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THE SHOPPES AT WILLOUGHBY HILLS

Willoughby Hills, Ohio



HIGHLIGHTS

The Shoppes at 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. 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)
- Onyx Health Club 24/7 (30,359 SF)
- Commercial Academy (21,865 SF)
- Produce Packaging (155,000 SF)(OBO)

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

- Freestanding former bank: 4,531 SF on 1.11 AC
- 0.77 AC outlot [gl, bts]
- 2.5 AC new outlot

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	74,836	183,614	289,411
2026 Estimate	76,978	189,516	298,200
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$87,366	\$88,279	\$94,990
2026 Median	\$63,729	\$65,800	\$67,458
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	29,535	67,188	101,034

LEASING INFORMATION

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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

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Willoughby Hills, Ohio

14,000 SF
Marc's
Fresh Savings. Smart Living.

4,227 SF
COMMERCIAL ACADEMY
DASH MART
CITY BEAUTY SUPPLY
COMING SOON
DOLLAR TREE

35,559 - 45,070 SF
ONYX HEALTH CLUB 24/7

24,500 SF
Produce PACKAGING INC.

4,531 SF ON 1.11 AC

0.77 AC

2.5 AC

0.76 AC ADJACENT OUTLOT
LEASING ALSO BY GOODMAN REAL ESTATE SERVICES GROUP

10,318 VPD (25)

CHARDON RD

CHASE
NTB
TIRE & SERVICE CENTERS

insa
FOR REAL LIFE

Burlington
AutoZone
five BELOW
GROCERY OUTLET
Bargain Market
NOW OPEN

CHIPOTLE
MEXICAN GRILL
NOW OPEN

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KEY

 LEASED	 NEGOTIATING
 AVAILABLE	 NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Marc's	52,000
2	Available (New Space)	14,000
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	35,559 - 45,070
10	Available	24,500
11	Onyx Health Club 24/7	30,359
12	Produce Packaging (OBO)	155,000

PAD SITES	
A	NTB 4,223
B	Available 4,531
C	Insa 3,659
D	Available 0.77 AC
E	Available (Land for development) 2.5 AC

SITE SUMMARY 385,867

Owned by:
United Federal Property Management





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JAN 25