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216.381.8200

FRENCH CREEK SQUARE

Avon, Ohio



HIGHLIGHTS

- Located at the intersection of State Route 83 and Detroit Road in Avon, one of the state's most vibrant regional trade areas
- French Creek Square provides excellent access to the prime residential communities within Cleveland's high-income, high-growth West Side neighborhoods
- Join Bibibop Asian Grill, Verizon, Taco Bell, Chase Bank, Fifth Third Bank, Bob Evans, Penn Station, Five Guys Burgers & Fries, Moe's Southwest Grill, Bank of America, Great Clips, uBreakiFix, Tropical Smoothie Cafe, DentalWorks, and more
- **AVAILABLE:**
 - Proposed 40,000 SF anchor space on 3.4 AC
 - 6,166 SF building (divisible)
 - 2,085 SF
 - 4,081 SF (available April 2024)
 - ATM Site

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2027 Projection	40,000	117,986	206,277
2022 Estimate	37,859	114,227	203,260
INCOME	3 MILE	5 MILE	7 MILE
2022 Average	\$126,186	\$114,141	\$99,828
2022 Median	\$102,519	\$86,264	\$75,045
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2022 Employees	965	2,644	5,347

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Penn Station	2,133
2	Five Guys	2,881
3	Moe's Southwest Grill	2,379
4a	Tropical Smoothie Cafe	2,583

UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
4b	Bank of America	2,000	14	Palm Beach Tan	2,089
5	Malley's Chocolates	1,376	15	Available	4,081
6	Cousin's Cigar	1,507	16	Available	2,085
7	BIBIBOP Asian Grill	2,396	17	Proposed Anchor Space	40,000
8	Verizon	2,415	18	ATM Site	
9	La Reve Nails	1,222			
10	GameStop	1,694			
11	Great Clips	1,204			
12	uBreakiFix	1,224			
13	Dental Works	3,364			
			Outlots		
			A	Bob Evans	5,376
			B	Fifth Third Bank	4,115
			SITE SUMMARY		
			46,124		

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