



Retail intersection serving 160,000 area shoppers

TJ-maxx

DOLLAR TREE

five BELOW  
NOW OPEN

planet fitness

PET SUPPLIES PLUS

SHERWIN WILLIAMS

Hallmark

Arby's

NOW OPEN

TACO BELL

SEVEN BRICK  
NOW OPEN

bp

STARBUCKS COFFEE

CHIPOTLE MEXICAN GRILL

SHELL

Broadview Road / 16,500 VPD

Pleasant Valley Road 21,900 VPD

K

Walgreens

pleasant valley

PARMA, OH



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**PROPERTY HIGHLIGHTS**

- » GLA: 241,094 square feet
- » Outstanding retail intersection serving 160,000 area shoppers in this southwest Cleveland suburb

**MAJOR TENANTS**

- » TJ Maxx
- » Planet Fitness
- » Pet Supplies Plus
- » Five Below

**DEMOGRAPHICS**

	1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
Population	7,361	61,196	167,765
Households	3,268	26,650	75,098
Average Income	\$80,231	\$91,056	\$82,495



# In Cleveland's largest suburb



← THE SHOPPES AT PARMA

- JCPenney
- DICK'S SPORTING GOODS
- MARCS
- WAL-MART SUPERCENTER
- ULTA
- FITWORKS

BROADVIEW PLAZA

- Starbucks
- Citizens Bank
- AMERICAN FREIGHT FURNITURE - MATTRESS
- Jacky Mikes
- Pizza Hut

ENROLLMENT: 1,400

pleasant valley

- TACO BELL
- Planet Fitness
- TJ-maxx
- Five Star
- Hallmark
- PET SUPPLIES PLUS
- five BEL'W
- Little Caesars
- Great Clips
- DOLLAR TREE
- Arbys
- SHERWIN WILLIAMS
- Shell



- Ruby Tuesday
- Panera
- Walgreens
- Shell
- Svensons
- meijer FUEL
- meijer
- MARCS

**SITE PLAN**



**LEASE PLAN**



- 1 Building Number
- 13 Number of Parking Spaces

Latitude: 41.3606 Longitude: -81.6861

All aspects of this 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.

**TENANT INFORMATION**

UNIT #	STREET #	%	LEASABLE SQ. FT.	DIMENSIONS	LESSEE
1	951	10.58	25,500	(110x200)+(35x100)	T J Maxx
2	1011	0.83	2,000	20x100	Little Caesars Pizza
3	1021	0.79	1,900	20x95	Great Clips
4	1031	4.06	9,800	70x140	Dollar Tree
6	1061	1.16	2,800	20x140	Blue Ginger Restaurant
7	1071	1.05	2,525	(20x20)+(5x25)	Magic Nails
8	1091	4.01	9,675	70x140	Five Below
<b>11</b>	<b>1125</b>	<b>2.32</b>	<b>5,600</b>	<b>40x140</b>	<b>Available</b>
14	1151	10.05	24,237	(63x141)+(58x141)+(30x141/2)+(50x141/2)	Planet Fitness
<b>19</b>	<b>1225</b>	<b>28.35</b>	<b>68,353</b>	<b>(259x200)+(251x60)+(16.5x55)+2(25.33x6)-2(6x6)+ Dock of 353 Second Flr-151x24.5 not included in leasable area</b>	<b>Available</b>
22	1301-B	7.49	18,056	(27x145)+(10.5x55)+(5x10)+(43x200)+(4,963-(5x10))	Pet Supplies Plus
<b>23</b>	<b>7540*</b>	<b>1.19</b>	<b>2,860</b>	<b>(17x67.75)+(50.42x67.75)-2</b>	<b>Available</b>
24	7538*	1.41	3,392	24x141.33	Sherwin-Williams
<b>25</b>	<b>7536*</b>	<b>0.94</b>	<b>2,261</b>	<b>16x141.33</b>	<b>Available</b>
26/27	7532*	2.93	7,066	50x141.33	Hallmark
28	7530*	0.89	2,120	15x141.33	Studio Capelli
<b>29</b>	<b>7528*</b>	<b>2.19</b>	<b>5,210</b>	<b>(20x141.33)+(10x81.3)-(5.25x5.25)+(20x46)+(24x30)-(2x21.33)</b>	<b>Available</b>
30	7526 1/2*	0.26	628	(10x60)+(5.25x5.25)	Mario's Barbershop
<b>31</b>	<b>7526*</b>	<b>1.86</b>	<b>4,350</b>	<b>(40x72.5)+(20.25x48)+(15.33x31.17)</b>	<b>Available</b>
<b>32</b>	<b>7524*</b>	<b>0.95</b>	<b>2,250</b>	<b>15x150</b>	<b>Available</b>
<b>33</b>	<b>7520*</b>	<b>1.56</b>	<b>3,750</b>	<b>25x150</b>	<b>Available</b>
<b>34</b>	<b>7512*</b>	<b>15.25</b>	<b>36,761</b>	<b>14x70+(171x120)+(168.67x85)+(14x50)+(16x14)</b>	<b>Available</b>
TOTAL		100.00	241,094		
<b>OUTLOTS</b>					
1	1075	N/A	0.95 ac	N/A	Taco Bell
2	1137	N/A	N/A	N/A	7 Brew
3	7542*	N/A	N/A	N/A	Arby's (owned by others)
4	N/A	N/A	N/A	N/A	Tesla Charging Stations
LL1			300	(20x5)+(5x40)	Common Corridor
LL2			400	20x20	Meter Room
LL5			48	6x8	Meter Room
LL7			750	25x30	Meter Room
LL8			490	16.33x30	Meter Room

\*Broadview Road; balance of units are on Pleasant Valley Road

Site Area: 21.89 ac  
 Pavement Area: 13.57 ac  
 Building Area: 246,782 sf  
 Green Area: 2.66