

**TANGLEWOOD PROPERTY LINKS
BAINBRIDGE SENIOR CENTER PROPOSAL
UNIT T-9-11, 8535 TANGLEWOOD SQUARE
BAINBRIDGE TWP., OH 44023**

OCTOBER 7, 2024



Copy the hyperlinks or scan the QR codes below for detailed video, plans& walk-through.

1. TANGLEWOOD SQUARE SHOPPING CENTER AERIAL HYPERLINK & QR CODE

<https://vimeo.com/721191372>



- Suite F-10 Former Spa EXISTING PLANS AND SPECIFICATIONS

<https://acrobat.adobe.com/id/urn:aaid:sc:us:b75a17e4-cc45-4dec-bd32-97d4fd62e17f>



3. TANGLEWOOD SQUARE SHOPPING CENTER Suite T-10 Walk Through
MATTERPORT WALK-THROUGH VIDEO HYPERLINK ONLY:

<https://my.matterport.com/show/?m=cRaMCC1xUhE>

TANGLEWOOD SQUARE

Bainbridge Twp. (Chagrin Falls), Ohio 44023



 **RICHARD KATZ REALTY**
TANGLEWOOD PARTNERS • TANGLEWOOD MANAGEMENT
www.richardkatzrealty.com

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 216.469.2351

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TANGLEWOOD SQUARE

Bainbridge Twp. (Chagrin Falls), Ohio 44023



SPACE	TENANT	SIZE (SF)
--	Giant Eagle Supermarket	78,646
B-1	AVAILABLE FORMER KMART	*58,632
T-7A	Town & Country Dry Cleaners	1,479
T-7B	Coyote's Mexican Grill & Cantina	6,104
T-8A	Romeo's Pizza	1,928
T-8B	AVAILABLE FOR MER DRUG STORE	9,177
T-9-10-11	AVAILABLE	6,221
T-14	The Groomery	625
T-16	AVAILABLE	13,380
Building F		
F-1	AVAILABLE FORMER BANK	3,080
F-2	Verizon Wireless	1,860
F-3	GOODWILL	2,460
Building G		
G-1	Buckeye Chocolate Cafe	3,000
G-2	Frank & Pauley's Hair Salon	1,048
G-3	Subway	1,425

* Space is divisible

TANGLEWOOD SQUARE

Bainbridge Twp. (Chagrin Falls), Ohio 44023

PROPERTY HIGHLIGHTS

- ◆ Anchored by well-established, high retail volume 80,000 SF Giant Eagle Supermarket
- ◆ GLA = ± 190,000 SF
- ◆ Vanilla box finish
- ◆ Located immediately adjacent to interchange of US 422 & SR 306, with exceptional access from Chagrin Falls, Aurora, South Russell, Auburn Township, and Solon
- ◆ Rental rates
 - ◆ Northside Shops: from \$6.00 PSF NNN
 - ◆ Inline space: \$8.00-\$12.75 PSF NNN
 - ◆ Outparcel/endcap space: from \$24.00 PSF NNN (2019 NNN = \$3.83 PSF)
- ◆ Traffic Counts:
 - ◆ 15,367 VPD Chillicothe Road (SR 306)
 - ◆ 11,622 VPD Bainbridge Road
 - ◆ 35,297 VPD US 422
- ◆ Spaces Available
 - ◆ 2,460 SF (41' x 60' deep; drive-thru available)
 - ◆ 3,080 SF (bank space with drive-thru)
 - ◆ 6,221 SF (medi-spa)
 - ◆ 9,500 SF (divisible; 85' x 121' deep)
 - ◆ 12,880 SF (divisible to 6,000 SF; former gym with high ceilings and locker rooms)
 - ◆ 58,632 SF (freestanding, divisible)
 - ◆ Situated on ± 3.9 acres
 - ◆ 246.25' x 224' deep + 3,100 SF annex

DEMOGRAPHIC SNAPSHOT



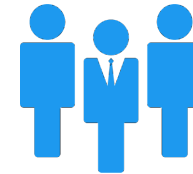
POPULATION



HOUSEHOLDS



AVERAGE
HH INCOME



EMPLOYEES



BUSINESSES

	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	EMPLOYEES	BUSINESSES
3 Miles	14,359	5,464	\$151,722	7,555	697
5 Miles	44,299	16,968	\$144,042	21,879	1,779
15 Minute Drive	96,591	37,874	\$127,243	62,668	4,813

Location: Tanglewood Square Shopping Center
8535 Tanglewood Square
Bainbridge Twp., OH 44023

Contact: Tanglewood Square Shopping Center LLC
Richard Katz Realty Ltd Owner/Realtor
6922 Gates Road
Gates Mills, OH 44040
Ph: (216) 469-2351
 <mailto:Rkatz1377@aol.com>

Available Spaces:

Main Building South Parking Lot

Unit T8 BC:

- Size: 2,200 10,000 SF (Divisible, Expandable to 23,000 SF)
- Rent: \$13.50 PSF/Yr. NNN -Nets: \$3.88 PSF (2023)

Unit T10:

- Size: 6,422 SF (Divisible to 2,000 SF)
- Rent: From \$10.00 PSF/Yr. NNN-\$3.88 PSF (2023)
- Uses: Medical Spa, hoteling retail or offices or spa with treatment rooms
- Commercial Kitchen: 300 SF, tiled, with 8' Cooking hood & Ansul fire suppression system
- Ample Parking: 179 spaces + 43 near entrance.
- Beautifully designed and decorated, with stucco walls.
- Luxury vinyl planking, ceramic and commercial carpet throughout.
- Attractive ceramic tiled lobby and front reception area.
- Small office/treatment rooms, many with plumbing.
- Large meeting areas

Unit T16 (Former Gym):

- Size: 13,000 SF
- 6,400 SF with 20' high ceiling (Space is Divisible to 3,000 SF)
- Rent: \$6.00 PSF/Yr. NNN - Nets: \$3.88 PSF (2023)

Building F 8575 Tanglewood Square

Unit F1 (Former Citizens Bank):

- Size: 2,580 SF (Includes drivethrough)
- Features: 5 offices, lobby, kitchen, large safe, 2 ADA bathrooms
- Rent: \$24.00 PSF/Yr. NNN
- Nets: \$3.88 PSF (2023)

Unit F3 (Retail End Cap):

- Size: 2,460 SF
- Rent: \$22.00 PSF NNN-Nets \$3.88 PSF (2023)

Former Kmart 8560 Bainbridge Rd

- Size: 58,632 SF (Divisible to 10,000 SF)
- Rent: Starting from \$8.00 PSF/Yr. NNN- Nets: \$3.00 PSF (2023)



DEMOLITION REQUIREMENTS

1. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
2. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY LANDLORD IMMEDIATELY. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
3. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
4. OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
5. SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
6. BACK FILL AREAS EXCAVATED CAUSED AS A RESULT OF DEMOLITION.
7. MARK LOCATIONS OF EXISTING UTILITIES & WHERE THEY ARE CAPPED.
8. MAINTAIN CIRCULATION AROUND BUILDINGS DURING DEMOLITION. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS OR HYDRANTS WITHOUT PERMITS. COORDINATE ANY REQUIRED CLOSING OF SIDEWALKS OR DRIVES WITH OWNER BEFORE BLOCKING ANY AREAS.
9. PATCH AND REPAIR ANY SIDEWALKS, AND DRIVES DAMAGED DURING DEMOLITION.

10. DISCONNECT, REMOVE CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.

11. DO NOT REMOVE OR COVER MATERIALS OR STRUCTURES UNLESS SPECIFICALLY REQUIRED.

12. REMOVE TEMPORARY WORK.

13. INDICATE PRIOR TO WORK DEMOLITION AND REMOVAL SEQUENCE AND LOCATION OF WORK.

AND CHANGES TO CONTRACT DOCUMENTS.

PREPARATION

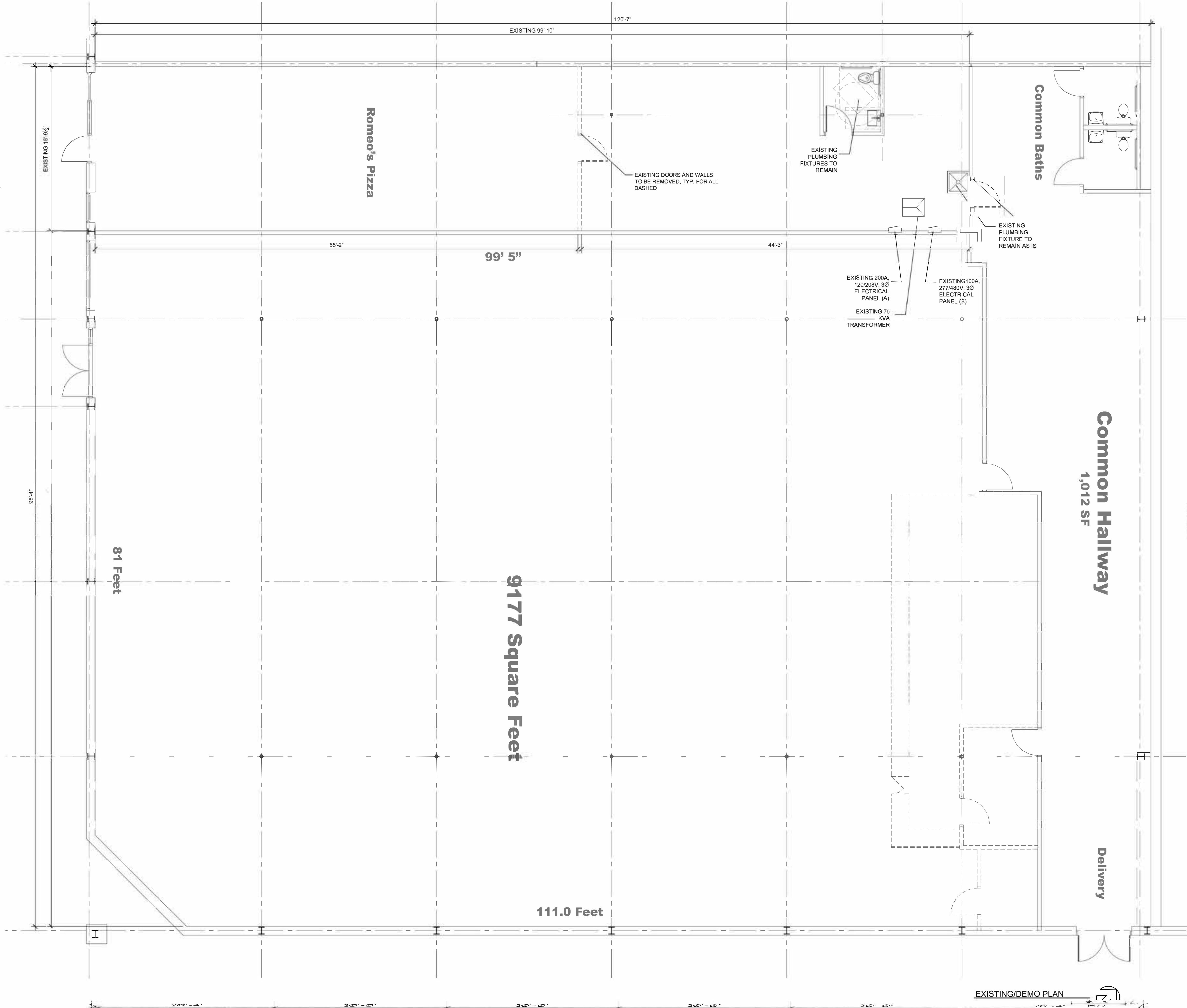
- A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES WHERE REQUIRED.
- B. PROTECT EXISTING LANDSCAPE MATERIALS AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED.
- C. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- D. MARK LOCATION OF UTILITIES.

REGULATORY REQUIREMENTS

1. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, DISPOSAL AND ACCESS DURING CONSTRUCTION.
2. OBTAIN REQUIRED PERMITS FROM AUTHORITIES.
3. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
4. DO NOT CLOSE OR OBSTRUCT ROADWAYS SIDEWALKS OR HYDRANTS WITHOUT
5. CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.

SCOPE OF DEMOLITION:

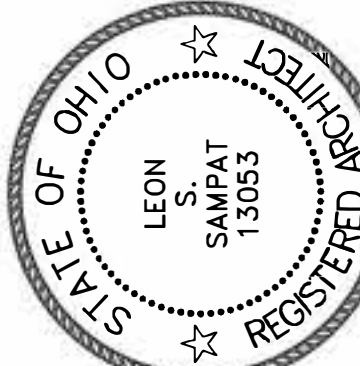
1. The following Specifications and Drawings are a general outline of demolition work to be performed on the project. The Contractor shall visit the site and familiarize himself with the specific items to be demolished and/or removed.
2. Any items omitted and/or specifically not mentioned in this general outline shall not be construed by the Contractor as relieving him of the responsibility of removing such existing conditions that may impede the installation of the new work.
3. The Contractor shall predetermine which items are to remain the property of the Landlord. All other items and debris shall be removed from the premises by the Contractor.
4. Refer to related drawings for description of demolition work.



REV.	DATE
1	06.28.2021

IS ARCHITECTS

22082 LORAN ROAD
FAIRVIEW PARK, OH 44126
PHONE 216-403-9854 FAX 440-76-8837



LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE: 12/31/2021

8535 TANGLEWOOD SQUARE, UNIT T-8A,
BAINBRIDGE TOWNSHIP, OH

JOB NO: 21-106

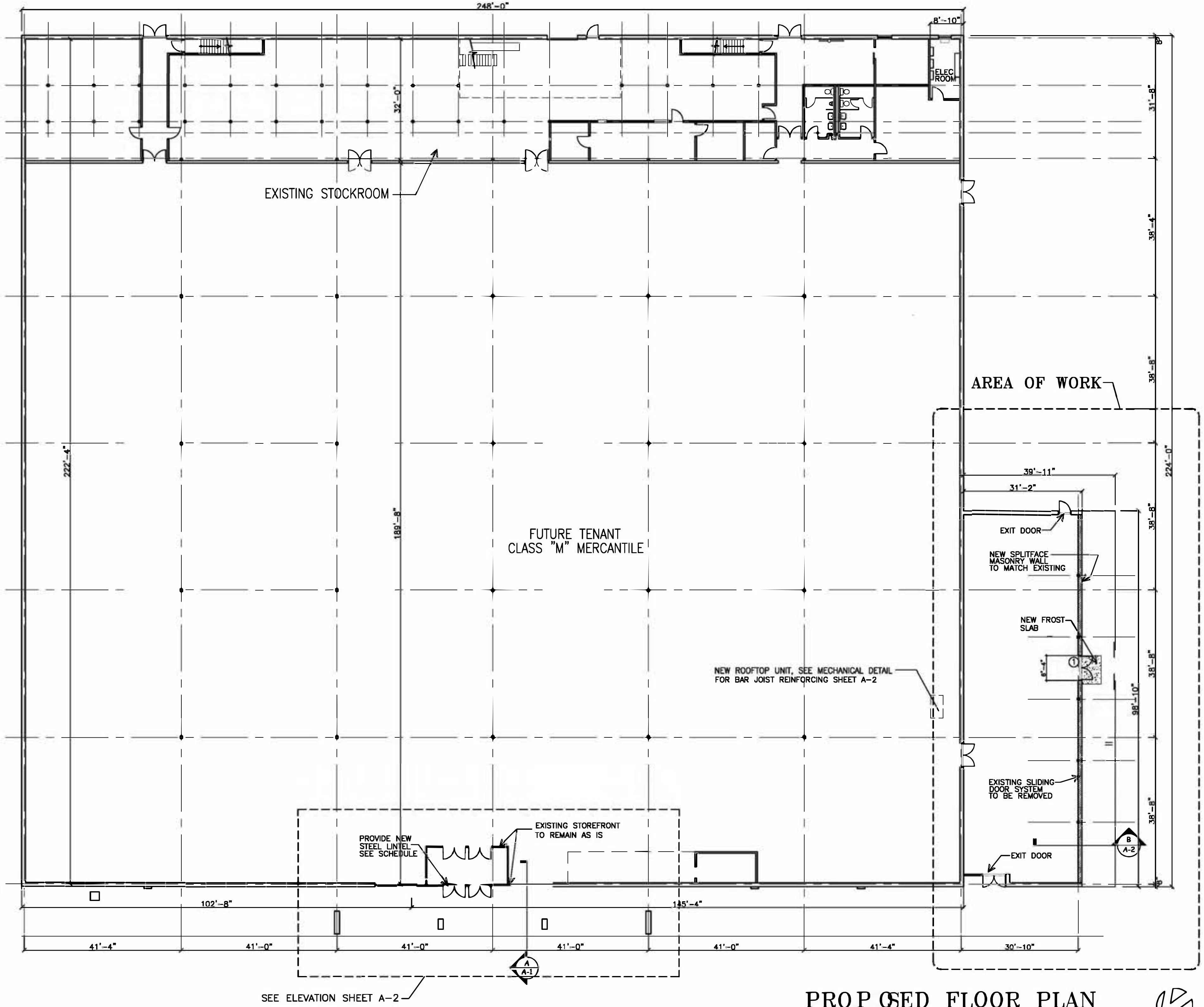
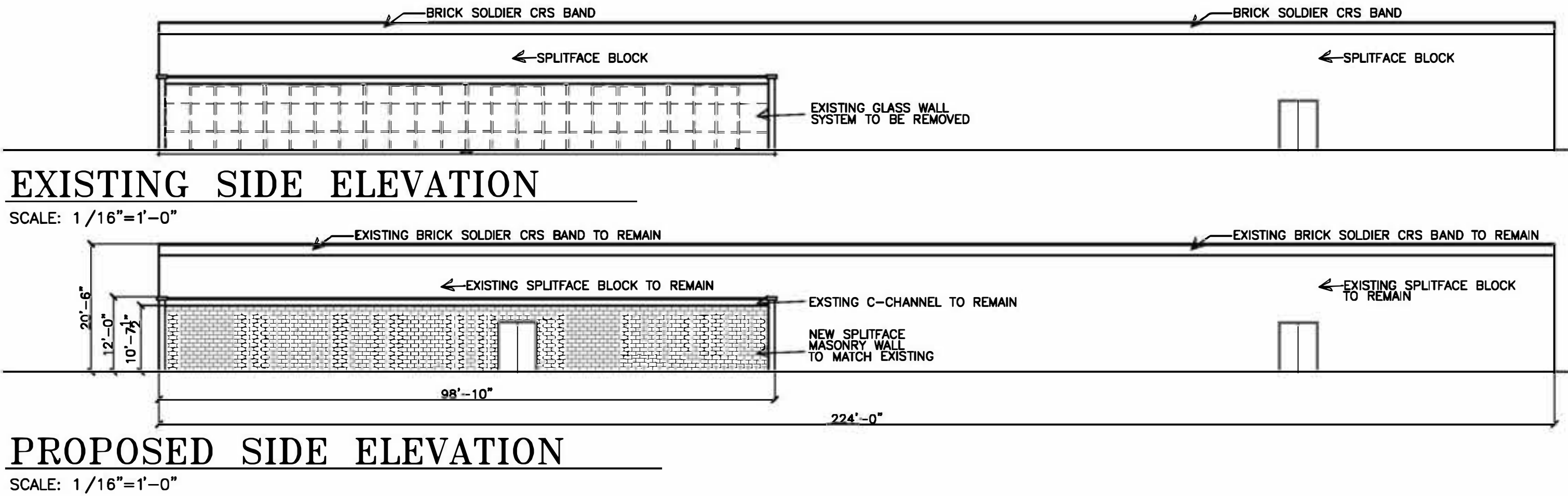
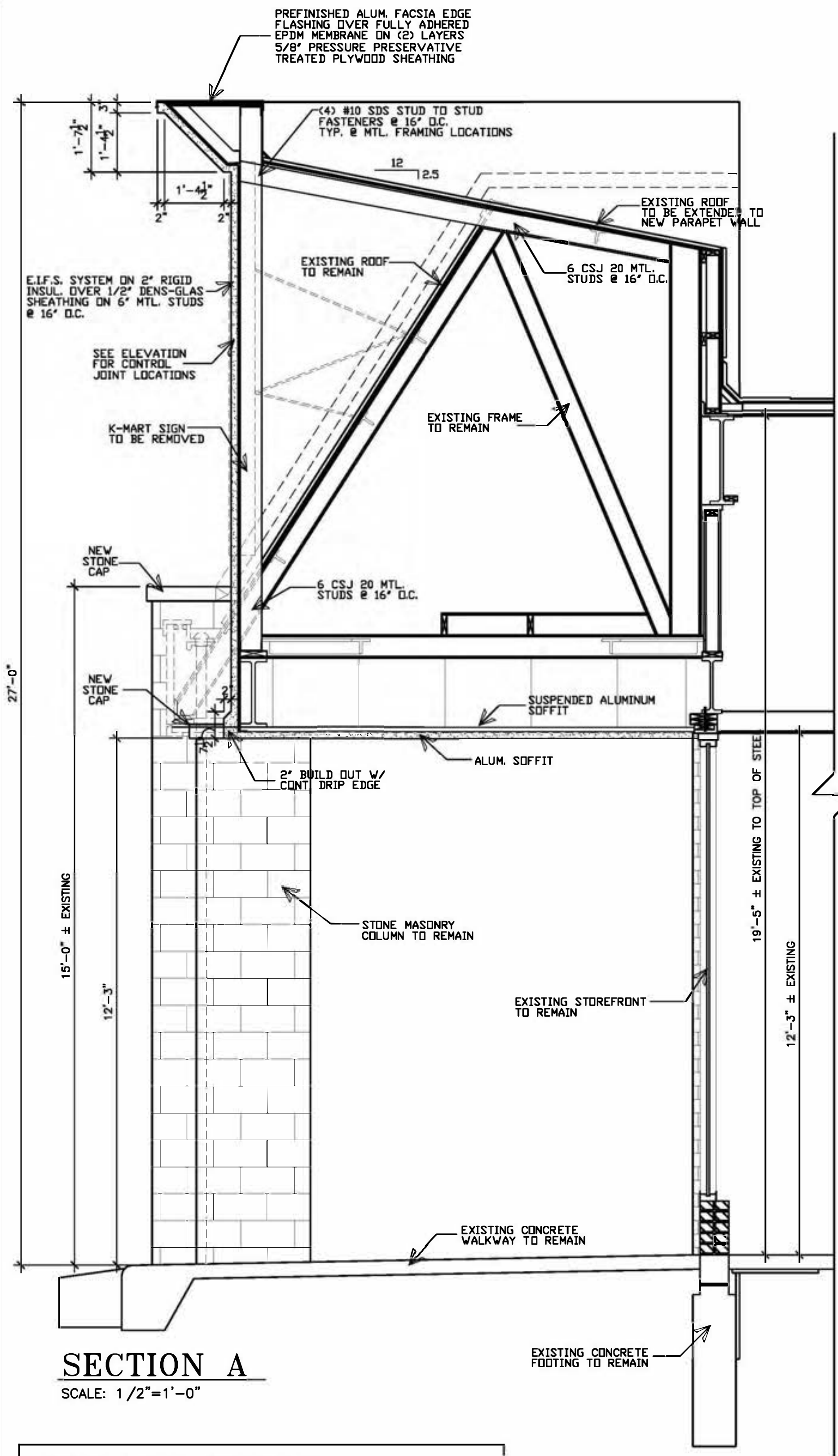
DATE: 07.15.2021

ISSUE:

SHEET:

D1.1





STEEL LINTEL SCHEDULE

1. PROVIDE STEEL LINTELS AS PER THE FOLLOWING SCHEDULE IN ALL MASONRY WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

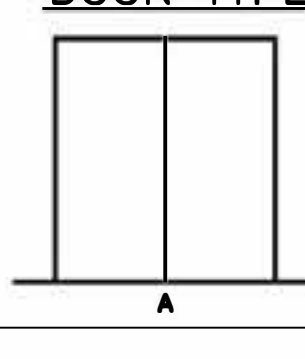
FOR OPENINGS UP TO 4'-0" : L3 1/2x3 1/2x1/4
FOR OPENINGS FROM 4'-0" TO 6'-0" : L5x3 1/2x 5/16
FOR OPENINGS FROM 6'-0" TO 7'-0" : L6x3 1/2x5/16
FOR OPENINGS FROM 7'-0" TO 10'-0" : W6x18 with 5/16" Plate
FOR OPENINGS GREATER THAN 10'-0" AND NOT SHOWN ON PLANS ALLOW FOR A MINIMUM BEAM WEIGHT OF 36 PLF PLUS A 5/16" x 11" BOT PLATE

2. ALL LINTELS SHALL HAVE 1" OF BEARING FOR EACH FOOT OF SPAN WITH A MINIMUM OF 6" BEARING AT EACH END.

3. ALL LINTELS SHALL BEAR ON 8" OF SOLID MASONRY, U.N.O..

4. USE ONE ANGLE FOR EACH 4" WYTHE OF MASONRY. PLATES ARE TO BE 1" LESS THAN NOMINAL WALL THICKNESS.

5. MINIMUM THICKNESS OF LINTELS IN EXTERIOR WALLS TO BE 5/16".

DOOR & FRAME SCHEDULE										HARDWARE SCHEDULE		DOOR TYPE 
DOOR							HDW	FRAME	NOTES	SET '1'		
MK	SIZE			MAT	TYPE	GLASS	MAT					
	WIDTH	HGT	THKNS									
1	3'0" PAIR	7'-0"	1-3/4"	HM	A	---	1	HM	**	1-1/2 PAIR BUTTS SIDE BOLT AT INACTIVE DOOR TOP AND BOTTOM LOCKSET WITH LEVER HANDLES DOOR CLOSER ALUM. THRESHOLD WHEATHERSTRIPPING		

* ALL HARDWARE TO MEET ADA REQUIREMENTS

* ALL DOORS TO HAVE LEVER HANDLES

**NON-EGRESS DOOR, SEE PLAN FOR EGRESS WITHIN THIS SPACE

REV. DATE

10/28/13

LS ARCHITECTS

22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 20-403-0054 FAX 440-76-8837

STATE OF OHIO

LEON S. SAMPAT
SAMPAT
13053
REGISTERED

NEW ALTERATIONS FOR:
TANGLEWOOD SQUARE
RT. 306 BAINBRIDGE RD.
BAINBRIDGE, OHIO

DATE: 8/7/13
SCALE: AS NOTED
DRAWN BY:
JOB NO:
SHEET
A-1
OF SHEETS

TANGLEWOOD SQUARE

Bainbridge Twp. (Chagrin Falls), Ohio 44023

Unit F-1: 3,080 SF
* Bank Space with Drive Thru

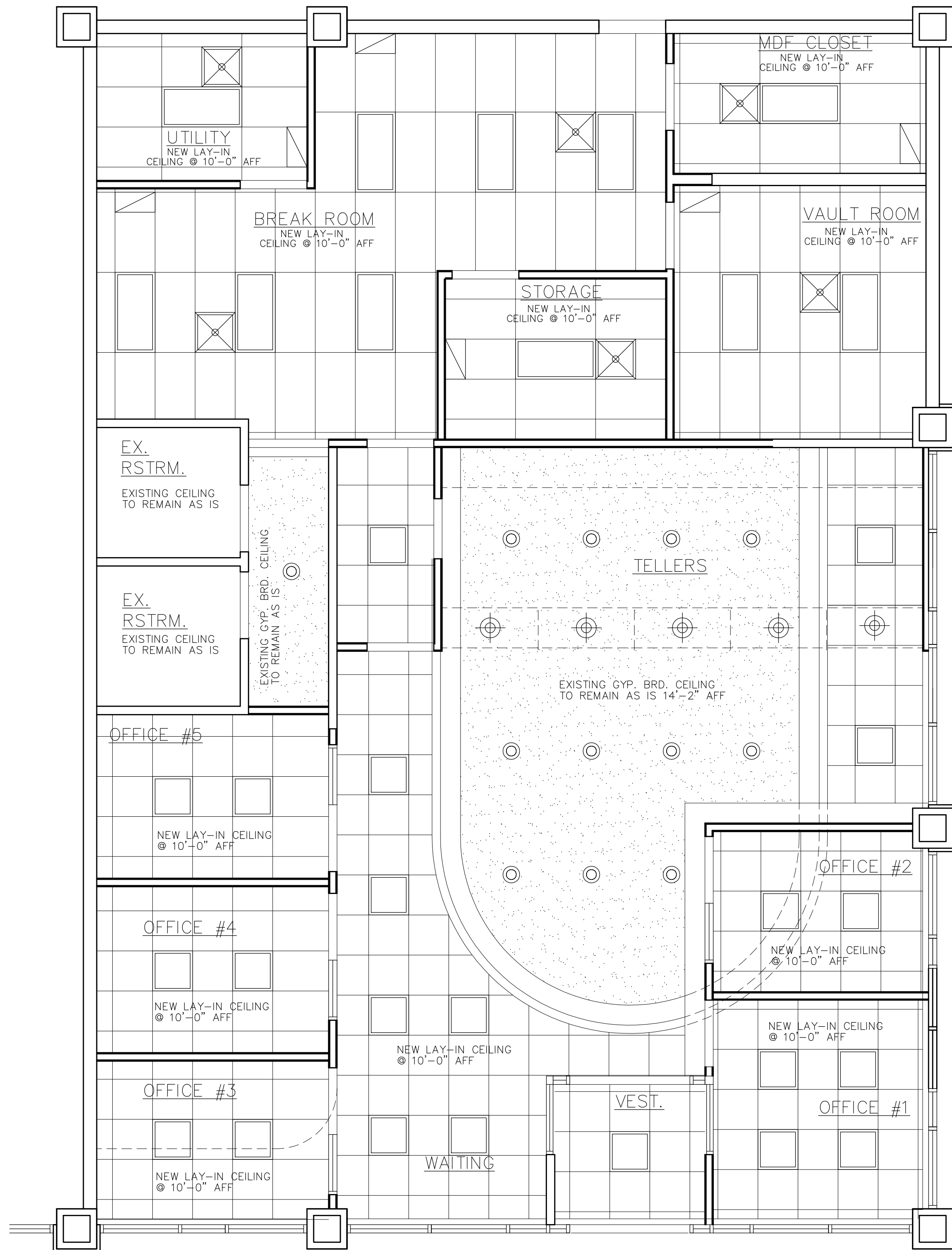


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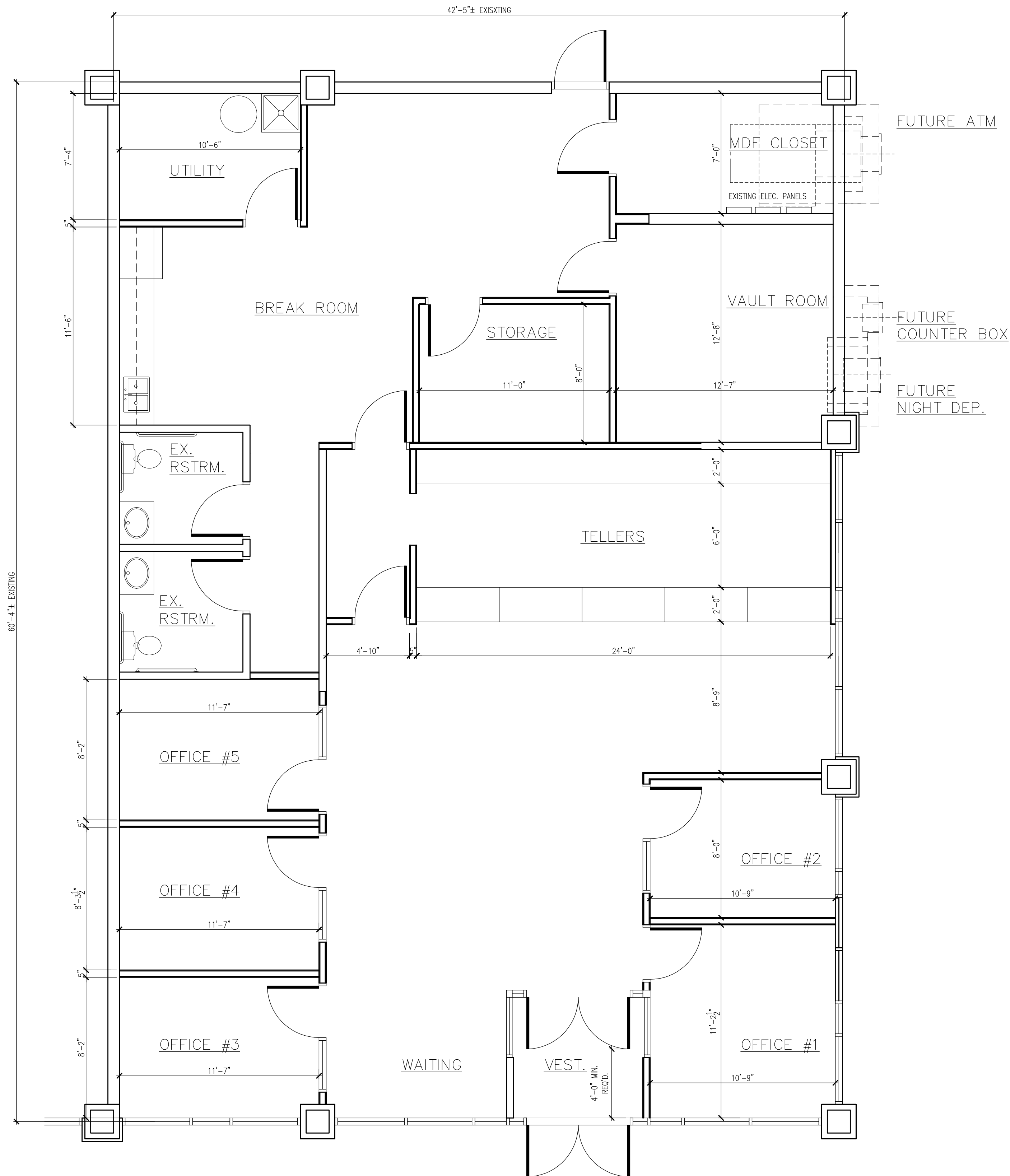
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FLOOR PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 26-403-9654 FAX 440-76-8837

INTERIOR ALTERATION FOR
TANGLEWOOD SQUARE
SPACE
RT. 306 & BAINBRIDGE RD.
BAINBRIDGE, OHIO

DATE:	2/6/09
SCALE:	
DRAWN BY:	
JOB NO:	
SHEET	

A-1

OF SHEETS

TANGLEWOOD SQUARE

Bainbridge Twp. (Chagrin Falls), Ohio 44023

Unit T-9-10-11: 6,221 SF
* Built out as Medi-Spa



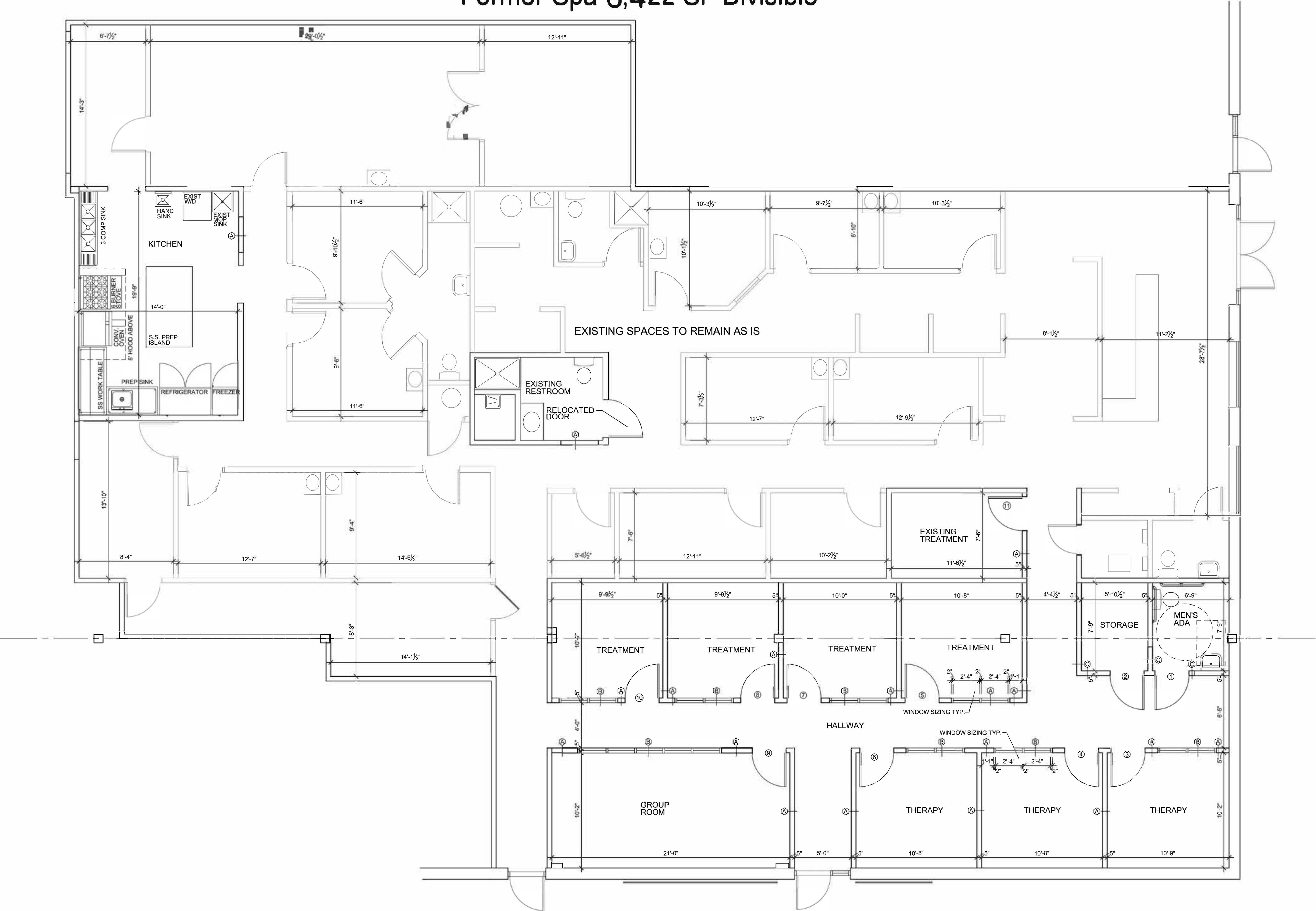
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Former Spa 6,422 SF Divisible



FLOOR PLAN
SCALE: 1/4"=1'-0"

REV.	DATE

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FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-76-8837



LEON S. SAMPAT
LICENSE # 13053
EXPIRATION DATE 12/31/2015

TENANT EXPANSION FOR:
LUNA LIVING BRAIN ENERGY SPA
TANGLEWOOD SQUARE
BAINBRIDGE, OHIO

JOB NO:	15-250
DATE:	10.27.2015
ISSUE:	
SHEET:	

TANGLEWOOD SQUARE

Bainbridge Twp. (Chagrin Falls), Ohio 44023

Unit T-16: 12,880 SF
* Former Fitness Center
* Alternative uses available



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