



WWW.GOODMANREALESTATE.COM  
216.381.8200

# LEDGEWOOD PLAZA

## Strongsville, Ohio



### HIGHLIGHTS

- **AVAILABLE:**
  - 900 SF former nail salon
  - 1,600 SF
- LedgeWood Plaza shares the primary signalized entrance to the super-regional, five-anchor SouthPark Mall and a new freestanding Starbucks
- Located on Royalton Road (State Route 82) 0.3 miles west of the Interstate 71 interchange in Strongsville
- High traffic counts over 52,000 VPD
- Visibility and exposure are the best in the trade area
- Trade area offers access to more than 55,000 people who live within 3 miles, with a median income of \$78,693 and over 140,000 people within 5 miles
- New monument sign with space for all tenants and a new directional sign
- Join Rally House, Hand & Stone Massage, Salon Lofts, Corner 11 Bowl and Wrap, Floorz, Trivis Steakhouse, Benchmark Jewelers, and The Good Feet Store

### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2028 Projection	55,845	138,883	256,004
2023 Estimate	56,865	140,306	258,179
INCOME	3 MILE	5 MILE	7 MILE
2023 Average	\$106,065	\$95,098	\$89,190
2023 Median	\$80,828	\$75,194	\$70,684
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2023 Employees	15,944	40,247	74,029

### 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

### ZACK SOGOLOFF

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### SETH MARKS

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## Strongsville, Ohio







# LEDGEWOOD PLAZA

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THE PLAZA AT SOUTH PARK  
OWNED BY OTHERS



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#### KEY

- LEASED
- AVAILABLE
- NEGOTIATING
- NOT PART

UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
1	Trivs Premier Steakhouse	3,760	8	Available	1,600
2	Benchmark Jewelers	1,300	9	Hand & Stone	3,264
3	LedgeWood Barber Shop	720	10	Corner 11 Bowl and Wrap	2,200
4	Available	900	11	Floorz	6,208
5	Rally House	4,000	12	Salon Lofts	5,280
6	European Wax Center	1,800			
7	The Good Feet Store	2,000			
<b>SITE SUMMARY</b>					<b>33,032</b>