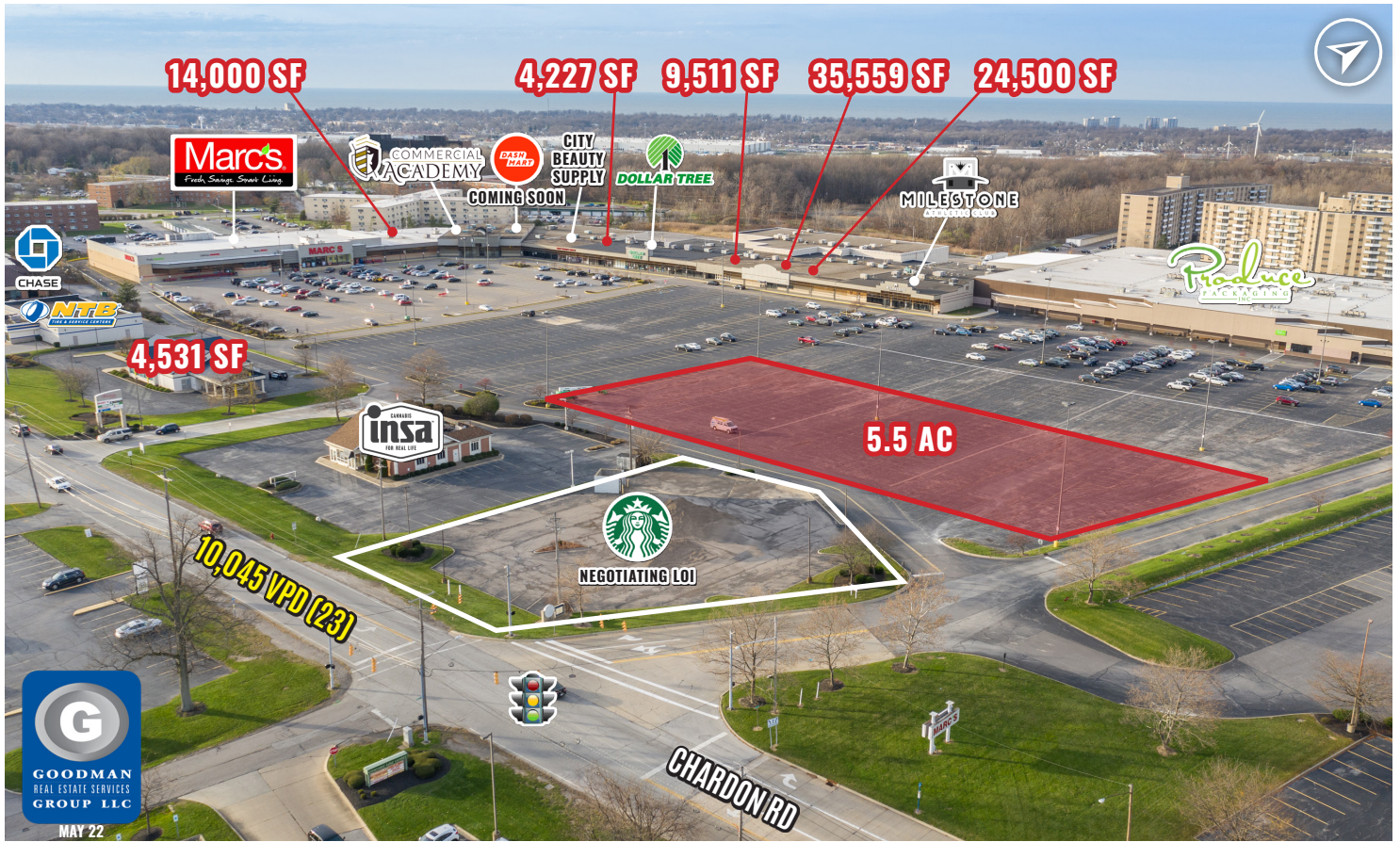




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THE SHOPPES AT WILLOUGHBY HILLS

Willoughby Hills, Ohio



HIGHLIGHTS

The Shoppes of Willoughby Hills is a 391,289 SF, grocery-anchored shopping center development located just south of the I-90 and Bishop Road interchange in Willoughby Hills, Ohio. This property was purchased in 2018 by a local real estate developer who has invested millions of dollars upgrading the shopping center's appearance and adding several new tenants.

CURRENT TENANTS

- Marc's (52,000 SF)
- Milestone Athletic Club (30,359 SF)
- Commercial Academy (21,865 SF)
- Produce Packaging (155,000 SF)

ANCHOR AND JUNIOR ANCHOR OPPORTUNITIES

- Anchor Space: 35,559 - 45,070 SF
- Anchor Space: 24,500 SF
- Jr. Anchor space: 14,000 SF (New space adjacent to Marc's, storefront to be created)

RESTAURANT OPPORTUNITIES

- Inline former Manhattan Deli: 4,227 SF

OUTLOT OPPORTUNITIES

- Former freestanding bank: 4,531 SF
- 5.5 AC new outlot

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2029 Projection	77,099	187,753	295,465
2024 Estimate	78,599	192,278	302,514
INCOME	3 MILE	5 MILE	7 MILE
2024 Average	\$66,678	\$66,982	\$73,817
2024 Median	\$48,570	\$49,929	\$51,651
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2024 Employees	28,027	63,813	95,138

LEASING INFORMATION

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CLEVELAND

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

COLUMBUS

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KEY

 LEASED	 NEGOTIATING
 AVAILABLE	 NOT PART

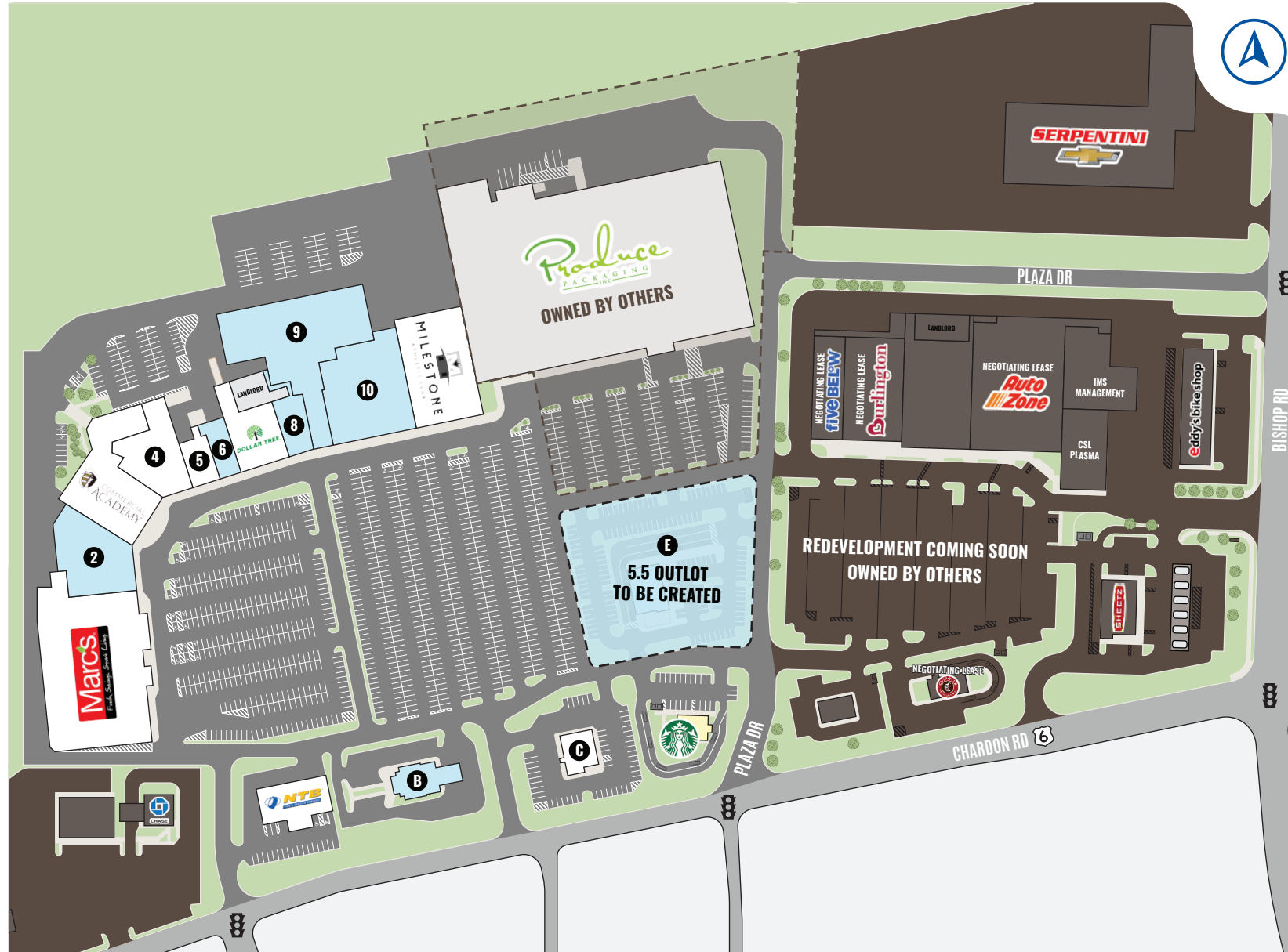
UNIT	TENANT	SIZE (SQ. FT.)
1	Marc's	52,000
2	Available (New Space)	15,900
3	Commercial Academy	21,865
4	DashMart (Coming Soon)	13,400
5	City Beauty Supply	4,033
6	Available (Former Restaurant)	4,227
7	Dollar Tree	9,000
8	Available	5,600
9	Available	35,350
10	Available	24,650
11	Milestone Athletic Club	30,359
12	Produce Packaging (OBO)	155,000

PAD SITES		SIZE
A	NTB	4,223
B	Available	4,531
C	Insa	3,659
D	Starbucks (Negotiating LOI)	2,465
E	Available (Land for Development)	5.5 AC

SITE SUMMARY 322,302

Owned by:

United Federal Property Management





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