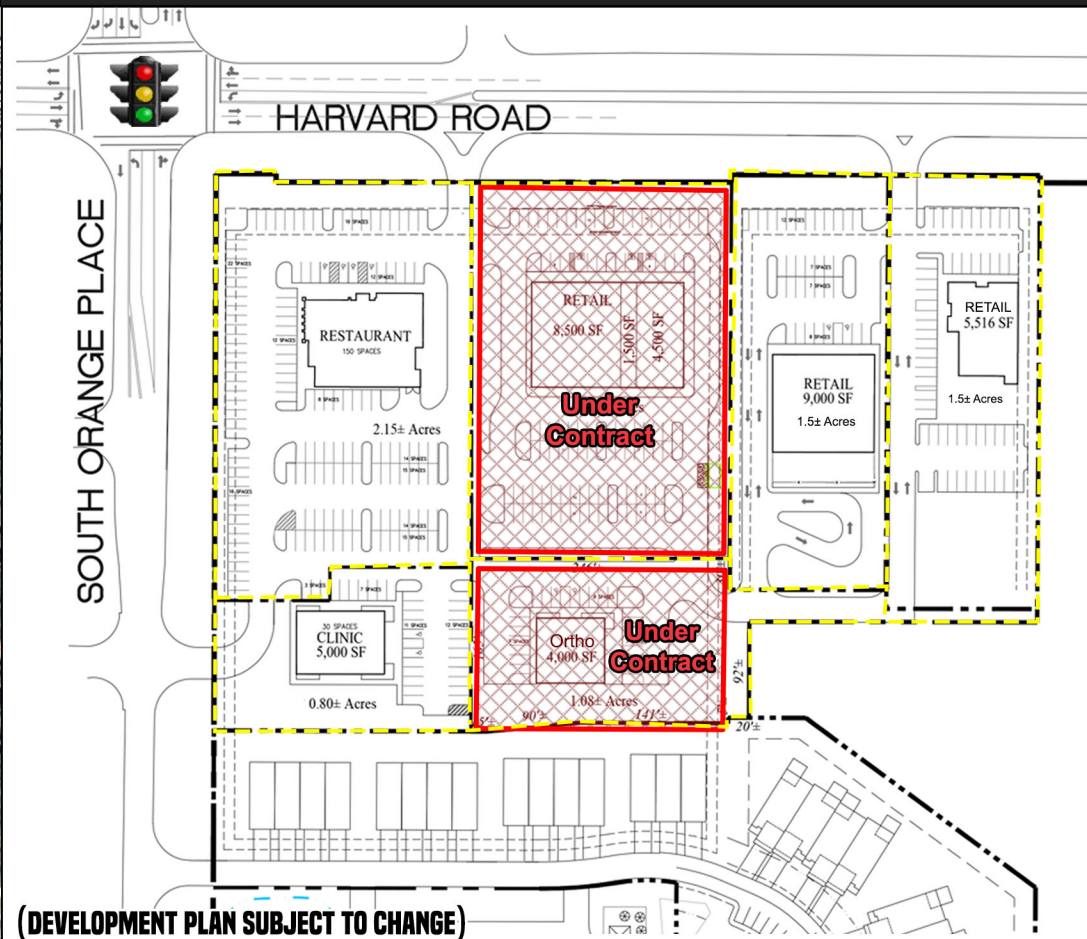


# GROUND LEASE, LEASE, OR SALE



## PROPOSED USES

- RETAIL
- RESTAURANTS
- OFFICE/MEDICAL OFFICE
- BANK OR FINANCIAL INSTITUTIONS
- PRE-SCHOOL

## DEMOGRAPHICS

|                                 | 3 - Mile  | 5 - Mile  |
|---------------------------------|-----------|-----------|
| Total Population (2022)         | 44,155    | 169,310   |
| Average Household Income (2022) | \$130,688 | \$109,242 |

**LOCATION**  
**HARVARD ROAD AT I-271**  
**ORANGE VILLAGE, OHIO**

Developer



Contact

**Jim Stonehill**

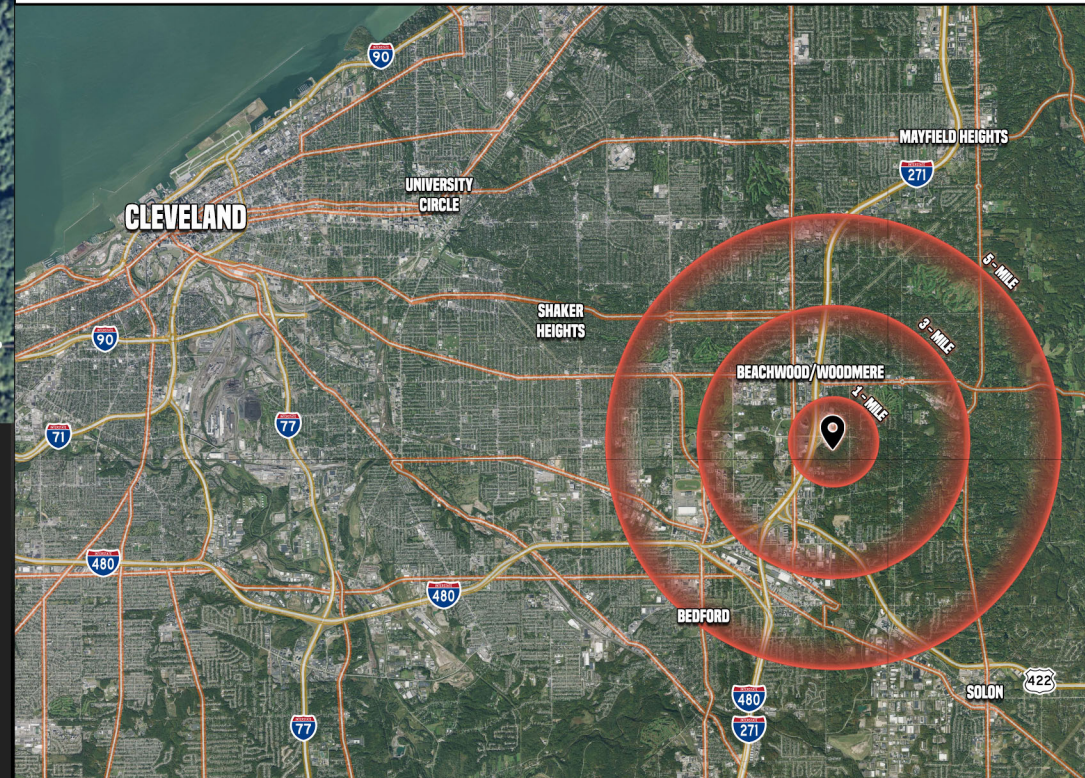
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PROUD PARTNER  
**XTEAM**  
 RETAIL ADVISORS

## LOCATION HIGHLIGHTS

- HIGH PROFILE LOCATION NEAR MAJOR RETAILERS AND EMPLOYERS,
- DIRECTLY ACROSS HARVARD RD FROM **WHOLE FOODS MARKET**
- SHARED SIGNALIZED ACCESS WITH PINECREST LIFESTYLE CENTER
- MULTIPLE PARCELS AVAILABLE
- EASY FREEWAY ACCESS TO **I-271 171,826 VPD (2021)**
- PROXIMITY TO THE LARGEST EASTSIDE CLEVELAND RETAIL & BUSINESS CORRIDOR