



WWW.GOODMANREALESTATE.COM  
216.381.8200

# RIVER SQUARE

## Rocky River, Ohio



### HIGHLIGHTS

- Located on the south side of Detroit Road at Linda Street in the heart of Rocky River's affluent and very dense neighborhoods
- Convenient access to the residents of Westlake, Rocky River, and Lakewood along Detroit Road
- Over 12,000 people live within one mile of River Square, with an average income of over \$115,000
- Join Whole Foods Market, Mattress Firm, US Bank, Dollar Tree, Subway, and more
- **NOW OPEN:** The Woodhouse Day Spa
- **AVAILABLE: 3,000 - 4,500 SF**
  - Large façade with excellent visibility and 30' of frontage
  - Pylon signage

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2027 Projection	12,282	89,785	204,697
2022 Estimate	12,568	92,331	210,691
INCOME	1 MILE	3 MILE	5 MILE
2022 Average	\$115,348	\$85,973	\$74,556
2022 Median	\$76,882	\$61,721	\$52,623
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2022 Employees	5,059	33,118	97,191

**LEASING INFORMATION**  
www.goodmanrealestate.com  
216.381.8200

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

**COLUMBUS** 389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

**ZACK SOGOLOFF**  
Senior Vice President  
zack@goodmanrealestate.com

**SETH MARKS**  
Senior Associate  
seth@goodmanrealestate.com

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## ZACK SOGOLOFF

Senior Vice President  
zack@goodmanrealestate.com

## SETH MARKS

Senior Director  
seth@goodmanrealestate.com

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F 216.381.8211

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### KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
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1	Tide Cleaners	
2	Neon Beach Tanning	
3	Subway	
4	Whole Foods Market	
5	Available	3,000 - 4,500
6	Mattress Firm	
7	Dollar Tree	
8	Ford's Clothier	
9	Minotti's Wine & Beverage	
10	River Square Animal Hospital	
11	River Nails & Spa	
12	The Woodhouse Day Spa	
13	The UPS Store	
14	Cleveland Clinic Express Care	
15	US Bank	
16	Citizen's Bank ATM	

Owned by:



Wald & Fisher Inc.





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## NEWLY UPDATED PYLON SIGN



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