



**PROPERTY HIGHLIGHTS**

- 5,376 SF available in between Rainbow and Intro Clothing Store, space can be subdivided; 1,773 SF also available
- Located in the main retail corridor of Shaker Heights, which has undergone major renovations
- Nearby tenants include: Heinen's Grocery Store, Verizon, Subway, PNC, Boston Market, Salon Lofts, Huntington Bank, Rainbow, and Shaker Hardware

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>3 Miles</b>	140,190	\$75,352	86,863
<b>5 Miles</b>	329,115	\$66,037	261,166
<b>7 Miles</b>	492,837	\$66,539	416,061
<b>10 Minutes</b>	424,561	\$67,973	404,845

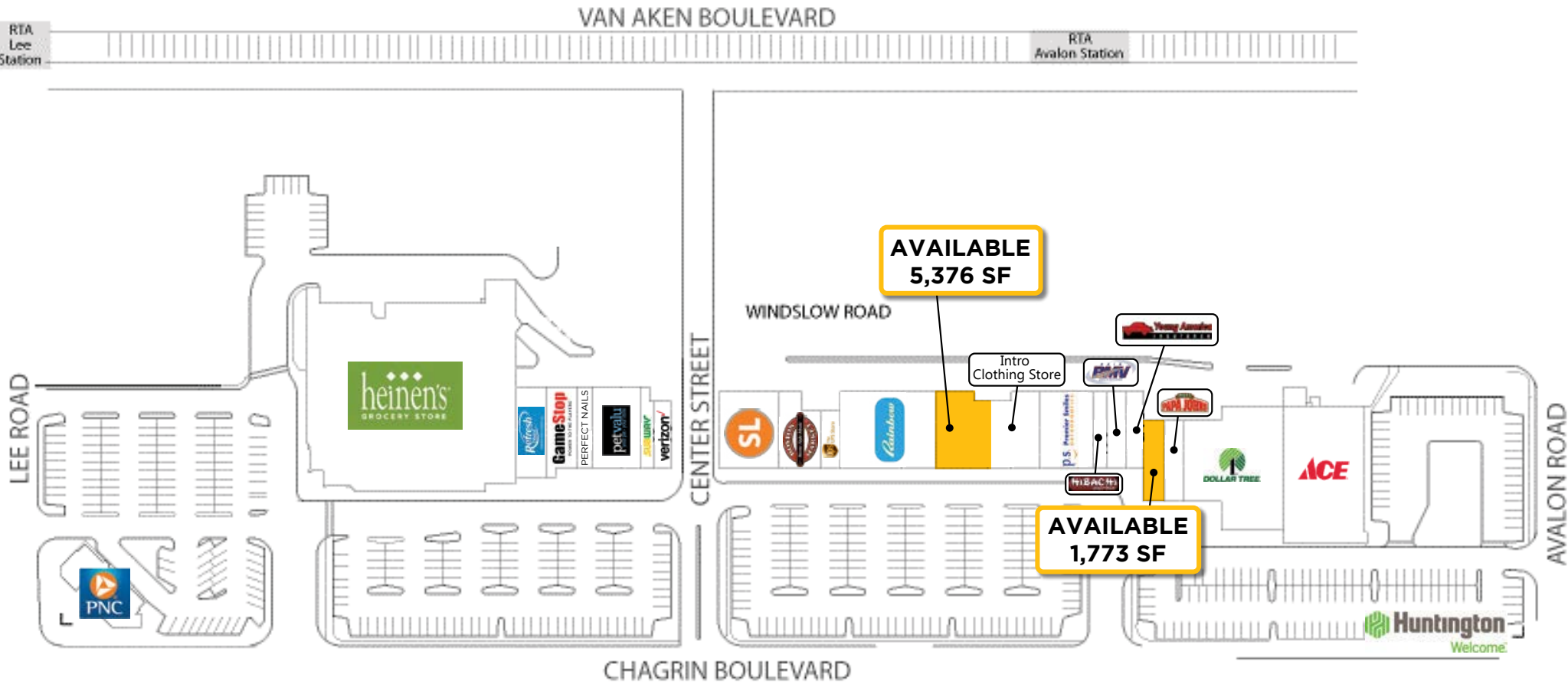
**QUICK LINKS** *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

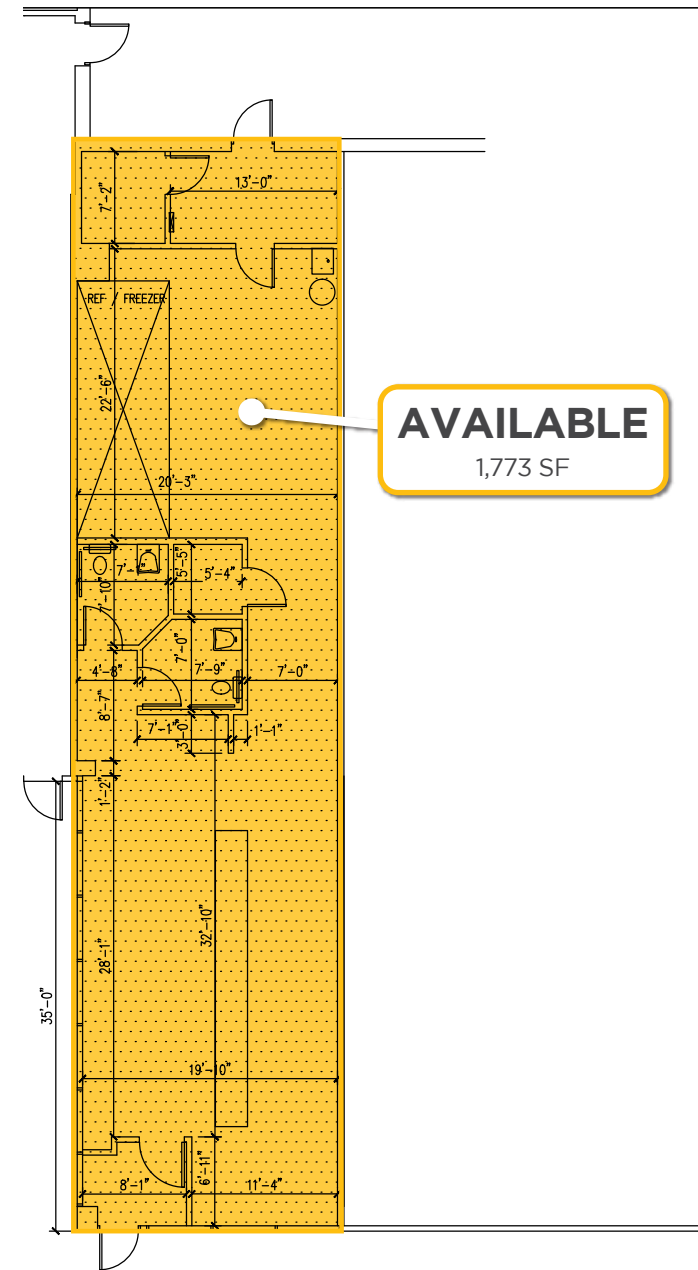
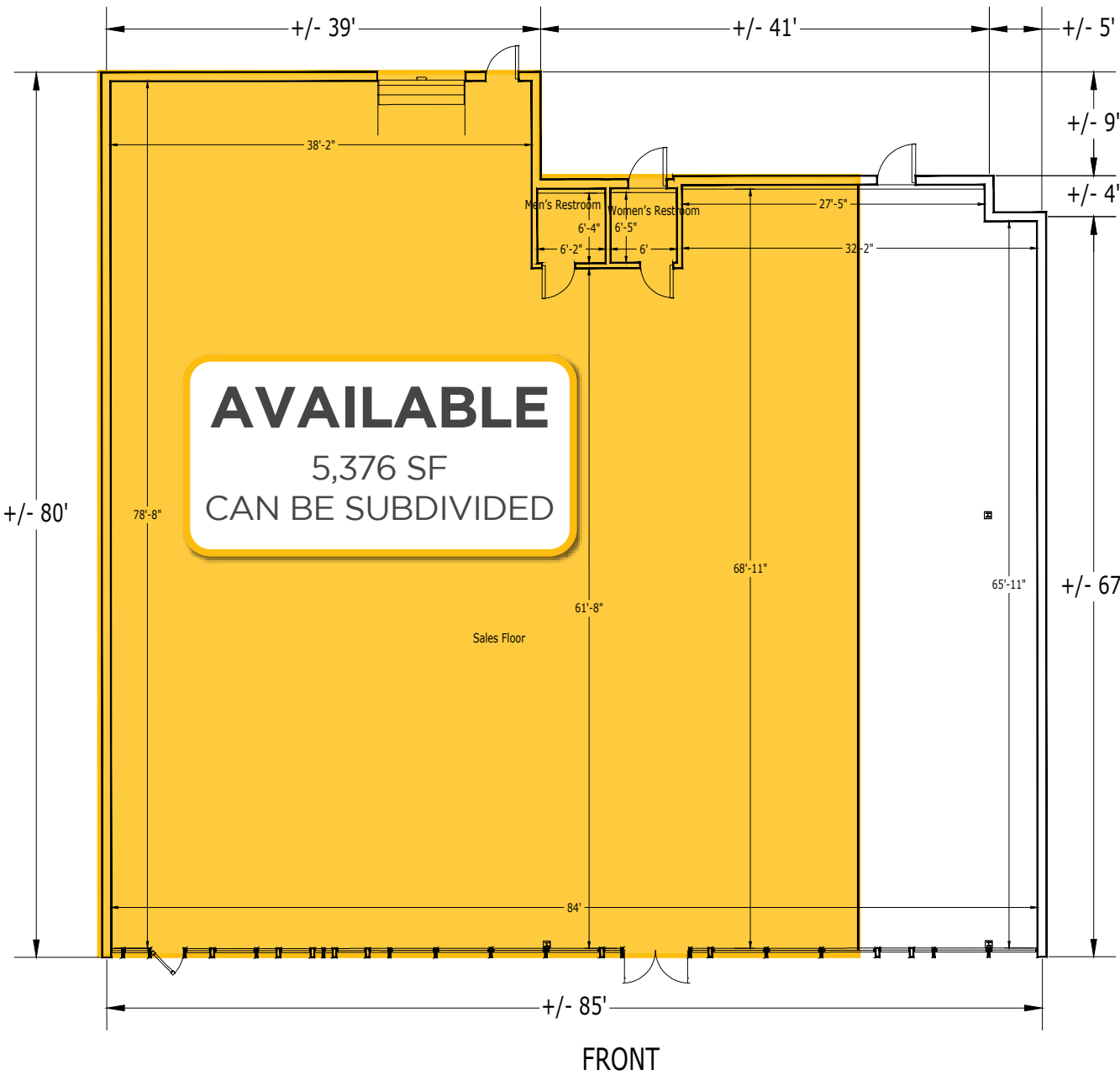
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NO.	RETAILER	SF
10	Heinen's	41,822
20	Refresh Dental	3,000
30	GameStop	2,904
40	Perfect Nails	1,296
50	Pet Valu	4,152
60	Subway	1,170
70	Verizon	1,050
80	Salon Loft	5,040

NO.	RETAILER	SF
90	Boston Market	3,095
100	The UPS Store	1,200
110	Rainbow	7,810
<b>120</b>	<b>AVAILABLE</b>	<b>5,376</b>
130	Intro Clothing Store	2,937
140	Premier Smiles Orthodontics	4,435
150	Hibachi Express	1,200
160	Ohio BMV	1,575

NO.	RETAILER	SF
170	Young America Insurance	1,278
<b>180</b>	<b>AVAILABLE</b>	<b>1,773</b>
190	Papa John's	1,668
200	Dollar Tree	11,850
210	Ace Hardware	12,100
220	Huntington National Bank	2,924
230	PNC Bank	3,500





**SHAKER SQUARE**

Logos: T-Mobile, Zangibar Soul Fusion, SUBWAY, PNC, CVS, EDWINS, Dave's Hot Stuff, SAsA, firc, usbank, BIGGBY COFFEE, BALATON, YOURS TRULY

**VAN AKEN DISTRICT**

Logos: brassica, Walgreens, M, UH, MICHIGAN GENUINE, Nature's Oasis, ANDREWS COLOR, WHISKEY GRADE, SHINOLA, BONOBOS, RESTORE, RISING STAR, YUM! FIZZA, CLEVELAND, CLOTHING CO, QDOBA, SEE EYEWEAR

**SITE**

Logos: heinens, Refresh, PNC, GameStop, verizon, SUBWAY, petvalu, HUNTINGTON, ACE, PAPA JOHN'S, BMW, UPS

SHAKER HEIGHTS COUNTRY CLUB

**PAVILION SHOPPING CENTER**

Logos: Stein Mart, PETCO, GIANT EAGLE, Huntington, SUBWAY, lanebryant, BRUEGGER'S

Logos: SHERWIN WILLIAMS, Marco's Pizza, H&R BLOCK, PIZZA HUT, GEORGIO'S, mr. Hero, revolv wireless

Logos: ThistleDown RACING, amazon

19,949 VPD

20,600 VPD

17,171 VPD

15,005 VPD



