



Retail intersection serving  
160,000 area shoppers



Broadview Road / 16,500 VPD

Pleasant Valley Road 21,900 VPD





**PROPERTY HIGHLIGHTS**

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

**MAJOR TENANTS**

- » Acme Fresh Markets
- » TJ Maxx
- » Planet Fitness
- » Pet Supplies Plus

**DEMOGRAPHICS**

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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

- Ruby Tuesday
- Panera
- Walgreens

ENROLLMENT: 1,400



pleasant valley

- ACME Fresh Market
- Planet Fitness
- TJ-MAXX
- TACO BELL
- Hallmark
- PET SUPPLIES PLUS
- Five Below
- DOLLAR TREE
- Arbys
- Sherwin Williams

- Svensons
- BURGER KING
- meijer FUEL



**SITE PLAN**



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
19	1225	28.35	68,353	(259x200)+(251x60)+(16.5x55)+2(25.33x6)-2(6x6)+ Dock of 353 Second Flr-151x24.5 not included in leasable area	Acme Fresh Market
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	TBD	N/A	Arby's
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