 7.6 miles/25 minute drive to Cleveland Hopkins Airport







SEVEN HILLS

21,891

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DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES	
 POPULATION						
2019 Population - Current Year Estimate	16,254		109,908		267,448	
2024 Population - Five Year Projection	16,064		108,105		263,558	
2010 Population - Census	16,465		113,335		274,152	
2000 Population - Census	17,070		118,666		287,293	
2010-2019 Annual Population Growth Rate	-0.14%		-0.33%		-0.27%	
2019-2024 Annual Population Growth Rate	-0.23%		-0.33%		-0.29%	
 DAYTIME POPULATION						
2019 Daytime Population	9,808		94,999		232,496	
Daytime Workers	2,174	22.2%	43,150	45.4%	103,097	44.3%
Daytime Residents	7,634	77.8%	51,849	54.6%	129,399	55.7%
 HOUSEHOLD INCOME						
2019 Households	7,461		47,971		114,386	
Under \$15,000	773	10.4%	4,610	9.6%	13,364	11.7%
\$15,000-\$24,999	873	11.7%	5,081	10.6%	12,595	11.0%
\$25,000-\$34,999	840	11.3%	5,471	11.4%	13,000	11.4%
\$35,000-\$49,999	1,291	17.3%	7,557	15.8%	17,595	15.4%
\$50,000-\$74,999	1,560	20.9%	10,124	21.1%	22,170	19.4%
\$75,000-\$99,999	936	12.5%	6,936	14.5%	15,411	13.5%
\$100,000-\$149,999	873	11.7%	6,253	13.0%	14,534	12.7%
\$150,000-\$199,999	226	3.0%	1,153	2.4%	3,323	2.9%
\$200,000 and Over	88	1.2%	786	1.6%	2,394	2.1%
2019 Average Household Income	\$61,276		\$64,280		\$64,298	
2024 Average Household Income	\$71,248		\$74,705		\$75,263	
2019 Median Household Income	\$49,253		\$52,078		\$50,468	
2024 Median Household Income	\$54,724		\$58,665		\$57,377	
2019 Per Capita Income	\$28,420		\$28,090		\$27,574	
2024 Per Capita Income	\$33,209		\$32,829		\$32,425	
 EDUCATION						
2019 Population 25 and Over	12,151		82,218		195,072	
Less than 9th Grade	286	2.4%	2,054	2.5%	6,063	3.1%
9-12th Grade - No Diploma	654	5.4%	5,335	6.5%	15,355	7.9%
High School Diploma	3,364	27.7%	26,302	32.0%	57,885	29.7%
GED or Alternative Credential	412	3.4%	4,117	5.0%	9,823	5.0%
Some College - No Degree	3,084	25.4%	19,029	23.1%	44,710	22.9%
Associate` s Degree	1,219	10.0%	7,833	9.5%	17,072	8.8%
Bachelor` s Degree	2,170	17.9%	12,187	14.8%	29,569	15.2%
Graduate or Professional Degree	962	7.9%	5,361	6.5%	14,595	7.5%