

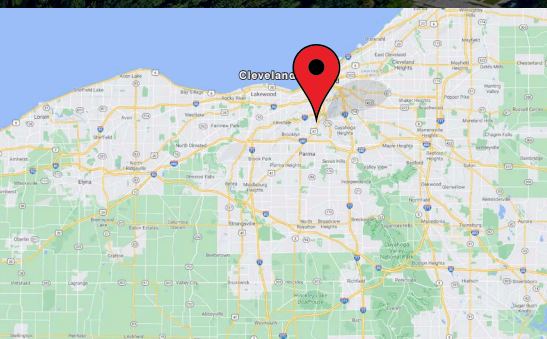


Citizens Bank Now Open



AVAILABLE
0.56 ACRES

BRIGHTON
PARK
(under construction)



18,537 VPD

HENNINGER ROAD

BROADVIEW ROAD



PROPERTY HIGHLIGHTS

- » Located on the northwest corner of Pearl Road and Henninger Road, adjacent to the Cleveland Zoo
- » Across from the Brighton Park, which will connect the Cleveland Zoo to the Towpath Trail (under construction)

NEARBY TENANTS

- » Cleveland Metroparks Zoo
- » Family Dollar
- » CVS
- » Walgreens
- » Multiple restaurants

DEMOGRAPHICS

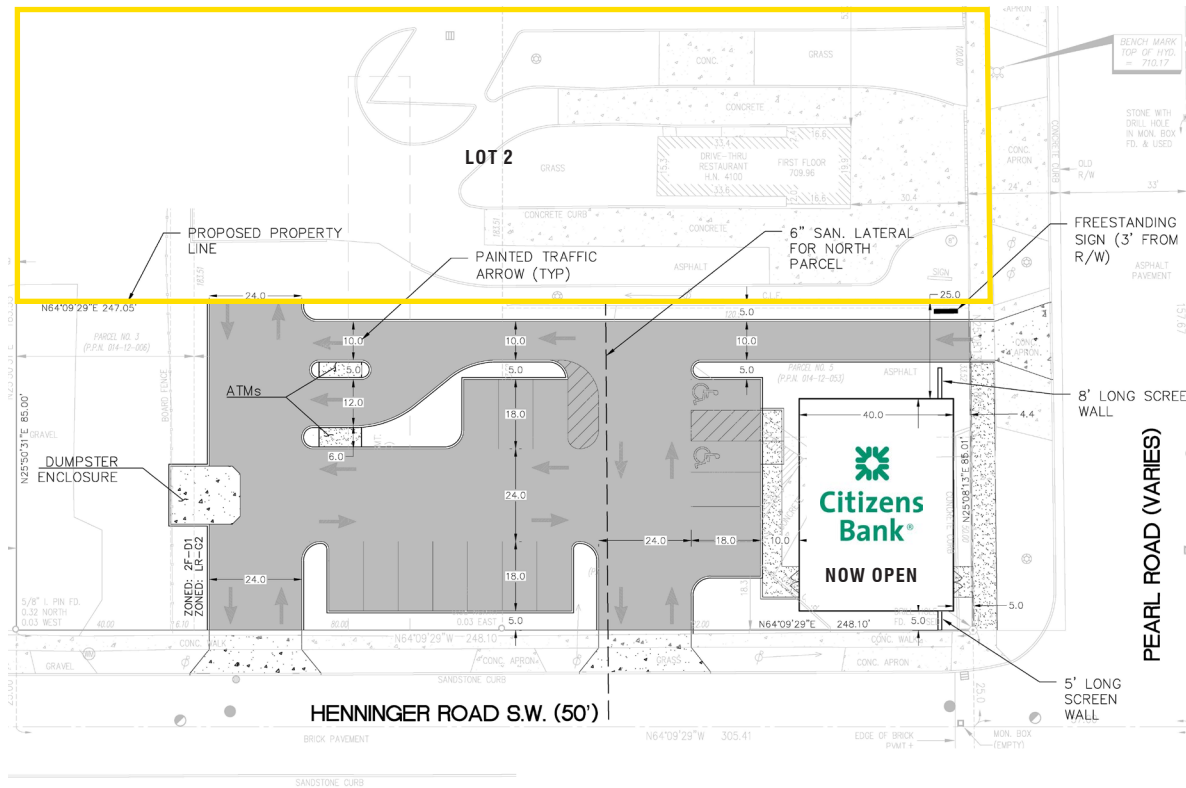
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Population	21,849	129,110	318,220
Daytime Population	9,440	68,166	250,417
Average Income	\$41,847	\$50,428	\$50,980

old brooklyn, oh

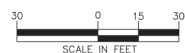


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SITE PLAN



LEASE PLAN



Latitude: 41.443570 Longitude: -81.704600

4100-4106 Pearl Road, Old Brooklyn, Ohio 44109

TENANT INFORMATION

UNIT #	LOT SIZE	LEASABLE SQ. FT.	DIMENSIONS	USAGE
LOT 1	0.48 acres	2,200	85' x 247'	Citizens Bank (now open)
LOT 2	0.56 acres	TBD	99' x 246'	restaurant/retail/medical (proposed)



All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.