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216.381.8200

THE SHOPPES AT WILLOUGHBY HILLS

Willoughby Hills, Ohio



HIGHLIGHTS

- Property under new ownership for the first time in 11 years
- Facade, parking lot, roof, sidewalk, landscaping, and numerous other improvements have been completed during 2017
- Located at Interstate 90 and Bishop Road in Willoughby Hills, Ohio

OPPORTUNITIES

- Major Tenants: 66,044 square feet
- Anchor Tenants: 13,400 - 45,070 square feet
- Five outparcels available for lease
- Hard corner redevelopment opportunity for sale or lease

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2022 Projection	79,258	185,905	294,395
2017 Estimate	80,514	189,454	299,954
INCOME	3 MILE	5 MILE	7 MILE
2017 Average	\$60,411	\$60,275	\$63,940
2017 Median	\$45,040	\$45,787	\$46,211
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2017 Employees	35,328	96,084	140,944

LEASING INFORMATION

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

COLUMBUS CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

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Shoppes at Willoughby Hills

Willoughby Hills, Ohio

Chardon Rd. (U.S. Route 6)



CLEVELAND

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Key

- Available
- Leased
- Neg Lease
- Not Part

Owned by: **United Federal Property Management**

Unit	Tenant	Size (Sq. Ft.)	Unit	Tenant	Size (Sq. Ft.)
1	Available	66,044	12	LaSalle	89,504
2	Commercial Academy	21,865	13	CLS Plasma	11,622
3	Available	13,400	Pad Sites		
4	City Beauty Supply	4,033	A	NTB	4,223
5	Available	4,227	B	Negotiating Lease	4,531
6	Dollar Tree	9,000	C	Available	3,659
6a	Available	9,511	D	Available	3,365
7	Available	35,559	E	Available	6,480
8	Salvation Army	24,500	F	Available	4,223
9	Negotiating Lease	31,500	G	Available	~2.5AC
10	Produce Packaging	155,916			
11	Marc's	32,008	SITE SUMMARY		
					535,170

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