



**PROPERTY HIGHLIGHTS**

- 4,820 SF divisible available for lease
- Eligible for storefront renovation program
- Great neighborhood strip center at the intersection of Sprague Rd & York Rd
- Great high profile corner across from Walgreen's, McDonalds & Fifth Third Bank

**TRADE AREA DEMOGRAPHICS**

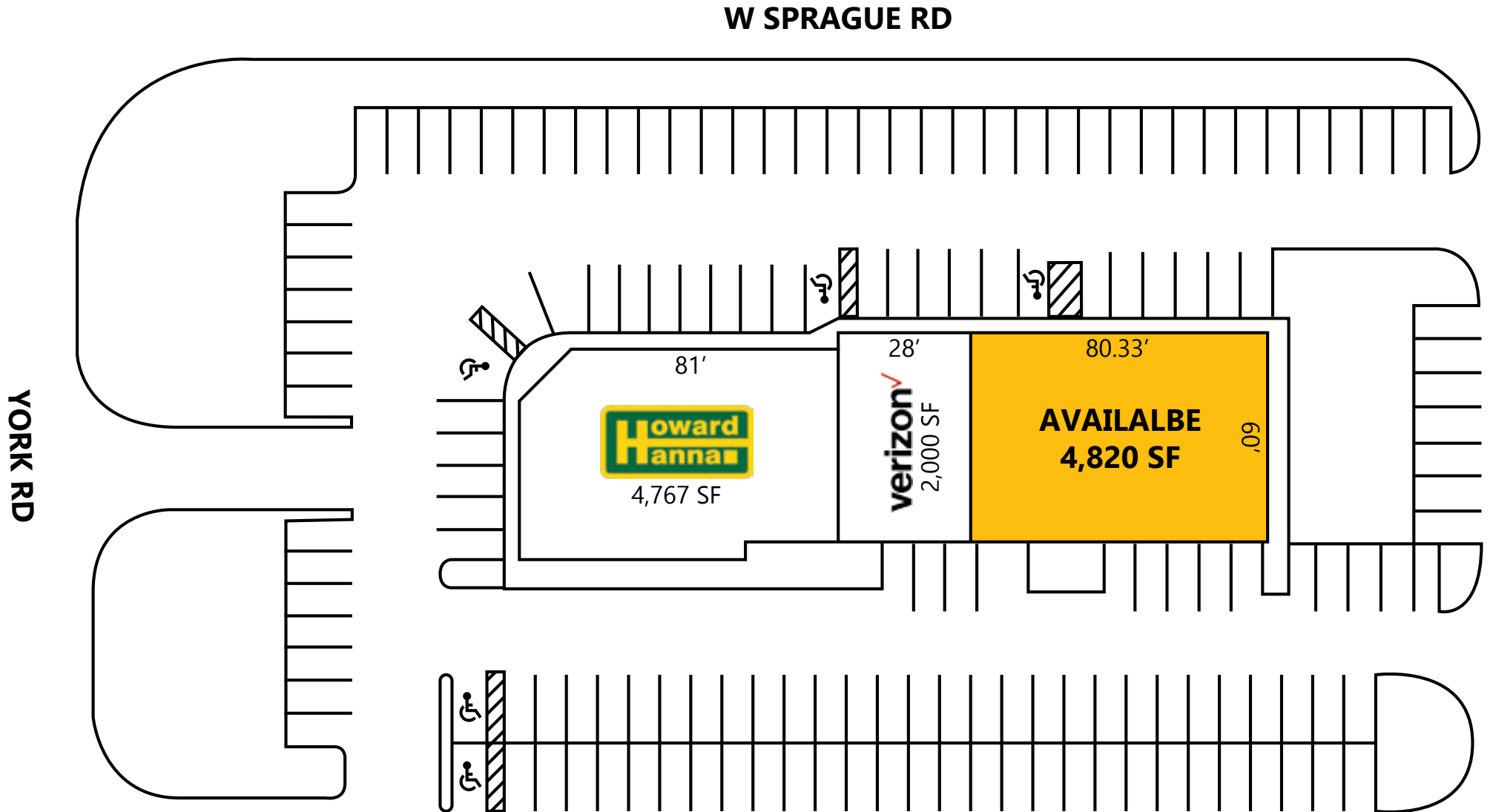
	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	8,368	\$73,800	6,120
<b>3 Miles</b>	73,381	\$72,189	37,026
<b>5 Miles</b>	193,577	\$72,238	100,282
<b>10 Minutes</b>	225,902	\$71,321	116,246

**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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Howard Hanna verizon

AVAILABLE  
4,820 SF

TIMBER RIDGE II  
Antonio's Pizzeria  
SUBWAY  
TONY MALONEY'S PIZZA  
Great Clips

TIMBER RIDGE PLAZA  
POST NET  
JAIPUR JUNCTION  
VIBE SALON