



GOODMANREALESTATE.COM  
216.381.8200

# 4,000 SF ENDCAP AT LEDGEWOOD PLAZA

Strongsville, Ohio



**4,000 SF  
AVAILABLE**

SIGNAGE OPPORTUNITY

MATTRESS WAREHOUSE

EUROPEAN WAX CENTER

Sprint

TEMPUR-PEDIC  
Experience it here!



## HIGHLIGHTS

- **4,000-square-foot endcap at main entrance available April 1, 2019**
- **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, Ohio
- **Visibility and exposure** are the best in the trade area
- **High traffic** counts in excess of 33,000 VPD
- **Trade area** offers access to more than 50,000 people who live within 3 miles with a median income of \$72,344 and over 139,000 people in 5 miles
- **New monument sign** with space for all tenants and a new directional sign
- **Now Open:** Hand & Stone Massage
- **Coming Soon:** Floorz, Benchmark Jewelers, & Burgerim

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2021 Projection	54,236	139,444	252,747
2016 Estimate	54,869	140,209	255,303
INCOME	3 MILE	5 MILE	7 MILE
2016 Average	\$90,082	\$81,412	\$75,951
2016 Median	\$72,344	\$66,271	\$61,657
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2016 Employees	29,040	66,358	112,442

## LEASING INFORMATION

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**CLEVELAND** THE OFFICES AT LEGACY VILLAGE  
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CLEVELAND, OH 44124

**COLUMBUS** CORPORATE HILL II, SUITE 108  
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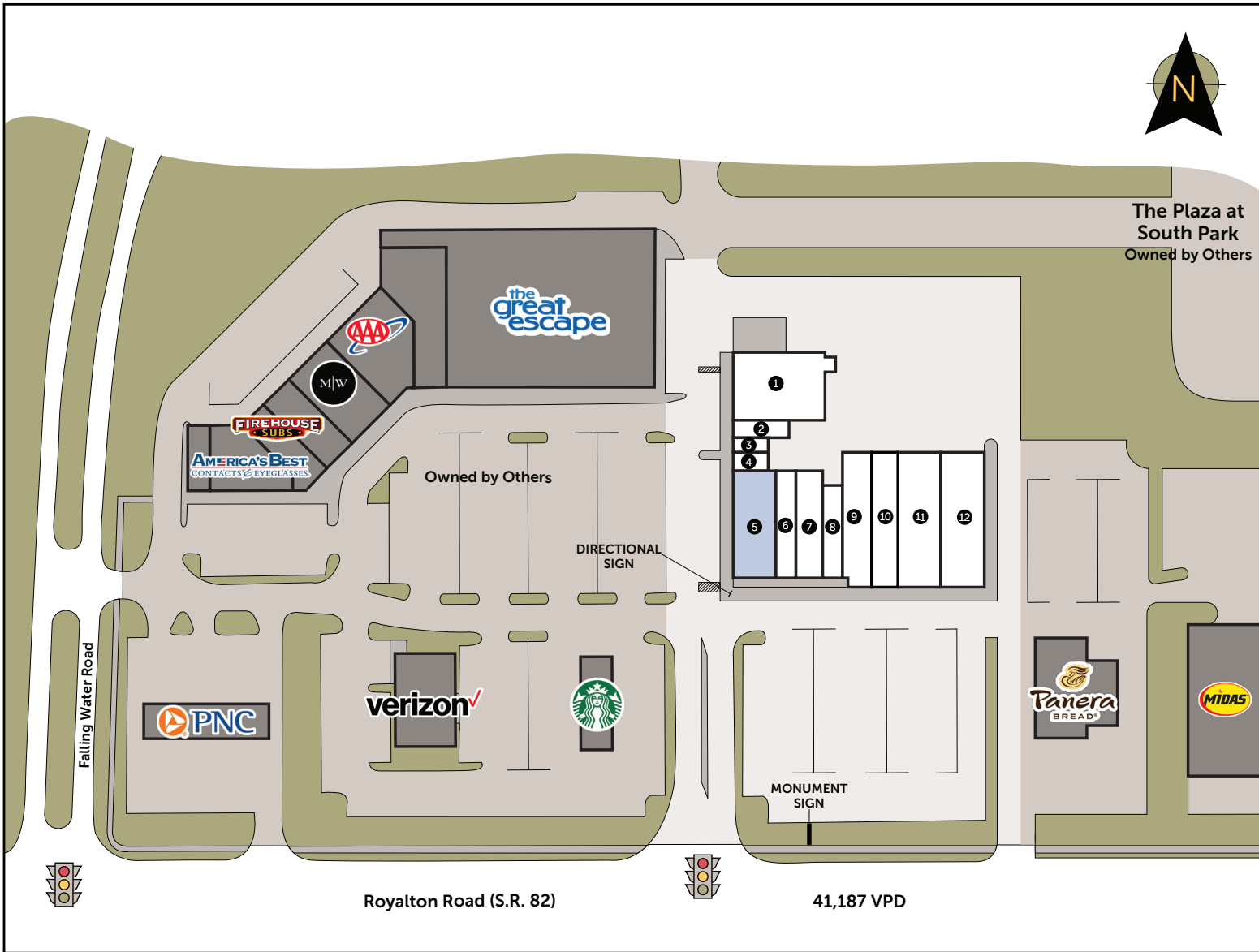
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# LEDGEWOOD PLAZA

## Strongsville, Ohio





# LEDGEWOOD PLAZA


Strongsville, Ohio  
Royalton Road (S.R. 82)

## SITE SUMMARY

33,905 SQ. FT.

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Available	Neg Lease	Leased	Not Part

Unit	Tenant	Size (Sq. Ft.)
1	Trivs Premier Steakhouse	3,760
2	Benchmark Jewelers	1,300
3	Ledgewood Barber Shop	720
4	Star Nails	900
5	Available	4,000
6	European Wax Center	1,800
7	Sprint	2,000
8	Foot Solutions	1,600
9	Hand & Stone	3,264
10	Burgerim	3,263
11	Floorz	6,208
12	Salon Lofts	5,280

 <p>Goodman Real Estate Services Group LLC Legacy Village 25333 Cedar Road, Suite 305 Lyndhurst, Ohio 44124 Tel: (216) 381-8200 Fax: (216) 381-8211</p>	<p>For Leasing Information Please call <b>(216) 381-8200</b> or visit <a href="http://goodmanrealestate.com">goodmanrealestate.com</a></p>	<p>Managed by: Capital Properties</p> <p style="font-size: small;">Disclaimer: The information above has been obtained from sources believed to be reliable. Goodman Real Estate Services Group LLC and its agents, associates, and employees make no guarantee, warranty, or representation about it.</p>
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LEDGEWOOD PLAZA

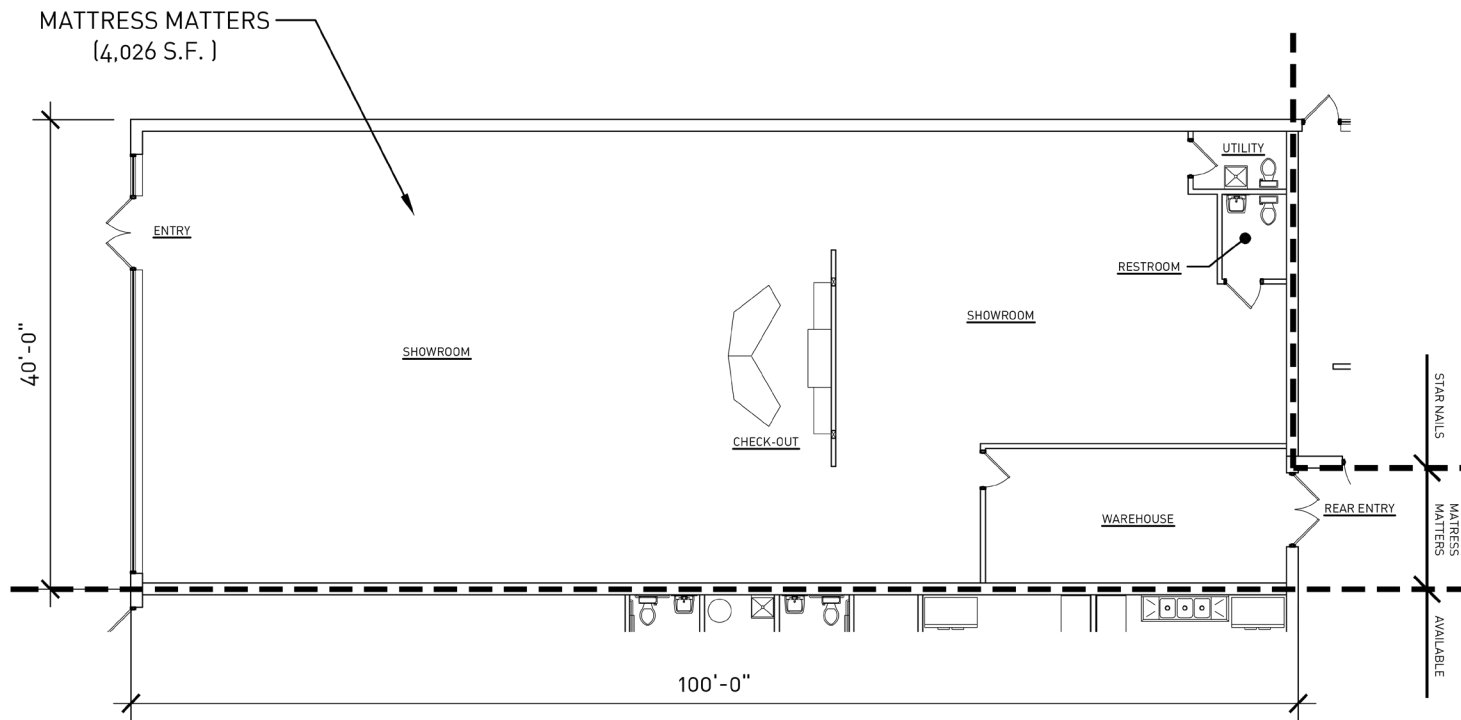
Strongsville, Ohio

# LEDGEWOOD PLAZA

ROYALTON ROAD  
STRONGSVILLE, OHIO

FILE: LEDGEWOOD PLAZA  
MATTRESS MATTERS

DATE: 10.15.2014



MATTRESS MATTERS :: SCALE: 1/16" = 1'-0"

