

4,000 SF Former Kitchen Space Available

10703 W PLEASANT VALLEY RD | PARMA | OHIO | 44130

FOR LEASE



W PLEASANT VALLEY RD - 20,504 VPD

YORK RD - 13,536 VPD

AVAILABLE

±461'

±150'

EXCLUSIVE CONTACTS

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Vice President
216 535 0188
vince.mingo@cbre.com

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THE OPPORTUNITY

- 4,000 SF Former Kitchen Space in Parma ideal for Catering or Commissary Kitchen!
- Located across from the Cuyahoga Community College Western Campus
- Highly trafficked intersection of W Pleasant Valley Road and York Road with a combined 34,040 VPD (Source: ODOT Tims)
- Join nearby retailers Shell Gas Station, Southside Diner, Sunoco, Royal Car Service, Marsella's Pizza, Revive Hair Studio and many more!
- Dense population of 205,822 people within a 5-mile radius.
- Average household income of \$94,356 within a 5-mile radius.



QUICK STATS 3 MILE RADIUS



DAYTIME
POPULATION
69,194



POPULATION
87,853



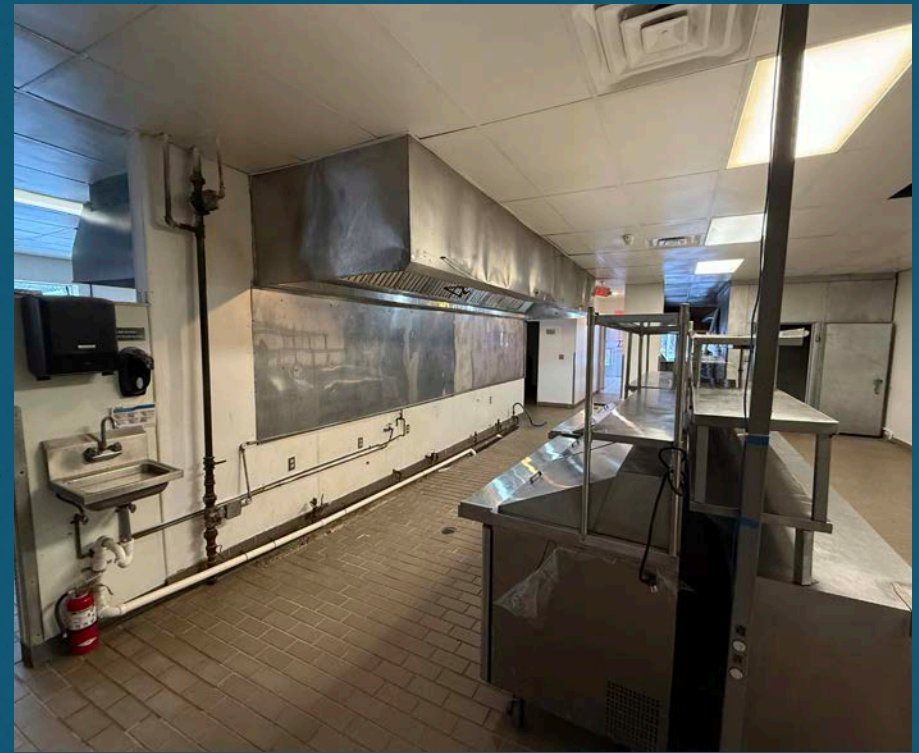
HOUSEHOLDS
39,102



POPULATION
25 & OVER
66,894



AVG. HOUSEHOLD
INCOME
\$94,756



Cuyahoga
Community
College

VALLEY FORGE
HIGH SCHOOL



AVAILABLE

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YORK RD - 13,536 VPD

±150'

±461'



SHOPPES AT PARMA

Walmart

Panera

Maro's

crumbl cookies

PIADA

DICK'S SPORTING GOODS

FIVE GUYS

Chick-fil-A

Curlington

MISSION BBQ

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RETAIL TRADE MAP

SEVEN HILLS - PARMA RETAIL TRADE AREA

TRADE AREA INFO

State Road & W Ridgewood Drive
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

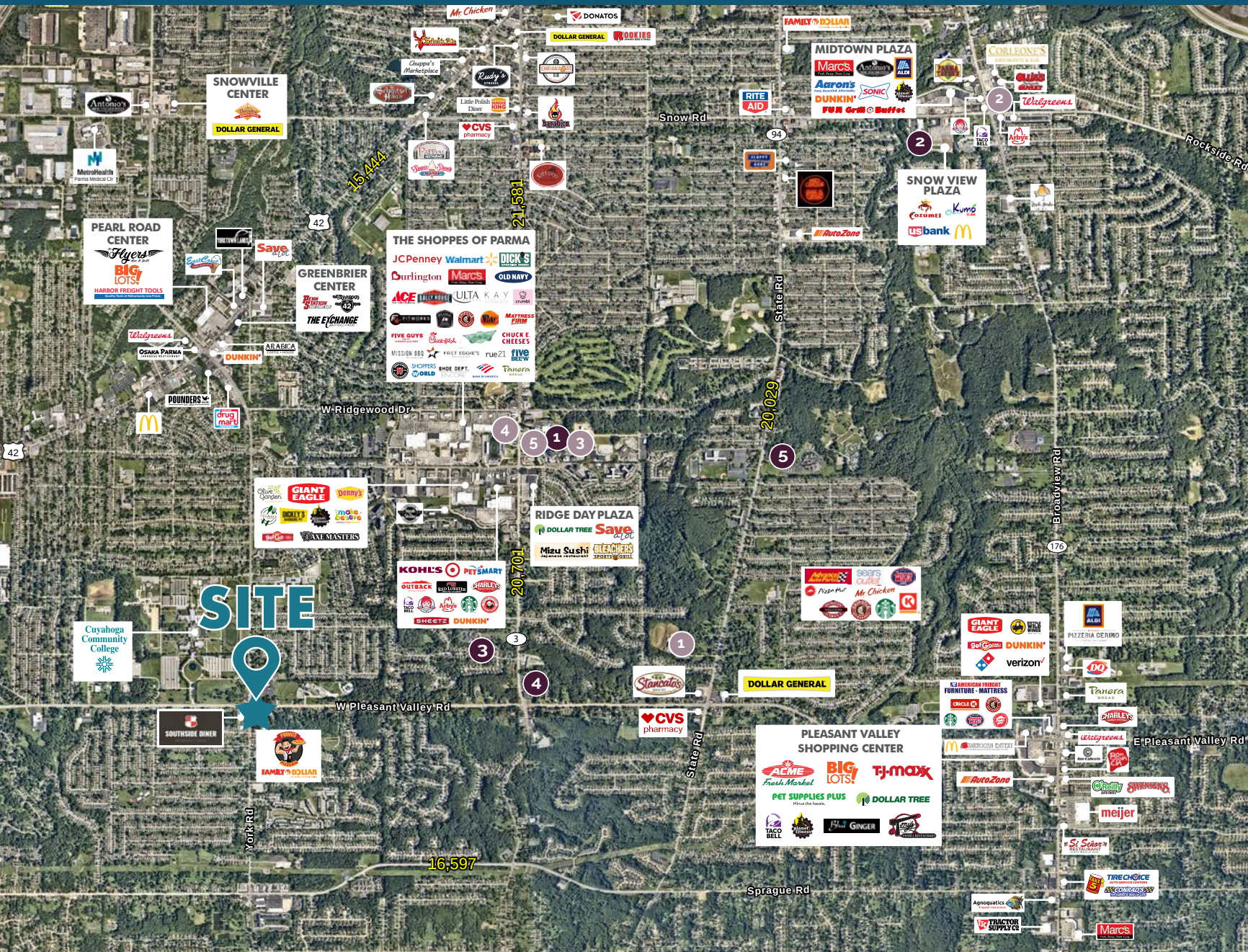
MAJOR OFFICE BUILDINGS

292,087 Total SF

1. UH Parma Education Ctr - 81,416 SF
2. Rockside Plaza - 66,774 SF
3. Medical Arts Center 2 - 50,565 SF
4. Parmatown Medical South - 50,000 SF
5. Medical Arts Center 1 - 43,332 SF

MAJOR EMPLOYERS

1. University Hospitals Parma Med - 1,328
2. Cuyahoga County Public Library - 600
3. Pleasant Lake Villa - 350
4. Pleasantview Care Center - 300
5. Mount Alverna Village - 250



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Updated: January 19, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	10,032	87,853	205,822
2025 Daytime Population	6,210	69,194	188,995
2025 Households - Current Year Estimate	4,441	39,102	91,307
2025 Average Household Income	\$89,758	\$94,756	\$94,356
2030 Average Household Income Projection	\$103,166	\$108,175	\$107,671
2025 Median Household Income	\$70,805	\$73,580	\$73,058
2025 Population 25 and Over	7,810	66,894	154,670

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