

FOR LEASE



TANGLEWOOD SQUARE SHOPPING CENTER
8515-8535 TANGLEWOOD SQUARE, BAINBRIDGE, OH 44023

CONTACT:

Shawn Darling

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(216) 861.5411

TANGLEWOOD SHOPPING CENTER UNITS FOR LEASE

8515-8535 TANGLEWOOD SQUARE, BAINBRIDGE, OH 44023

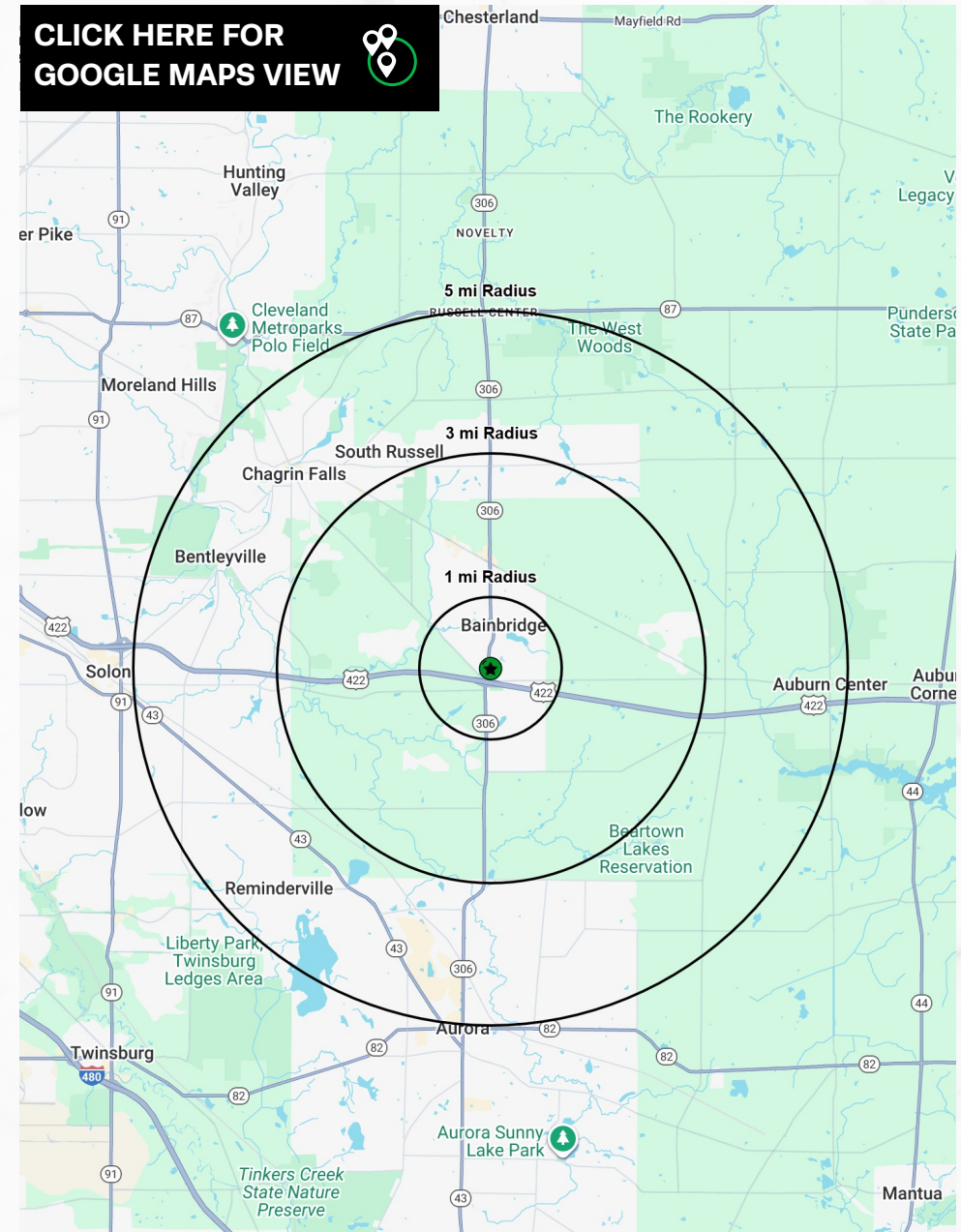
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Anchored by well-established, high retail volume
80,000 SF Giant Eagle Supermarket
- Located immediately adjacent to
interchange of US 422 & SR 306
- Vanilla box finish
- **Available Spaces:**
 - 58,632 SF Freestanding Big Box (divisible)
 - 6,228 SF Med-Spa or Office Space
 - 3,080 SF End Cap Former Bank with Drive-Thru
 - 13,000 SF Former Gym with 20 foot
High Ceiling in part of space
 - 1,479 SF Inline Space

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	2,458	15,144	47,227
HOUSEHOLDS	921	5,630	18,272
AVERAGE HH INCOME	\$173,997	\$199,027	\$205,874
MEDIAN HH INCOME	\$149,972	\$149,680	\$141,626
DAYTIME POPULATION	1,782	12,186	37,477

CLICK HERE FOR
GOOGLE MAPS VIEW



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PICTURES



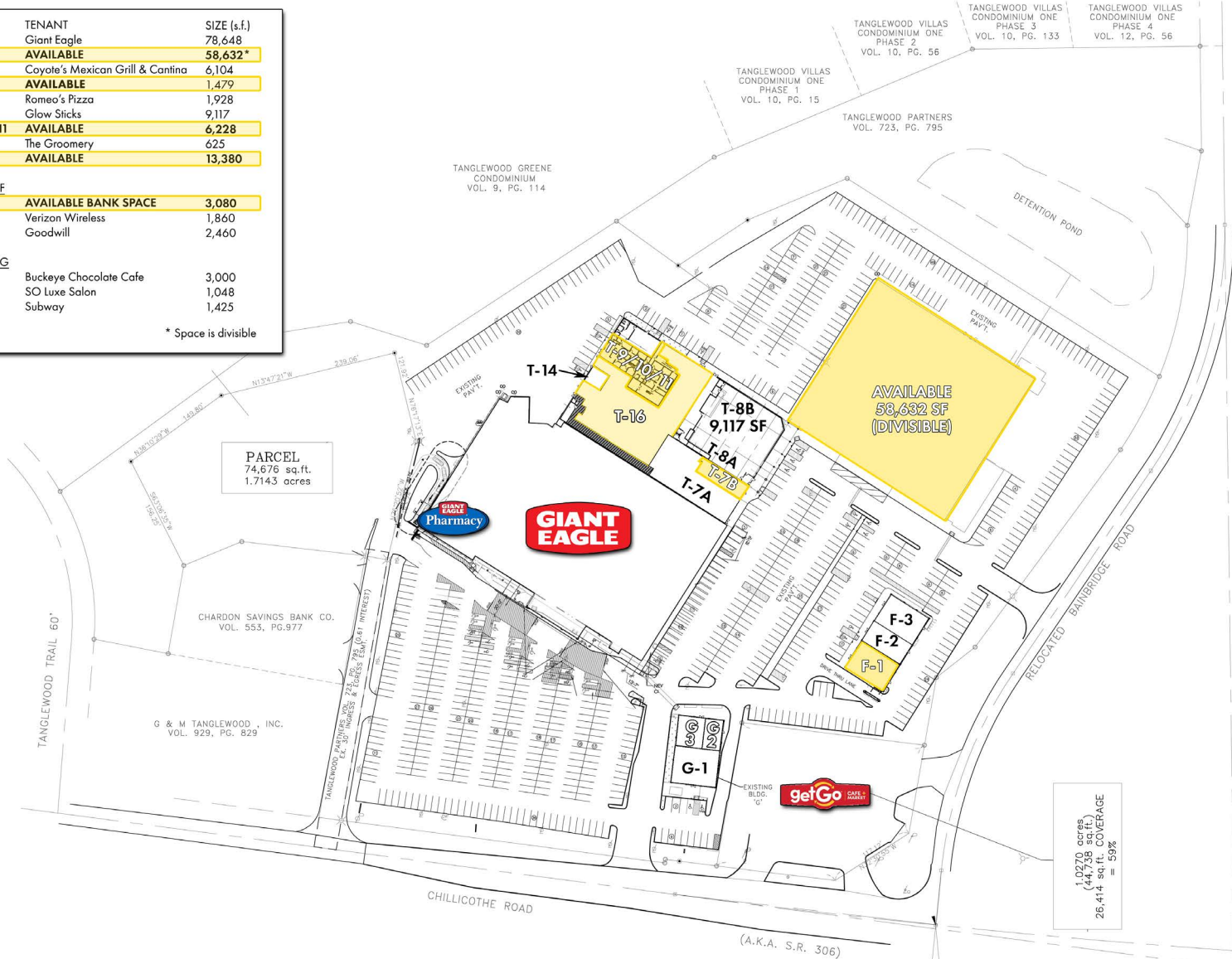
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SITE PLAN

SPACE	TENANT	SIZE (s.f.)
--	Giant Eagle	78,648
B-1	AVAILABLE	58,632*
T-7A	Coyote's Mexican Grill & Cantina	6,104
T-7B	AVAILABLE	1,479
T-8A	Romeo's Pizza	1,928
T-8B	Glow Sticks	9,117
T-9-10-11	AVAILABLE	6,228
T-14	The Groomery	625
T-16	AVAILABLE	13,380
Building F		
F-1	AVAILABLE BANK SPACE	3,080
F-2	Verizon Wireless	1,860
F-3	Goodwill	2,460
Building G		
G-1	Buckeye Chocolate Cafe	3,000
G-2	SO Luxe Salon	1,048
G-3	Subway	1,425

* Space is divisible



REV. DATE

LS ARCHITECTS
28807 CENTER ROAD
WEST LAKE, OH 44145
PHONE 204-103-9654 FAX 440-885-6864

TANGLEWOOD SQUARE

DATE: 2018 OCT 23
SCALE:
DRAWN BY:
JOB NO:
SHEET:
SD-1
OF SHEETS

RICHARD KATZ REALTY
TANGLEWOOD PARTNERS • TANGLEWOOD MANAGEMENT

HANNA
COMMERCIAL REAL ESTATE

SITE PLAN
SCALE: 1"=60'-0"

STA. 154+59.27 S.R. 306
STA. 50+00 BAINBRIDGE RD. RELOCATION
LEONARD G. BUSTA, JR.
VOL. 1154, PG. 1171

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UNITS



Click here to view
3D Walkthrough

UNIT T9 – MEDI SPA SPACE

- 6,228 SF Med-Spa or Office Space
- Completely Finished
- Plug-in Medical or Professional Office Space
- Divisible to 2,000 SF

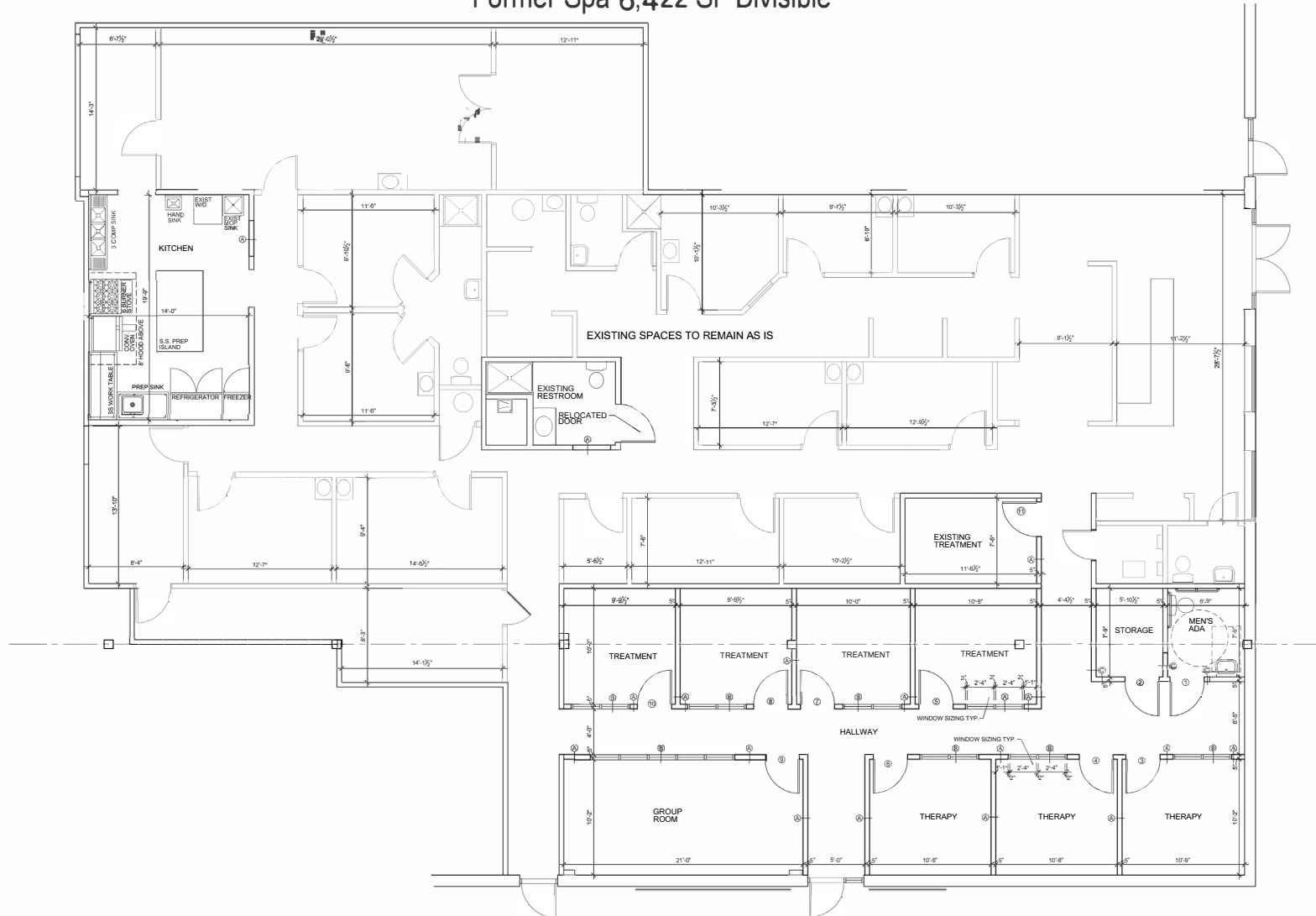


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MEDI SPA – FLOOR PLAN

Former Spa 6,422 SF Divisible



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

IS ARCHITECTS
22022 LORAN ROAD
FAIRPORT, OH 44130
PHONE: 226-493-8854 FAX: 440-76-8897



LEON S. SAMPAY
LICENSED ARCHITECT
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:

A-1

TANGLEWOOD SHOPPING CENTER UNITS FOR LEASE

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UNITS



UNIT F1 – FORMER BANK

- 2,580 SF former bank space

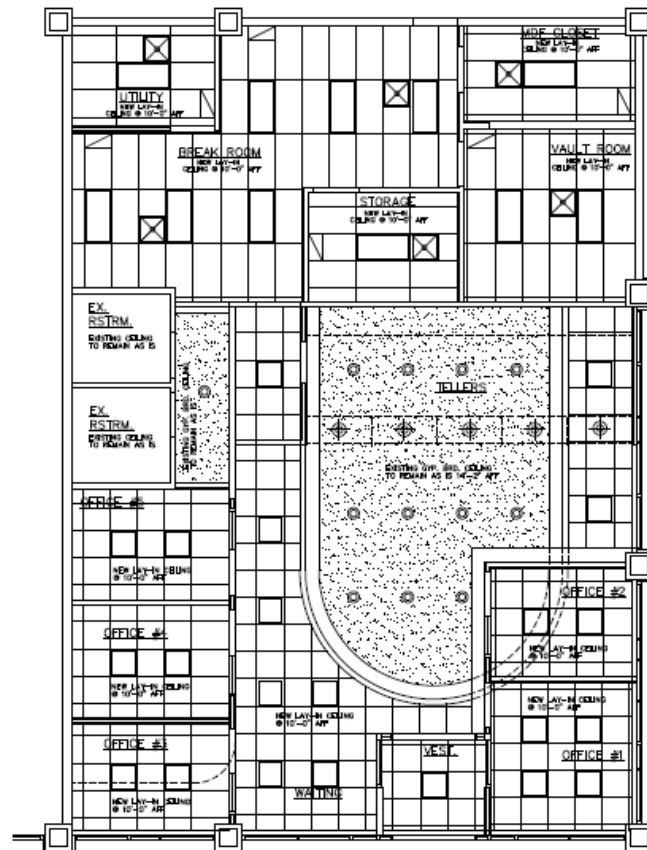


Click here to view
3D Walkthrough

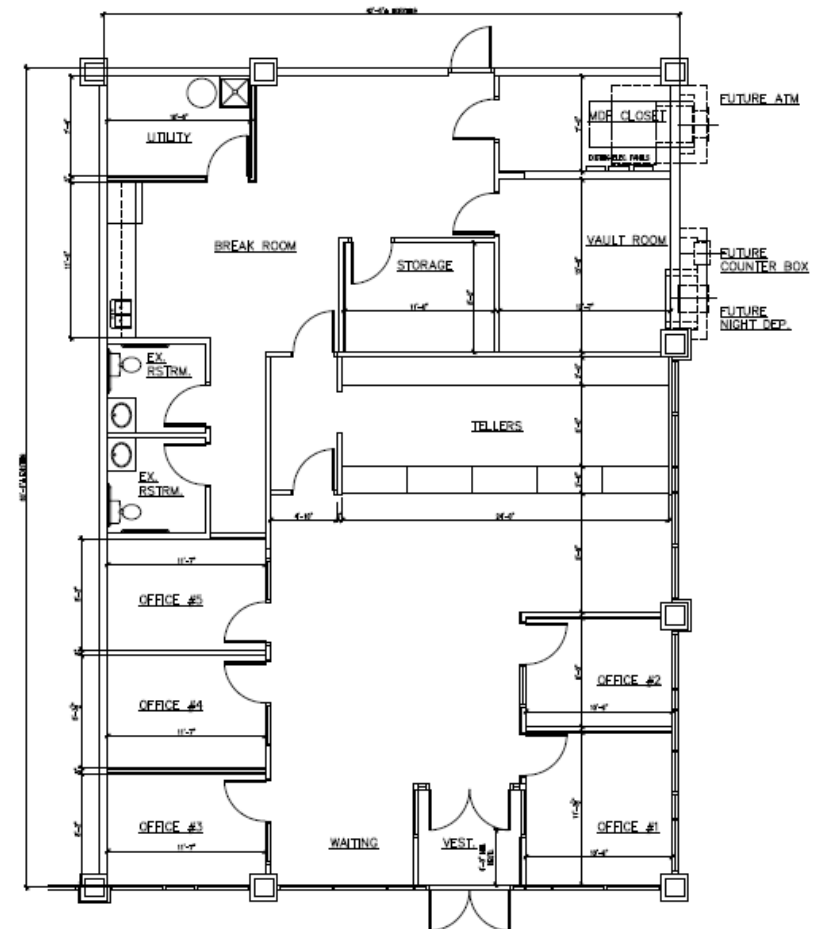
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FLOOR PLAN

UNIT F1 – FORMER BANK FLOOR PLAN



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



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

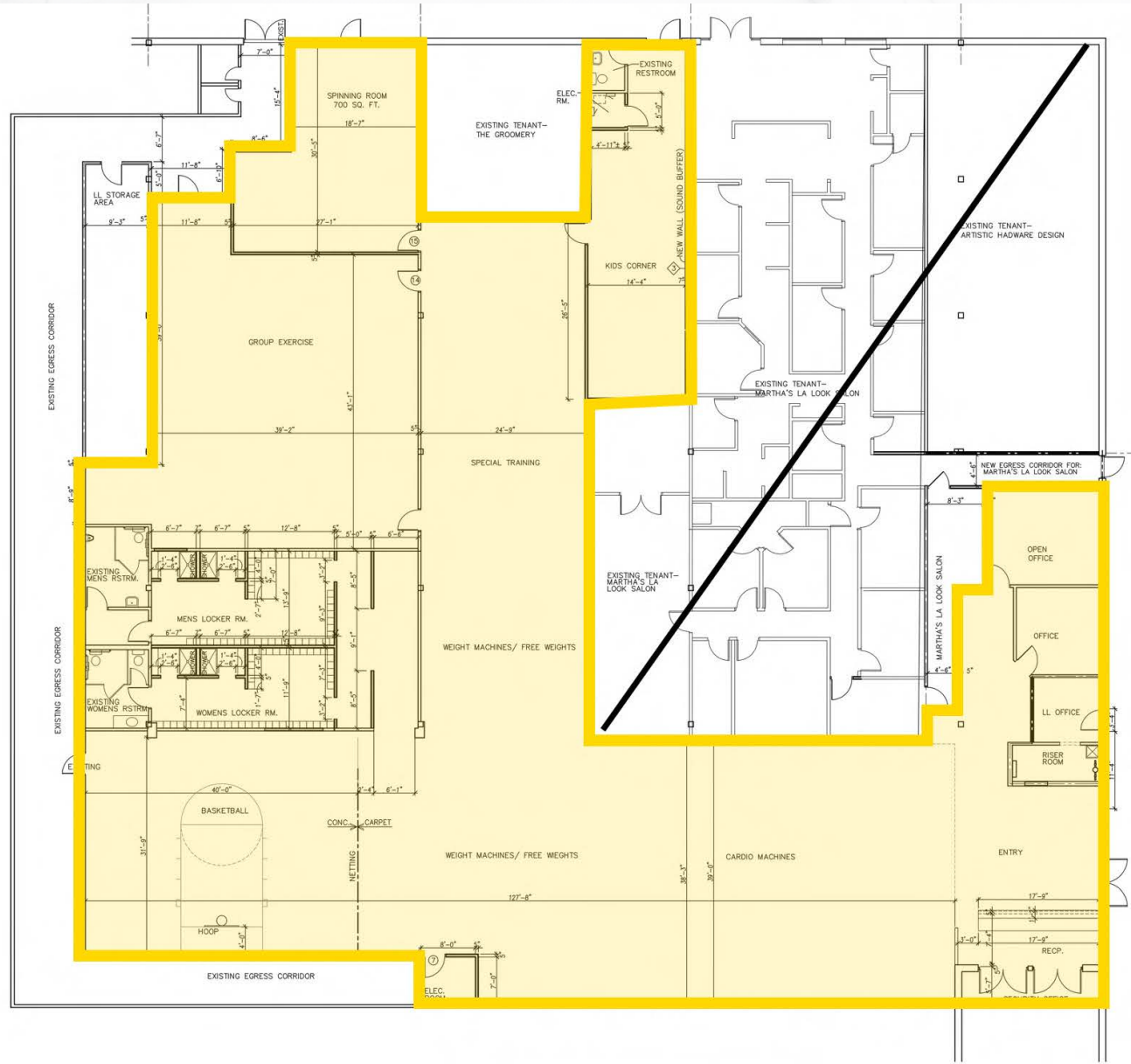
28008 LORAN ROAD
FAIRVIEW PARK, OH 44135
PHONE 440-78-8887 FAX 440-78-8887

INTERIOR ALTERATION FOR: TANGLEWOOD SQUARE SPACE RT. 306 & BAINBRIDGE RD. BAINBRIDGE, OHIO	
DATE	1/2/78
SCALE	
DRAWN BY	
JOB NO.	
SHEET	A-1
OF	2-2275

8515-8535 TANGLEWOOD SQUARE, BAINBRIDGE, OH 44023

FLOOR PLAN

UNIT T-16 – FORMER GYM FLOOR PLAN



8515-8535 TANGLEWOOD SQUARE, BAINBRIDGE, OH 44023

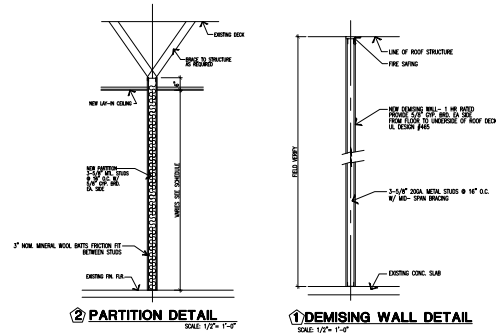
UNIT B-1 – FORMER BIG BOX FLOOR PLAN



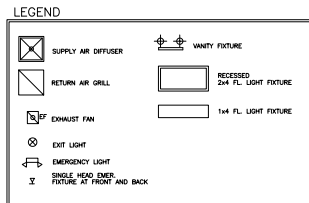
8515-8535 TANGLEWOOD SQUARE, BAINBRIDGE, OH 44023

FLOOR PLAN

UNIT T-7B FLOOR PLAN

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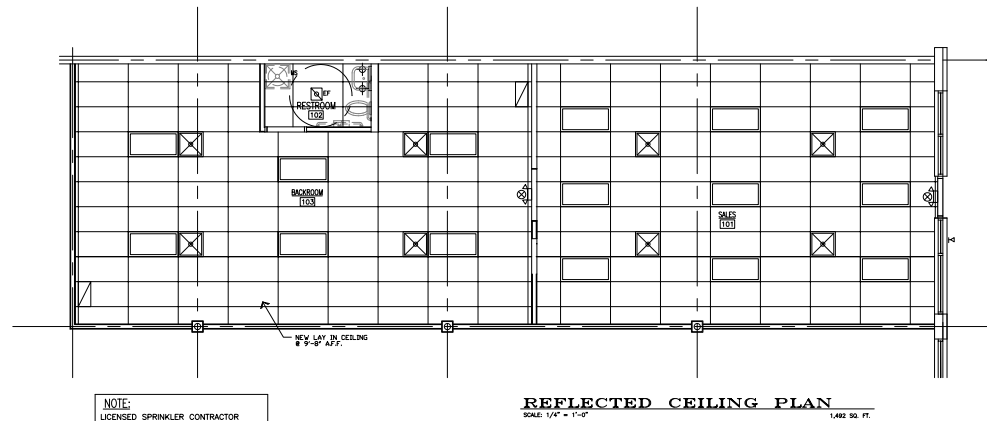
*ALL HARDWARE TO BE SATIN CHROME FINISH, WITH LEVER HARDWARE.



FINISH SCHEDULE							
	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
101	SALES AREA	CARPET	CARPET	PAINT	ACT-1	9'-8"	
102	RESTROOM	VCT	6" VINYL	PAINT	ACT-1		
103	BACKROOM	TILE (MATCH EX)	VINYL	PAINT	ACT-1	9'-8"	PATCH & MATCH

NOTE: ALL INTERIOR FINISHES MUST HAVE A FLAME SPREAD RATING NO GREATER THAN CLASS II IN EXIT ACCESS CORRIDORS AND CLASS III IN ALL OTHER SPACES.

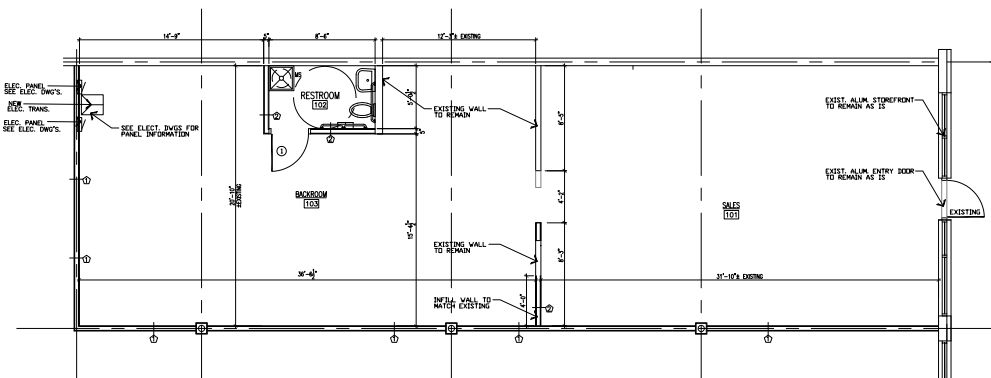
ACOUSTICAL TILE 1
U.S.G. 24" X 48" X 5/8" TILE AS SELECTED BY OWNER, TO BE Laid
USG INTERIORS DOWN ON EXPOSED (PREFINISHED WHITE)
GRID SUSPENSION SYSTEM.



NOTE:
LICENSED SPRINKLER CONTRACTOR
SHALL SUBMIT SPRINKLER SYSTEM
DESIGN DRAWINGS & CALCULATIONS
TO ALL LOCAL AUTHORITIES FOR
APPROVAL.

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 1,402 SQ. FT.



FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,492 SQ. FT.

LS ARECITECERS
 2807 CENTER ROAD
 WESTLAKE, CA 91361
 818-366-9944
 FAX 818-366-9945



INTERIOR ALTERATION FOR:
TANGLEWOOD SQUARE
SPACE T-7
RT. 306 & BAINBRIDGE RD.
BAINBRIDGE, OHIO

DATE: 1/14/00

SCALE:

DRAWN BY:

JOB NO:

SHEET

A C

25

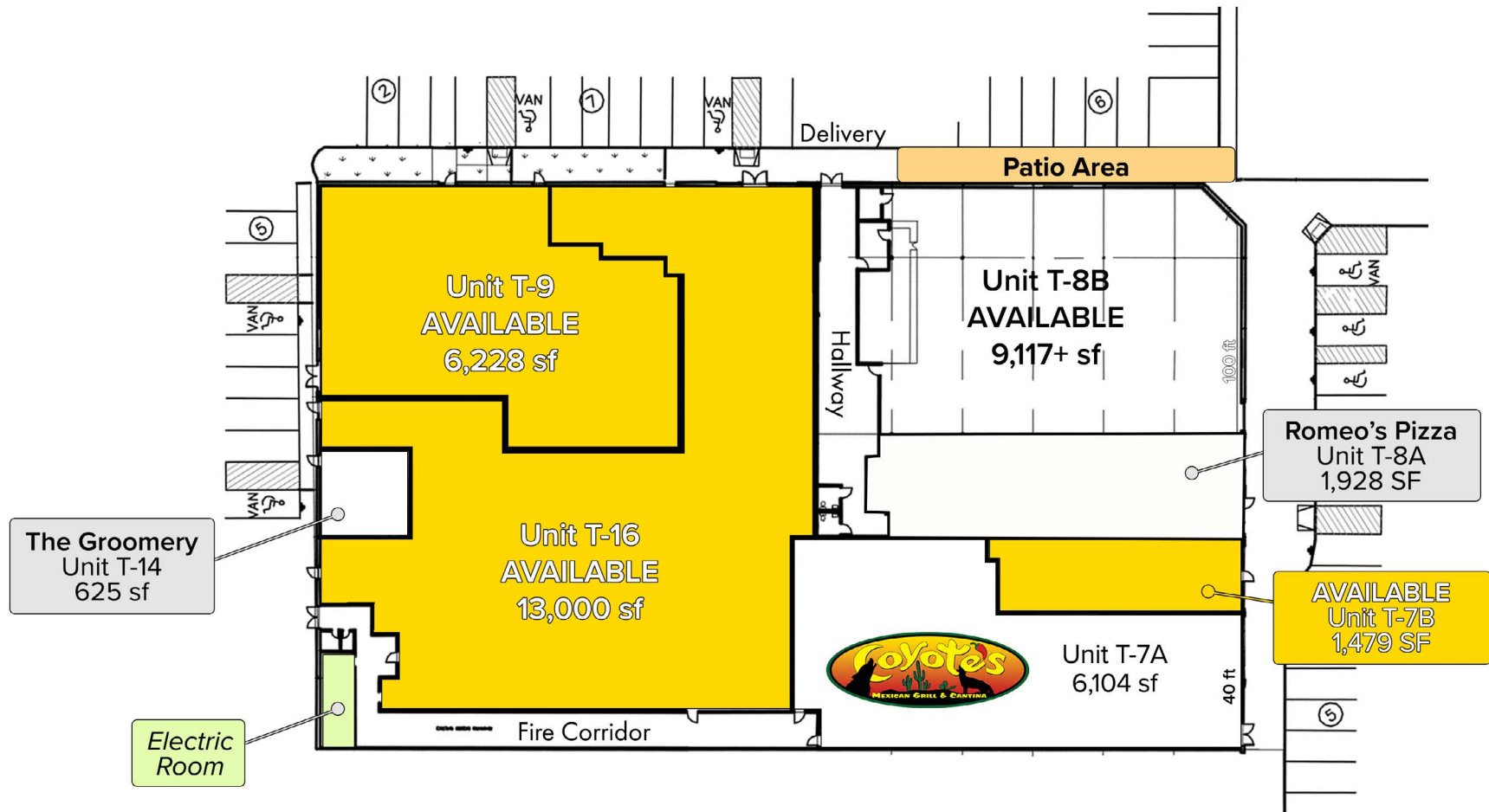
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FLOOR PLAN

Tanglewood Square Shopping Center Main Building (Building T)

UNIT T-7B FLOOR PLAN



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MICRO AERIAL

