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[VIEW: CANVAS RESIDENTIAL WEBSITE](#)

VALOR ACRES

RETAIL, RESTAURANT & GROCERY
MIXED-USE DEVELOPMENT

*Live. Work. Enjoy
Explore What's Next*

MILLER ROAD & BRECKSVILLE ROAD
BRECKSVILLE, OH 44141

RETAIL & RESTAURANT - EXCLUSIVE LEASING CONTACTS

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NOW LEASING: RETAIL, GROCERY AND RESTAURANT SPACE AT VALOR ACRES MIXED USE DEVELOPMENT

- + 150K SF of Retail/Restaurants
 - Restaurants and grocery opportunities available in Phase 1 for 2024 delivery (see Page 4, Buildings A and I)
- + 200K SF of Modern Class A Office Space (marketed by CBRE Office Team)
- + Join your neighbors at Valor Acres
 - 600,000 SF Sherwin Williams Research and Development HQ with 900+ employees
 - DiGeronimo Companies HQ with 250+ employees
 - 200+ Luxury Residential Units
 - 120+ Room Upscale Boutique Hotel
 - 140 Acre Lubrizol Advanced Materials, Inc. HQ with 600 employees (across from SR-21)
- + Prime project location
 - I-77 / Miller Road / Brecksville Road (SR-21)
 - Full interstate accessibility: I-77 at Miller Road (ODOT ramps near completion)
 - Income: \$143,887 average household income within a 10 minute drive
 - Located adjacent to the Cleveland Metroparks Brecksville Reservation (the largest of all 18 parks) and the Cuyahoga Valley National Park featuring Cleveland's most visited ski and outdoor activity resorts.
- + Optimal untapped market potential
 - New exit, new development, new business, new residential!

VIEW: MILLER ROAD



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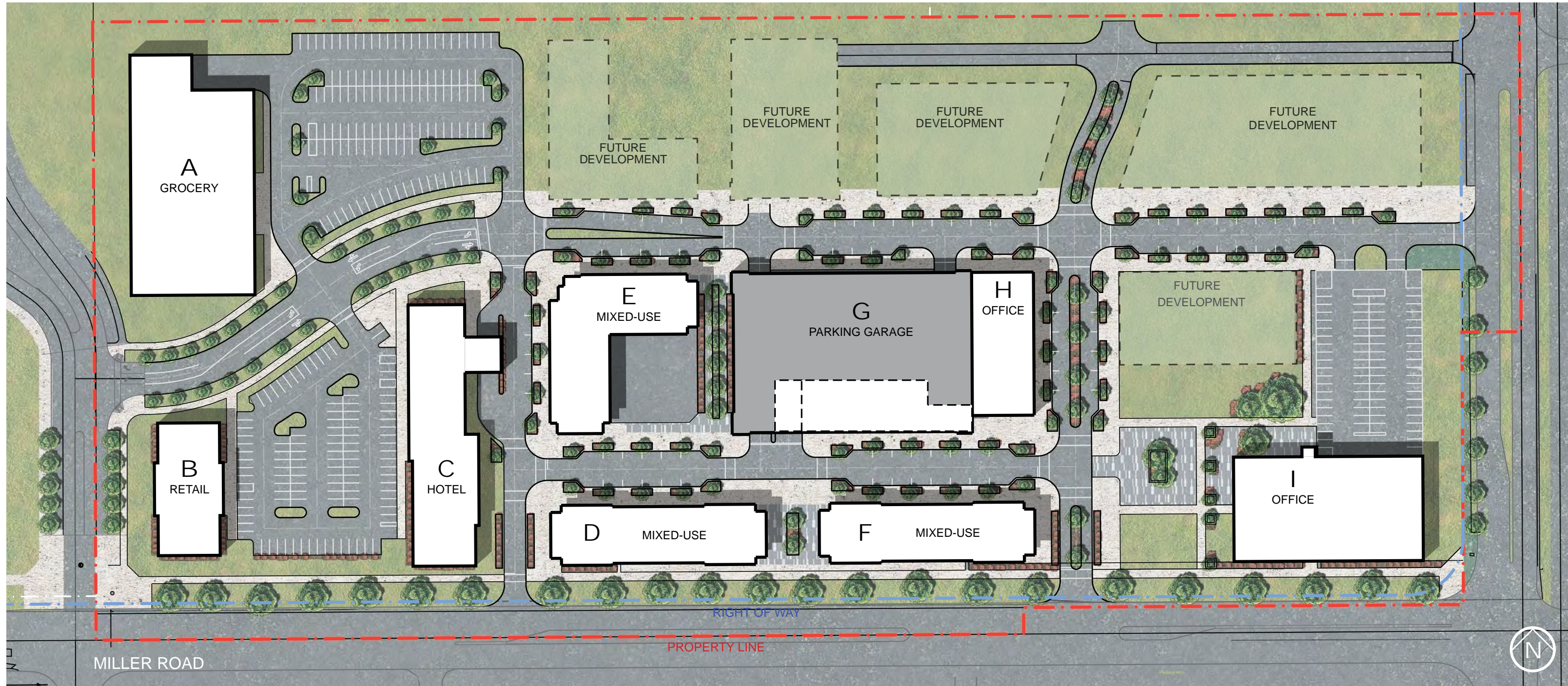
VIEW: BUILDING I FLOOR PLANS



PHASE 1 RETAIL

+ *GROCERY STORE - BUILDING A*

+ *UPSCALE RESTAURANT - BUILDING I*
(with office anchor DiGeronimo Companies)



VALOR ACRES

V/A MASTER DEVELOPMENT PLAN



VALOR ACRES

V/A MERCHANDISING PLAN



77 - 60,236 VPD

Canvas
Now Open
200+ Luxury Residential Units

SHERWIN-WILLIAMS.
BUILDING OUR
FUTURE
(approx. 600,000 SF)
Under Construction
Summer 2023

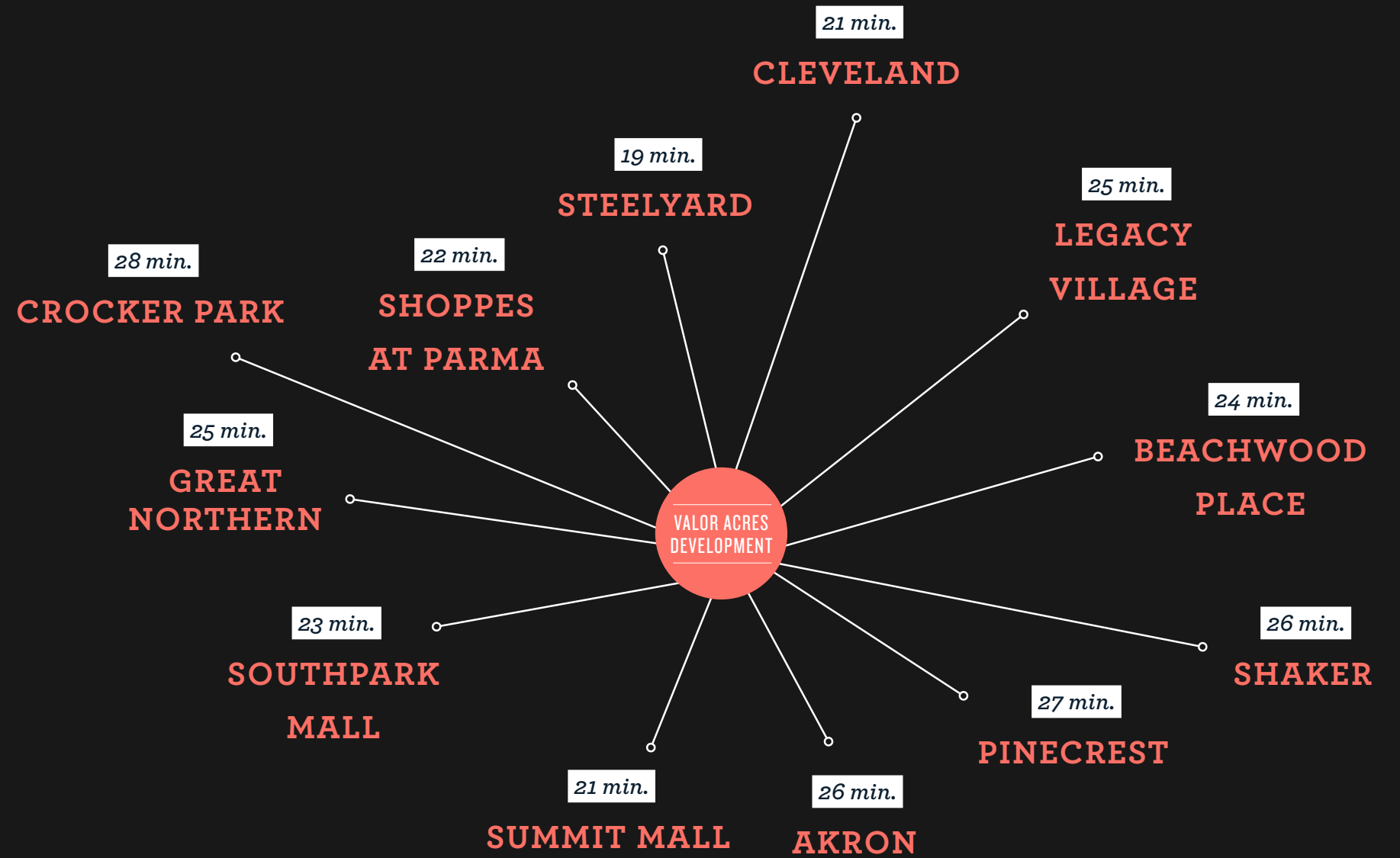
DiGERONIMO
COMPANIES
250+ Employees

MILLER RD

BRECKSVILLE RD





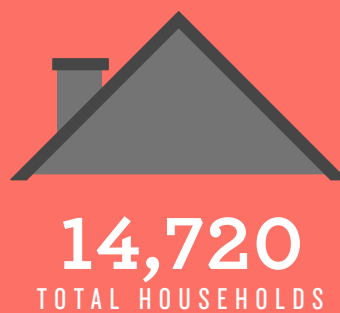


Trade Area at Brecksville

Brecksville is one of the most connected and regional trade areas in Northeast OH. The area is able to service north, south, east and west parts of Cleveland and Akron due to its proximity and connectivity to all major highway systems. The site will benefit from the new Miller Road interchange further enhancing the connectivity to all of the major retail nodes!



8,906 DAYTIME POP.	5 MINUTES
41,500 DAYTIME POP.	10 MINUTES
155,158 DAYTIME POP.	15 MINUTES



35,983
Population

24,357
Daytime Employees

\$148,741
Average Household Income

QUICK STATS
10 MINUTE DRIVE RADIUS

WHAT'S @VALOR ACRES

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150K

Sq. Ft. of Shops, Restaurants
& Entertainment



200K

Sq. Ft. of Modern Class A
Office Space



200+

Luxury
Residential Units

120+

Upscale Boutique
Hotel Rooms



A programmable event venue + greenspace and connectivity to major interstate systems.

Regional Retail Destinations



CROCKER PARK



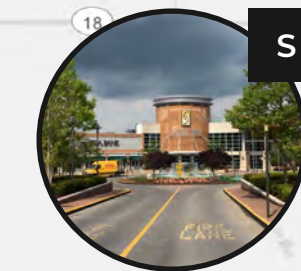
GREAT NORTHERN



WESTGATE



SOUTHPARK



SUMMIT MALL

STEELYARD COMMONS



SHOPPES AT PARMA



LEGACY VILLAGE



BEACHWOOD PLACE



PINECREST



VAN AKEN



STEELYARD:	19 min	BEACHWOOD:	24 min
SHOPPES PARMA:	22 min	SUMMIT MALL:	21 min
PINECREST:	27 min	LEGACY VILLAGE:	25 min
CLEVELAND:	21 min	WESTGATE:	28 min
GREAT NORTHERN:	25 min	SOUTHPARK:	23 min
VAN AKEN:	23 min	CROCKER PARK:	28 min

LIVE. WORK. ENJOY.



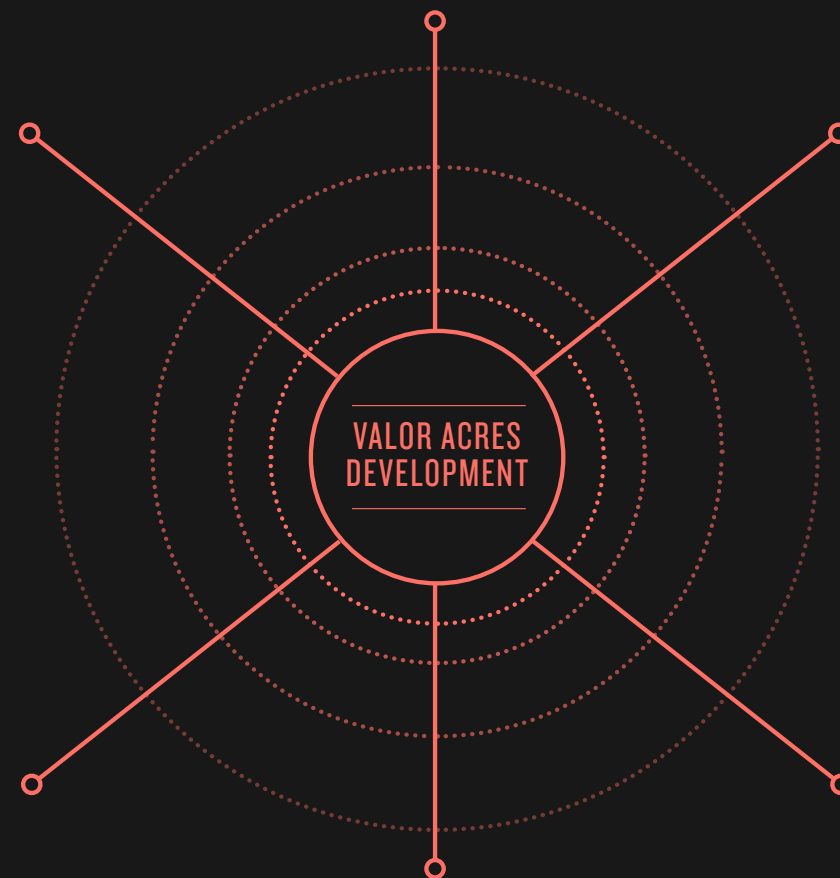
DIGERONIMO FAMILY OF COMPANIES (THE DEVELOPER)
HQ FACILITY (UNDER CONSTRUCTION AT VALOR ACRES)



CANVAS - LUXURY APARTMENTS &
TOWNHOMES AT VALOR ACRES
live-canvas.com



FREESTANDING GROCERY STORE
OPPORTUNITY



120+ ROOM UPSCALE BOUTIQUE HOTEL



SHERWIN WILLIAMS -
RESEARCH & DEVELOPMENT HQ
(UNDER CONSTRUCTION AT VALOR ACRES)



MILLER ROAD HIGHWAY
Complete the south half of the I-77 and Miller Rd interchange by adding new ramps and pavement widening on I-77 and Miller Rd. Work to be completed in 2023 includes interchange construction and widening on I-77
View on ODOT

the DEMOGRAPHICS



POPULATION

2022 Population

2027 Projected Population

5 Minutes

10 Minutes

15 Minutes

20 minutes

5,483

35,983

137,105

497,439

5,674

35,508

135,137

492,132



DAYTIME POPULATION

2022 Daytime Population

Daytime Workers

Daytime Residents

5 Minutes

10 Minutes

15 Minutes

20 minutes

8,906

41,500

155,158

565,993

6,242

24,357

88,495

313,367

2,664

17,143

66,663

252,626



HOUSEHOLD INCOME

2022 Households

2022 Average Household Income

2027 Average Household Income

2022 Median Household Income

5 Minutes

10 Minutes

15 Minutes

20 minutes

2,173

14,720

57,753

214,884

\$157,426

\$148,741

\$114,578

\$92,021

\$181,345

\$170,638

\$132,164

\$106,405

\$113,468

\$105,285

\$79,916

\$61,786



EDUCATION

2022 Population 25 and Over

5 Minutes

10 Minutes

15 Minutes

20 minutes

4,020

26,592

102,337

359,355

DIGERONIMO FAMILY OF COMPANIES

CONSTRUCTION EXCELLENCE SINCE 1956



Heavy civil construction, demolition, environmental remediation, concrete construction, aggregate crushing, recycling and concrete paving.



Full-scope developer with projects in the retail, industrial, student housing, and mixed-use developments.



Construction management firm specializing in development through pre-construction, construction and commissioning.



Acquired in 2019, Bear IC offers general contracting, design/build and construction management services in Western Pennsylvania, Ohio and West Virginia.



Demolition contractor providing demolition, environmental and site preparation services nationwide.



Mobile crushing, demolition and material supplier with multiple locations serving all regions of Florida.



One-stop shop for construction contractors. Sales and rental of equipment and building supplies.



Acquired in 2022, Winter Companies further expands the DiGeronimo Companies growth offering expanded construction, demolition, environmental and development offerings.

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