

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
- Join Bibibop Asian Grill, Verizon, Fifth Third Bank, Bob Evans, Penn Station, Five Guys, Moe's Southwest Grill, Bank of America, Great Clips, Tropical Smoothie Cafe, Taco Bell, Chase Bank, and more
- French Creek Square provides excellent access to the prime residential communities within Cleveland's high-income, highgrowth West Side neighborhoods

• AVAILABLE:

- 1,694 SF inline space
- 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

www.goodmanrealestate.com 216.381.8200

CLEVELAND

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

COLUMBUS

100 W OLD WILSON BRIDGE ROAD, SUITE 207 WORTHINGTON, OH 43085

ZACK SOGOLOFF

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| KEY | | UNIT | TENANT | SIZE (SQ. FT.) | UNIT | TENANT | SIZE (SQ. FT.) | |
|------|------------------------|----------------|--------|---------------------|-------|--------|-------------------------------|-------------|
| | | | 4b | Bank of America | 2,000 | 14 | Palm Beach Tan | 2,089 |
| | LEASED N | IEGOTIATING | 5 | Malley's Chocolates | 1,376 | 15 | One Medical with Cleveland Cl | linic 4,081 |
| | | | 6 | Cousin's Cigar | 1,507 | 16 | Face Forward Aesthetics | 2,085 |
| | AVAILABLE N | IOT PART | 7 | BIBIBOP Asian Grill | 2,396 | 17 | Proposed Anchor Space | 40,000 |
| | | | 8 | Verizon | 2,415 | 18 | ATM Site | |
| UNIT | TENANT | SIZE (SQ. FT.) | 9 | La Reve Nails | 1,222 | | | |
| 1 | Penn Station | 2,133 | 10 | Available | 1,694 | Outle | 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 | SITI | SUMMARY | 46,124 |