



WWW.GOODMANREALESTATE.COM
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:**
 - 6,166 SF building (divisible)
 - 2,085 SF
 - 4,081 SF
 - 1,694 SF inline space available 2/1/25
 - Proposed 40,000 SF anchor space on 3.4 AC
 - ATM Site

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|-----------|-----------|-----------|
| 2029 Projection | 38,739 | 122,159 | 211,017 |
| 2024 Estimate | 38,349 | 120,099 | 209,569 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2024 Average | \$128,063 | \$114,288 | \$102,436 |
| 2024 Median | \$105,819 | \$86,682 | \$76,661 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2024 Employees | 14,155 | 38,908 | 67,971 |

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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SEP 24



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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 | Available 2/1/25 | 1,694 | | | | |
| 11 | Great Clips | 1,204 | Outlots | | | |
| 12 | uBreakiFix | 1,224 | A | Bob Evans | 5,376 | |
| 13 | Dental Works | 3,364 | B | Fifth Third Bank | 4,115 | |
| | | | | | SITE SUMMARY | 46,124 |