

## **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:
  - 6,166 SF building (divisible)
    - 2,085 SF
    - 4,081 SF
  - Proposed 40,000 SF anchor space on 3.4 AC
  - 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

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K	KEY		UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
			4b	Bank of America	2,000	14	Palm Beach Tan	2,089
	LEASED	NEGOTIATING	5	Malley's Chocolates	1,376	15	Available	4,081
		]	6	Cousin's Cigar	1,507	16	Available	2,085
	AVAILABLE	NOT PART	7	BIBIBOP Asian Grill	2,396	17	Proposed Anchor Space	40,000
			8	Verizon	2,415	18	ATM Site	
UNI	T TENANT	SIZE (SQ. FT.)	9	La Reve Nails	1,222			
1	Penn Station	2,133	10	GameStop	1,694	Outl	ots	
2	Five Guys	2,881	11	Great Clips	1,204	А	Bob Evans	5,376
3	Moe's Southwest Grill	2,379	12	uBreakiFix	1,224	В	Fifth Third Bank	4,115
4a	Tropical Smoothie Cafe	2,583	13	Dental Works	3,364	SIT	SUMMARY	46,124

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