

Now Leasing Retail & Restaurant Space at New Development

ROYALTON RD (ROUTE 82) & PROSPECT RD | STRONGSVILLE | OHIO

82 UNIT CLUSTER HOME DEVELOPMENT

Camden Woods

Silver Maple Ct

Mulligan's bar 'n' grille



AutoZone

Royalton Rd - 17,464 VPD

185'

Prospect Rd - 10,961 VPD



SITE
COMING SOON!



- HARD CORNER SIGNALIZED INTERSECTION DEVELOPMENT
- 1,500 - 4,000 SF AVAILABLE
- STANDOUT ARCHITECTURAL DESIGN
- AVG HH-INCOME OF \$134,330 (3-MI RADIUS)

EXCLUSIVE CONTACT:

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khouri@cbre.com

Connor Ambrose
Associate
216 535 4730
connor.ambrose@cbre.com



THE OPPORTUNITY

- Now Leasing 1,500 SF up to 4,000 SF retail at the corner of Royalton Rd & Prospect Rd
- Adjacent to Camden Woods, the new 82 Cluster Home Development featuring an incredible architectural design and achieving aggressive market rental pricing
- Camden Woods expected completion date of February '25
- The developer is entertaining discussions with best in class, sophisticated / approachable local or regional food & beverage concept to support the strong neighborhood demographics and high demand! (labeled future restaurant in the site plans)
- 185' frontage on Royalton Road (RT 82)
- Excellent Demographics: Household Income of \$134,330 in a 3 mile radius and a population of 41,438 within 3 miles
- Hard corner signalized intersection with high visibility with optimal access and circulation
- The developer, J ROC is well know for their design forward developments, created elevated experiences, and functionally efficient properties
- Growth: 6 Minutes to Pulte's Emerald Woods project, under construction, 600+ unit residential development in Columbia Station at Royalton (RT 82) / Boone Road



QUICK STATS 3 MILE RADIUS



DAYTIME
POPULATION
39,873



POPULATION
41,438



HOUSEHOLDS
17,164

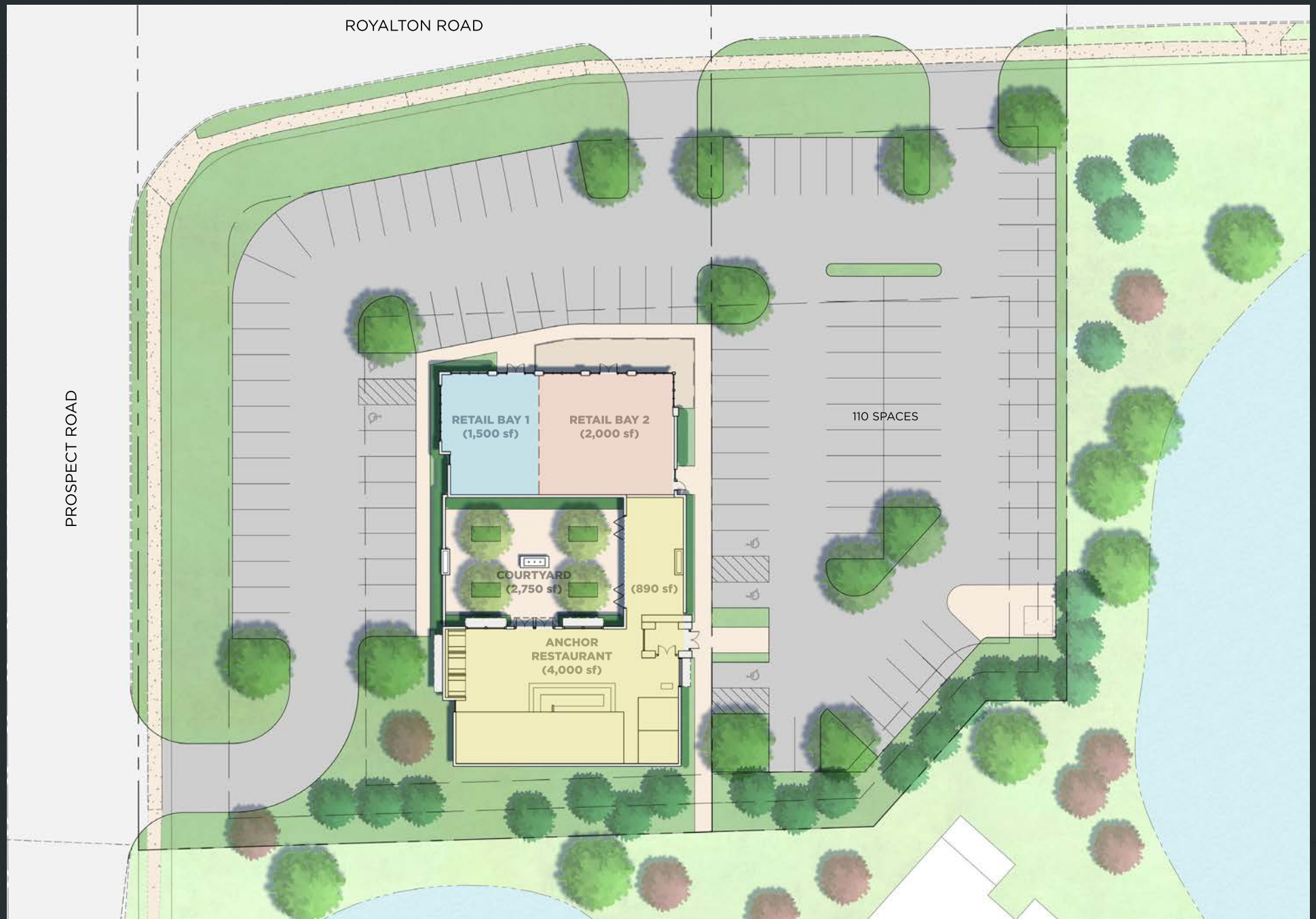


POPULATION
25 & OVER
30,569

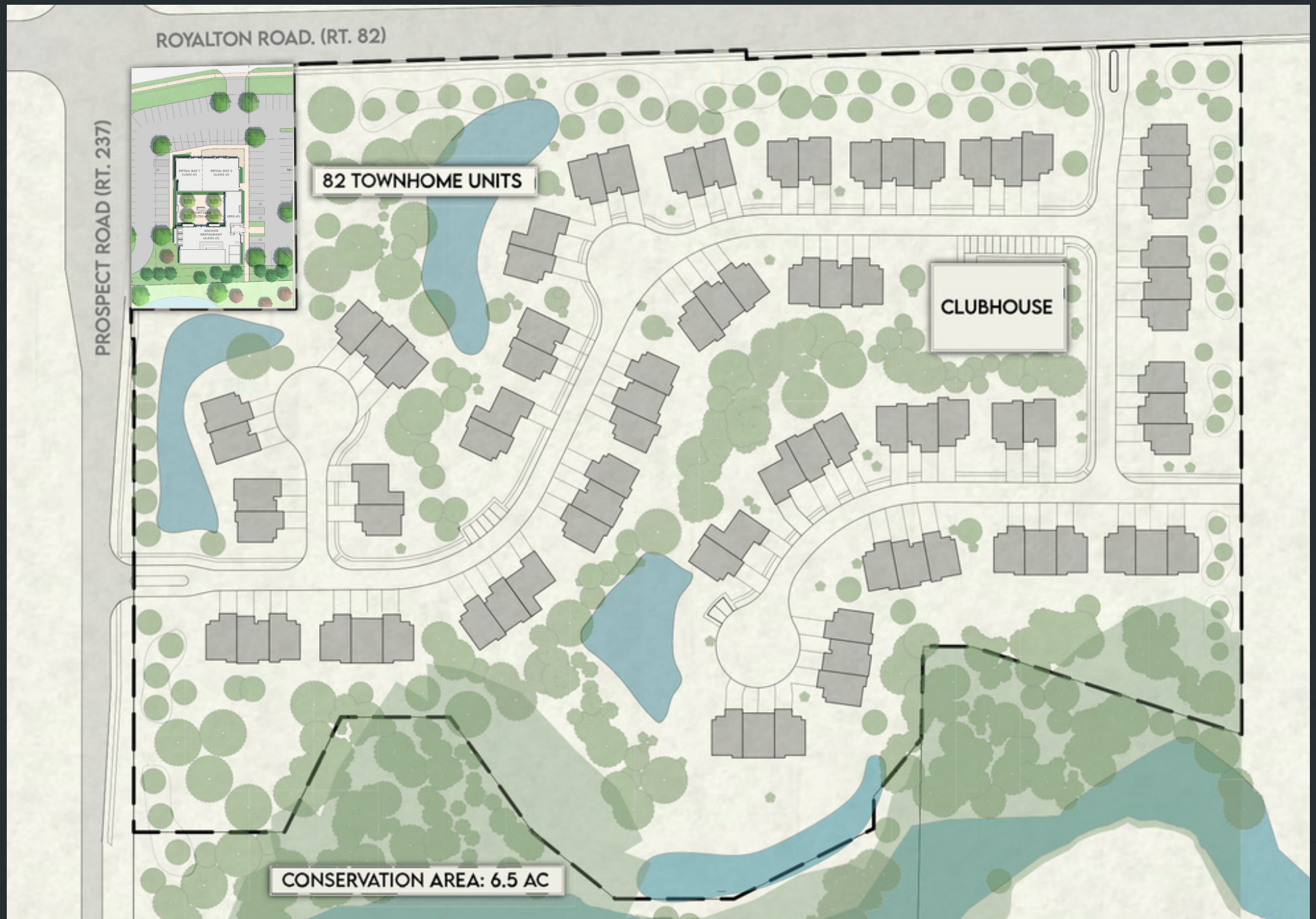


AVG. HOUSEHOLD
INCOME
\$134,330

RETAIL DEVELOPMENT SITE PLAN



MASTER SITE PLAN



RENDERINGS



CBRE

RENDERINGS



AERIAL VIEW



AERIAL VIEW

THE PLAZA AT SOUTHPARK
2 MILES



THE GREENS OF STRONGSVILLE
1 MILE



SOUTHPARK MALL
2 MILES



STRONGSVILLE
HIGH SCHOOL

82 UNIT CLUSTER HOME DEVELOPMENT

Camden Woods

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AutoZone

185'

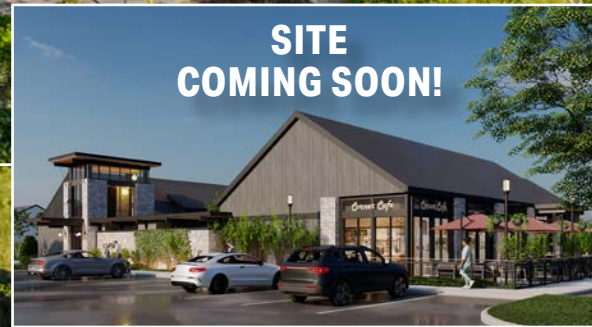
Royalton Rd - 17,464 VPD

Silver Maple Ct

Prospect Rd - 17,464 VPD



SITE
COMING SOON!



CBRE

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|---------------|----------------|----------------|
| 2024 Population - Current Year Estimate | 5,932 | 41,438 | 124,548 |
| 2024 Daytime Population | 5,528 | 39,873 | 111,460 |
| 2024 Households - Current Year Estimate | 2,420 | 17,164 | 51,180 |
| 2024 Average Household Income | \$153,860 | \$134,330 | \$118,594 |
| 2029 Average Household Income Projection | \$186,032 | \$158,497 | \$140,056 |
| 2024 Median Household Income | \$108,895 | \$103,053 | \$91,772 |
| 2024 Per Capita Income | \$62,145 | \$55,454 | \$48,946 |
| 2024 Population 25 and Over | 4,418 | 30,569 | 90,606 |

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