



WWW.GOODMANREALESTATE.COM
216.381.8200

LEDGEWOOD PLAZA

Strongsville, Ohio



HIGHLIGHTS

- **FULLY LEASED**
- 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
- 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 \$93,297
- High traffic counts over 54,000 VPD
- New monument sign with space for all tenants and a new directional sign
- Join Rally House, Floorz, Corner 11 Poké & Ramen, Trivs Steakhouse, StretchLab, Benchmark Jewelers, Salon Lofts, Hand & Stone Massage, and The Good Feet Store

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|-----------|-----------|-----------|
| 2030 Projection | 55,845 | 138,883 | 256,004 |
| 2025 Estimate | 55,619 | 138,174 | 255,402 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2025 Average | \$123,187 | \$110,281 | \$103,256 |
| 2025 Median | \$93,297 | \$87,070 | \$81,600 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2025 Employees | 15,709 | 39,529 | 72,865 |

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
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ZACK SOGOLOFF

Executive Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com

LEDGEWOOD PLAZA

Strongsville, Ohio





LEDGEWOOD PLAZA

Strongsville, Ohio

THE PLAZA AT SOUTH PARK
OWNED BY OTHERS



LEASING INFORMATION

P 216.381.8200
F 216.381.8211

WWW.GOODMANREALESTATE.COM

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
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com

KEY

- LEASED
- AVAILABLE
- NEGOTIATING
- NOT PART

| UNIT | TENANT | SIZE (SQ. FT.) | UNIT | TENANT | SIZE (SQ. FT.) |
|---------------------|--------------------------|----------------|------|------------------------|----------------|
| 1 | Trivs Premier Steakhouse | 3,760 | 8 | StretchLab | 1,600 |
| 2 | Benchmark Jewelers | 1,300 | 9 | Hand & Stone | 3,264 |
| 3 | LedgeWood Barber Shop | 720 | 10 | Corner 11 Poké & Ramen | 2,200 |
| 4 | Insomnia Cookies | 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 | | | |
| SITE SUMMARY | | | | | 33,032 |