



Retail intersection serving
160,000 area shoppers



Broadview Road / 16,500 VPD

Pleasant Valley Road 21,900 VPD

pleasant valley
PARMA, OH

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building your future on our history



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

Marc's
Dick's Sporting Goods
Ulta
Fit Works
Walmart Supercenter

NORMANDY INVADERS
ENROLLMENT: 1,400

BROADVIEW PLAZA

Starbucks
Citizens Bank
Jersey Mike's
Pizza Hut

pleasant valley

Taco Bell
Planet Fitness
TJ-maxx
Five Below
Hallmark
Pet Supplies Plus
Dollar Tree
Arby's
Sherwin Williams



Ruby Tuesday
Panera
Walgreens
Shell

meijer

SITE PLAN



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
11	1125	2.32	5,600	40x140	Available
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	Available
22	1301-B	7.49	18,056	(27x145)+(10.5x55)+(5x10)+(43x200)+(4,963-(5x10)	Pet Supplies Plus
23	7540*	1.19	2,860	(17x67.75)+(50.42x67.75)-2	Available
24	7538*	1.41	3,392	24x141.33	Sherwin-Williams
25	7536*	0.94	2,261	16x141.33	Available
26/27	7532*	2.93	7,066	50x141.33	Hallmark
28	7530*	0.89	2,120	15x141.33	Studio Capelli
29	7528*	2.19	5,210	(20x141.33)+(10x81.3)-(5.25x5.25)+(20x46)+(24x30)-(2x21.33)	Available
30	7526 1/2*	0.26	628	(10x60)+(5.25x5.25)	Mario's Barbershop
31	7526*	1.86	4,350	(40x72.5)+(20.25x48)+(15.33x31.17)	Available
32	7524*	0.95	2,250	15x150	Available
33	7520*	1.56	3,750	25x150	Available
34	7512*	15.25	36,761	14x70+(171x120)+(168.67x85)+(14x50)+(16x14)	Available
TOTAL		100.00	241,094		
OUTLOTS					
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