

# FRENCH CREEK SQUARE NEW ANCHOR OPPORTUNITY

Avon, Ohio



PROPOSED 40,000 SF  
ANCHOR SPACE



EXISTING RETAIL BUILDING



Bob Evans

16,447 VPD (24)



DETROIT RD



## HIGHLIGHTS

- NEW Anchor Opportunity at French Creek Square up to 40,000 SF

- 3.4 AC
- Ample parking
- Pylon Sign

- 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, 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
- Located at the intersection of State Route 83 and Detroit Road in Avon, one of the state's most vibrant regional trade areas

## DEMOGRAPHICS

	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

Executive Vice President  
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## SETH MARKS

Senior Director  
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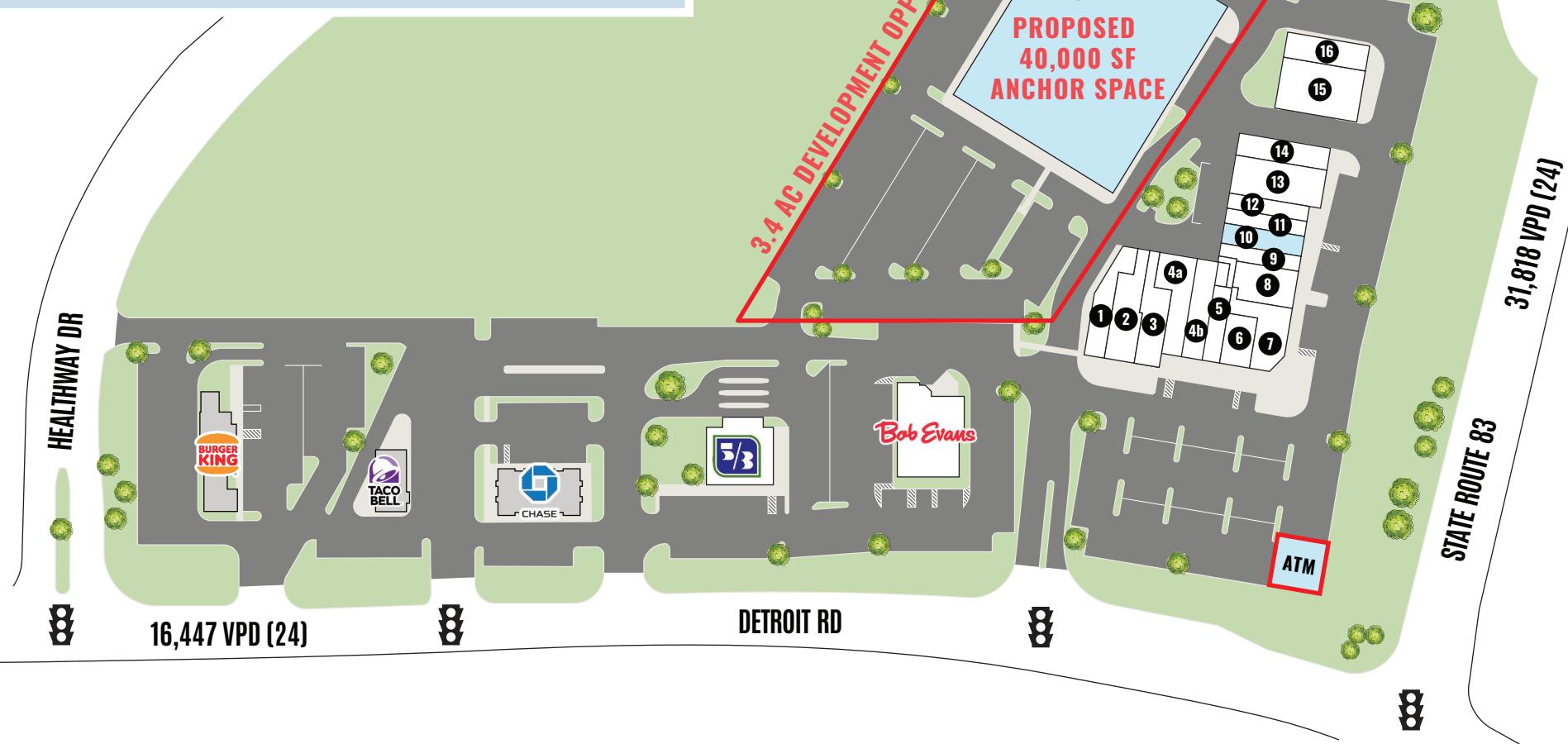
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### KEY

  LEASED

  NEGOTIATING

  AVAILABLE

  NOT PART

### UNIT TENANT SIZE (SQ. FT.)

1 Penn Station

2 Five Guys

3 Moe's Southwest Grill

4a Tropical Smoothie Cafe

### UNIT TENANT SIZE (SQ. FT.)

4b Bank of America

5 Malley's Chocolates

6 Cousin's Cigar

7 BIBIBOP Asian Grill

8 Verizon

9 La Reve Nails

10 Available

11 Great Clips

12 uBreakiFix

13 Dental Works

14 Palm Beach Tan

15 One Medical with Cleveland Clinic

16 Face Forward Aesthetics

17 Proposed Anchor Space

18 ATM Site

Outlots

A Bob Evans

B Fifth Third Bank

16,447 VPD (24)

31,818 VPD (24)

### SIZE (SQ. FT.)

2,089

1,376

1,507

2,396

2,415

1,222

1,694

1,204

1,224

3,364

5,376

4,115

46,124