

# THE SHOPPES AT ALPHA PLACE

ALPHA DRIVE & WILSON MILLS RD, HIGHLAND HEIGHTS, OH 44143



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 **PASSOV GROUP**  
COMMERCIAL BROKERAGE

# THE SHOPPES AT ALPHA

## PROPERTY HIGHLIGHTS

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- **High visibility spaces available:** 1,520 SF facing Wilson Mills, 5,100 SF restaurant endcap, and 5,250 SF inline space
- **Great signage opportunities** along Wilson Mills Rd and I-271
- **Prime location:** At I-271 & Wilson Mills Rd with nearly 30,000 VPD on Wilson Mills and 108,000 VPD on I-271
- **Strong co-tenancy:** Join Dollar Tree, Key Bank, Malley's Chocolates, The Little Gym, Pella Windows & Doors, Poke Fresh, and Discount Drug Mart
- **Excellent demographics:** Close to Park Place Technologies (500+ employees) and Mayfield High School (1,700+ students enrolled)

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	6,252	54,014	141,760
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	584	2,608	5,997
2023 Estimated Total Employees	11,972	47,249	80,731
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$114,835	\$120,853	\$115,639
2023 Estimated Median Household Income	\$89,150	\$87,459	\$83,118



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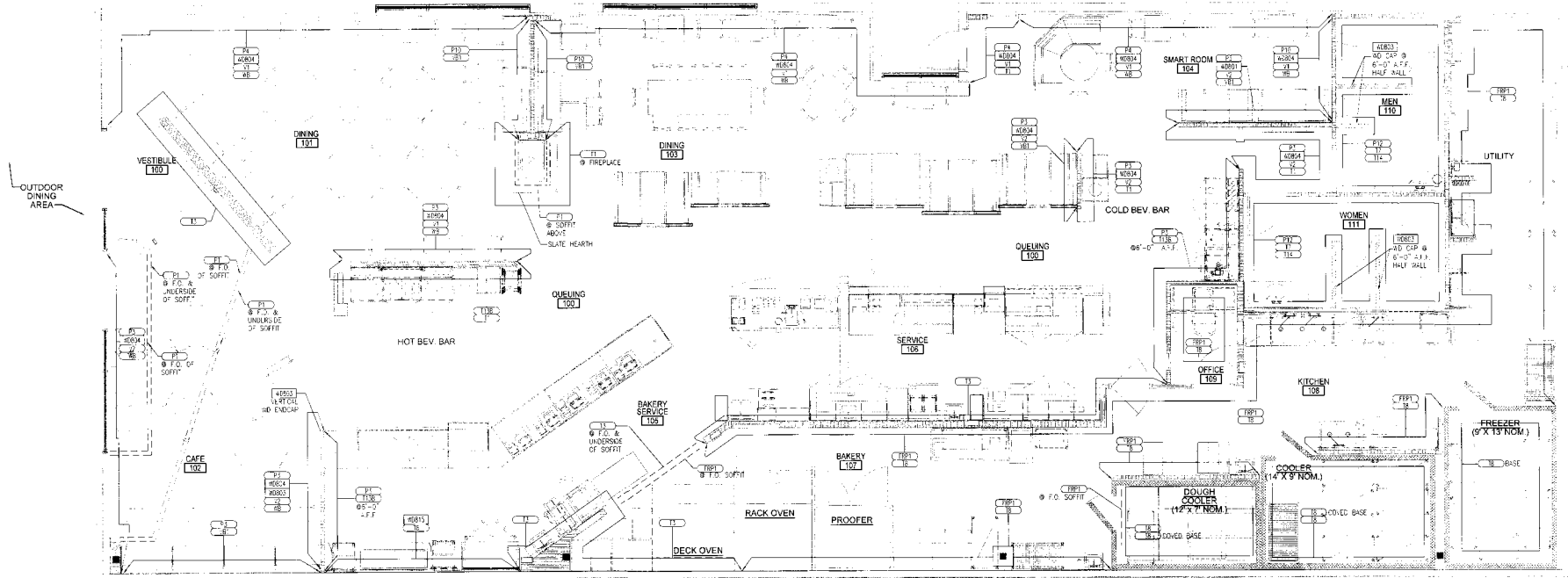
PHOTOS





# THE SHOPPES AT ALPHA

SITE PLAN - 5,100 SF

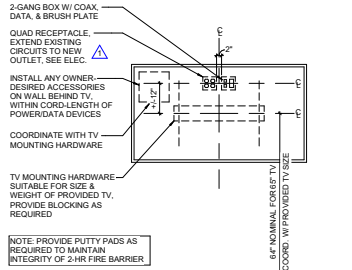


# THE SHOPPES AT ALPHA

# SITE PLAN - 1,520 SF

## GENERAL NOTES - WALL TYPES

- ALL DIMENSIONS ARE TO FACE OF STUD AND/OR MASONRY (UNLESS NOTED OTHERWISE).
- USE 1/2" CEMENT BOARD FOR ALL WALLS TO RECEIVE CERAMIC TILE. UNO. MATCH HEIGHT OF CEMENT BOARD WITH TILE.
- FIRE SAFE ALL JOINTS AND PENETRATIONS AT FIRE RATED PARTITIONS.
- UL NUMBERS LISTED APPLY ONLY TO THE TESTED MANUFACTURERS. EQUAL MANUFACTURERS' EQUIVALENT ASSEMBLY INFORMATION MUST BE APPROVED BY ARCHITECT.
- SOUND ATTENUATION BATTS TO BE INSTALLED IN ALL INTERIOR PARTITIONS UNO. INSULATION MUST EXTEND FULL HEIGHT OF PARTITION. INSTALL ACOUSTIC SEALANT AT BOTH SIDES, ALONG THE TOP AND BOTTOM, AND AT INTERSECTING PARTITIONS AS REQUIRED BY STC RATING.
- REFER TO FINISH PLAN AND INTERIOR DESIGN DRAWINGS FOR FINISHES.



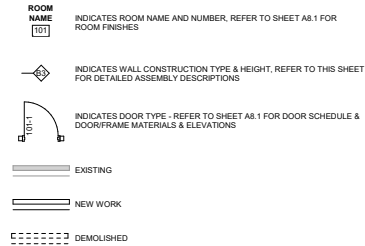
## GENERAL NOTES - FLOOR PLAN

- ALL DIMENSIONS ARE TO FACE OF STUD AND/OR MASONRY (UNLESS NOTED OTHERWISE).
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS CONFLICT WITH ACTUAL CONDITIONS, CONTACT THE ARCHITECT FOR CLARIFICATION.
- WALL THICKNESS INDICATED ON DRAWINGS SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF THE WALL (UNO).
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED FOR DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. WOOD BLOCKING MUST BE FRWT.
- ALL OUTSIDE GYPSUM CORNERS THROUGHOUT THE INTERIOR SPACE TO HAVE METAL CORNER BEADS.
- SAW-CUT OR TOOLED CONTROL JOINTS AT INTERIOR EXPOSED CONCRETE FLOORS SHALL BE CALKED WITH SEALANT AS REQUIRED.

## FLAG NOTES - FLOOR PLAN

- ENSURE NEW WALL DOES NOT INTERRUPT CONTINUITY OF EXISTING 2-HR FIRE BARRIER.
- NO WORK IN THIS ROOM
- PATCH AND REPAIR DRYWALL AT TV MOUNTING AS REQUIRED.
- PATCH AND REPAIR DRYWALL AT TV MOUNTING AS REQUIRED. WALL TO CONFORM TO 2-HR RATED FIRE BARRIER AND BE REPAIRED PER UL ASSEMBLY U419.
- FINISH OPENING WITH NEW 5/8" TYPE 'X' DRYWALL AND CORNER BEADS.
- EXISTING DOOR TO RECEIVE NEW KEYPAD DOOR LOCKSET.
- WALL MOUNTED TELEVISION - SEE TELEVISION MOUNTING DETAIL ON THIS SHEET. G.C. TO COORDINATE EXACT LOCATION WITH TENANT.
- NOT USED
- NEW WALL TO RECEIVE NEW PAINT AND RUBBER OR VINYL BASE TO MATCH EXISTING ON BOTH SIDES OF WALL. PAINT SHALL BE (1) COAT LATEX PRIMER, (2) COATS LATEX, EGG-SHELL - COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER.
- NOT USED
- NOT USED
- NOT USED
- PROVIDE NEW RECEPTION DESK WITH POWER AND DATA FROM ADJACENT WALL. DESK DESIGN AND FINISH TO BE COORDINATED WITH OWNER. DESK SHALL PROVIDE A MINIMUM OF 36" COUNTER SPACE AT 34" A.F.F. MAX. SHOP DRAWING MUST BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION.
- FINISH BETWEEN NEW WALL AND EXISTING SHALL BE SEAMLESS AND SMOOTH. PAINT WALL CORNER TO CORNER.
- WALL TYPE A1 TO BE ON ALL SIDES OF EXISTING COLUMN AND LOCATED TIGHT TO THE STRUCTURE.
- PROCEDURE CHAIR BY TENANT
- FITNESS POD BY TENANT
- UNDER-COUNTER REFRIGERATOR BY TENANT.
- SHELVING UNITS BY TENANT.
- STACKED WASHER/DRYER BY TENANT. DRYER SHALL BE VENTLESS CONDENSING TYPE. PROVIDE WASHER BOX - TYPE GUY GRAY 5200" OR EQUAL - WITH 2" SANITARY, 1 1/2" VENT, 1/2" DOW, & 1/2" DWV. FIELD VERIFY EXISTING PLUMBING CONDITIONS TO DETERMINE SUITABLE POINTS TO THE INTO. SANITARY WASTE MUST HAVE FUTURE TRAP AND BE SLOPED AT MINIMUM 1/4" PER FOOT. SANITARY VENT SHALL RISE CONTINUOUSLY TO POINT OF NEW T-90 BOX. SHALL RECEIVE DRAINS FROM WASHER AND CONDENSING DRYER THROUGH COMPLIANT AIR BREAK
- FIRE EXTINGUISHER CABINET. SEE COVER SHEET FOR MORE INFORMATION. FINAL LOCATION TO BE APPROVED BY THE HIGHLAND HEIGHTS FIRE DEPARTMENT.

## SYMBOL LEGEND



## GENERAL NOTES - DEMOLITION

- COMPLY WITH OHIO BUILDING CODE, NATIONAL ELECTRIC CODE, ASHRAE, AND SMACNA RECOMMENDATIONS.
- DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOLLOWING THE REQUIREMENTS FOR DEMOLITION WORK WITHIN THE GOVERNING MUNICIPALITY.
- THE OWNER HAS FIRST RIGHT OF ALL MATERIALS, FIXTURES, AND DEVICES REMOVED AS A RESULT OF THE DEMOLITION OF EXISTING CONDITIONS. ANY/ALL NON-CLAIMED ITEMS BY THE OWNER ARE THE RESPONSIBILITY OF THE CONTRACTOR TO BE REMOVED AND DISCARDED FROM THE PROJECT SITE.
- ALL DEMOLITION AND MATERIAL REMOVAL OPERATIONS SHALL BE CAREFULLY AND SAFELY CARRIED OUT DAILY TO ACCOMMODATE FUTURE NEW CONSTRUCTION. THE DEMOLITION CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR SAFE PROCEDURES, PRACTICES AND OPERATION.
- TEMPORARY SIGNAGE - IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY SIGNAGE, WARNING LIGHTS, BARRICADES, DANGER SIGNS, TEMPORARY FENCING AND ALL OTHER RELATED SAFETY PRECAUTIONS TO PROTECT ALL PERSONS AND PROPERTY EITHER DIRECTLY RELATED OR INCIDENTAL TO THE PROJECT FROM INJURY OR DAMAGE FROM ANY CAUSE. PROTECT ALL STRUCTURAL COMPONENTS FROM DAMAGE.
- CONTRACTOR TO PROVIDE TEMPORARY BRACING AS REQUIRED THROUGHOUT DEMOLITION AND CONSTRUCTION PROCESS.
- ALL WALLS, PARTITIONS, FRAMES AND OTHER MATERIALS SHOWN TO BE REMOVED SHALL HAVE NEATLY REMOVED CUT EDGES WHERE THEY WILL BE VISIBLE AFTER THE NEW CONSTRUCTION HAS BEEN COMPLETED.
- ALL CONCRETE SLABS THAT ARE CUT OR REMOVED SHALL BE PROPERLY PATCHED TO MATCH EXISTING FINISH FLOOR.
- ALL SURFACES, FURNISHINGS, EQUIPMENT, ETC. ADJACENT TO DEMOLITION AREAS SHALL BE PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO ACCOMPLISH CONSTRUCTION OF THE PROJECT. PLUMBING, MECHANICAL AND ELECTRICAL SUB-CRONTACTORS SHALL ALSO REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION ON DEMOLITION.
- ALL DEAD AND ABANDONED UTILITY LINES ARE TO BE DISCONNECTED AND REMOVED IN THEIR ENTIRETY.
- EXISTING GAS, SANITARY, AND ELECTRICAL SERVICES TO BE REWORKED AS REQUIRED, COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- ALL ABANDONED PLUMBING LINES SHALL BE CAPPED OVER WITH CONCRETE AT FINISH FLOOR.
- SOME NON-DEMO ITEMS MAY BE INDICATED ON THE DEMOLITION PLAN WHICH ARE INCLUDED TO DESCRIBE THE OVERALL SCOPE OF THE PROJECT AND TO AID IN THE CONTRACTOR'S COORDINATION.
- PROVIDE WEATHER TIGHT TEMPORARY CONSTRUCTION FOR AREAS OF REMOVED WALLS AS REQUIRED PRIOR TO COMPLETION OF NEW CONSTRUCTION UNDER THE CONTRACT.
- ALL NON-COMPLIANT WOOD DISCOVERED DURING DEMOLITION AND/OR RECONSTRUCTION TO BE REMOVED.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS AS NECESSARY TO PREVENT DUST, DIRT, SMOKE, SMELLS, ETC. FROM ENTERING THE ADJACENT TENANT SPACES.

## FLAG NOTES - DEMOLITION PLAN

- REMOVE WALL IN ITS ENTIRETY. PATCH ADJACENT WALLS, FLOORS, AND CEILINGS AS REQUIRED AND SHOWN ON NEW WORK PLAN.
- NOT USED.
- REMOVE PORTION OF EXISTING WALL FOR NEW DOOR OPENING. SEE DOOR SCHEDULE. PATCH ADJACENT WALLS, FLOORS, AND CEILINGS AS REQUIRED AND SHOWN ON NEW WORK PLAN.
- REMOVE DOOR, FRAME, AND HARDWARE.
- DEMO WALL UP TO 1" BELOW EXISTING CEILING TILE. PATCH ADJACENT WALLS, FLOORS, AND CEILINGS AS REQUIRED AND SHOWN ON NEW WORK PLAN.

ROOM FINISH SCHEDULE						
ROOM NO.	SPACE	FLOOR	BASE	WALLS	REMARKS	
	ROOM NAME	MAT	MAT	ALL SIDES		
100	WAITING	ETR	RB	P1	1, 2	
101	RECEPTION	ETR	RB	P1	1, 2	
102	HALLWAY	LVT	RB	P1	1	
103	IV DRIP THERAPY	LVT	RB	P1	1	
104	INJECTOR #1	LVT	RB	P1	1	
105	INJECTOR #2	LVT	RB	P1	1	
106	STORAGE/OFFICE	LVT	RB	P1	1	
107	LAUNDRY	LVT	RB	P2	1	
108	RESTROOM	ETR	ETR	P1	1	
109	OFFICE	LVT	RB	P1	1	
110	SENSORY DEPRIVATION THERAPY	LVT	RB	P1	1	
111	KITCHENETTE	ETR	RB	P1	1	

## FINISH REMARKS

- COORDINATE FINAL COLOR SELECTIONS WITH TENANT.
- EVALUATE CONDITION OF EXISTING BASE AND REPLACE AS REQUIRED.

### BASE

- ETR EXISTING CERAMIC TILE UP TO 42" A.F.F. TO REMAIN
- RB 4" RUBBER COVE, JOHNSONITE OR EQUAL. COLOR BY OWNER

### WALLS

- P1 PAINTED GYPSUM BOARD, (1) COAT LATEX PRIMER, (2) COATS LATEX, EGG-SHELL - COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER.
- P2 EPOXY PAINTED GYPSUM BOARD, SEMI-GLOSS SHERWIN WILLIAMS SANIFLEX INTERIOR WALL SYSTEM - COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER.

### FLOORS

- ETR EXISTING TO REMAIN

## WALL TYPE DESCRIPTION LEGEND

THE DESCRIPTION LEGEND IS ONLY FOR TAGGED WALL TYPES.

**ALPHA NUMERIC**  
A,B,C  
1,2,3  
- REFERS TO WALL COMPOSITION  
- REFERS TO WIDTH OF STRUCTURAL CORE

**CORE WIDTH**  
A. 1 1/2" METAL FURRING @ 16" O.C.  
B. 3 5/8" METAL STUDS @ 16" O.C.

**WALL COMPOSITION**  
1. 5/8" TYPE 'X' GYP. BD. ON ONE SIDE OF WALL  
2. 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES OF WALL

**WALL TAG HEIGHT NOTE**  
WALLS ARE TO EXTEND TO THE SPECIFIED HEIGHT ADJACENT TO THE WALL TAG (EX. 8'-0") IN MOST CASES THE WALL, WITH A HEIGHT ASSOCIATED, IS 6" ABOVE FINISHED CEILING. IF A WALL DOES NOT HAVE A HEIGHT ADJACENT TO IT, THEN IT IS TO EXTEND TO THE DECK / RATED CEILING ASSEMBLY ABOVE. FOR WALL TYPE CONSTRUCTION/ASSEMBLY, REFER TO WALL TYPE DESCRIPTION LEGEND.

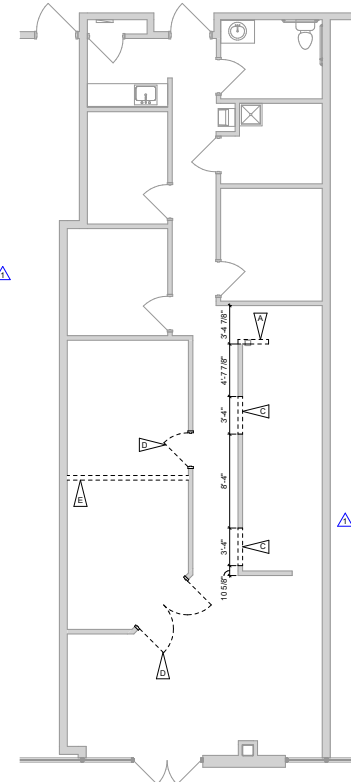
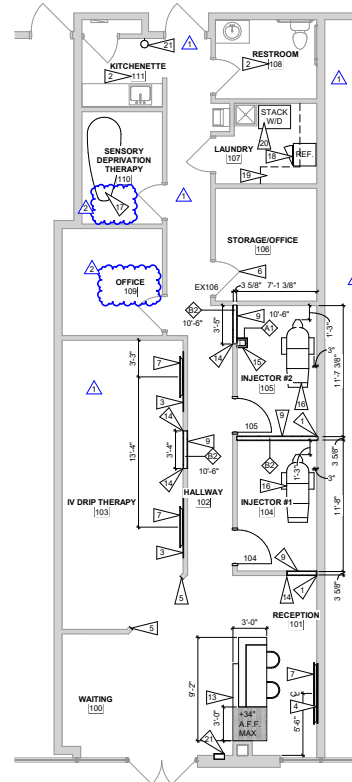
**MOISTURE RESISTANT GYPSUM BOARD NOTE**  
IN LOCATIONS OF RESTROOMS, JANITOR CLOSETS, AND WET ROOMS USE MOISTURE RESISTANT GYPSUM BOARD ON ALL WALLS.

**FIREBLOCKING NOTE**  
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRING SPACES, AT THE CEILING AND THE FLOOR LEVEL PER CIR 718.2.2.

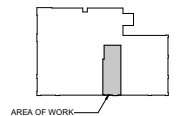
**WALL TYPE LABELS**  
CONTRACTOR IS TO STENCIL WALL PROTECTION TYPES AND RATING DURATIONS ABOVE CEILINGS AT ALL CONCEALED LOCATIONS. WALL TYPES INCLUDE FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS. (EX. 1-HOUR FIRE BARRIER)

## 3 DETAIL TELEVISION MOUNTING

1/2" = 1'-0"



## KEY PLAN



# THE SHOPPES AT ALPHA

SITE AERIAL



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## SITE PLAN



NO.	TENANT
1.	Discount Drug Mart
2.	The Little Gym
3.	Dollar Tree
4.	Pella Windows & Doors
5.	<b>AVAILABLE - 5,250 SF</b>
6.	Title Boxing Club
7.	La Fiesta
8.	Galleria Gowns
9.	Leased
10.	<b>AVAILABLE - 5,100 SF</b>
11.	Poke Fresh
12.	Burgers 2 Beer
13.	<b>AVAILABLE - 1,520 SF</b>
14.	Kane and Figler Optometry
15.	Malley's Chocolate
16.	Verizon Wireless
17.	Key Bank
18.	Alpaca Audiology
19.	CLE Foot & Ankle
20.	Dental Essentials - second floor
21.	Hair by Kristen Bova

\* ALL MEASUREMENTS ARE APPROXIMATE

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TRADE AERIAL

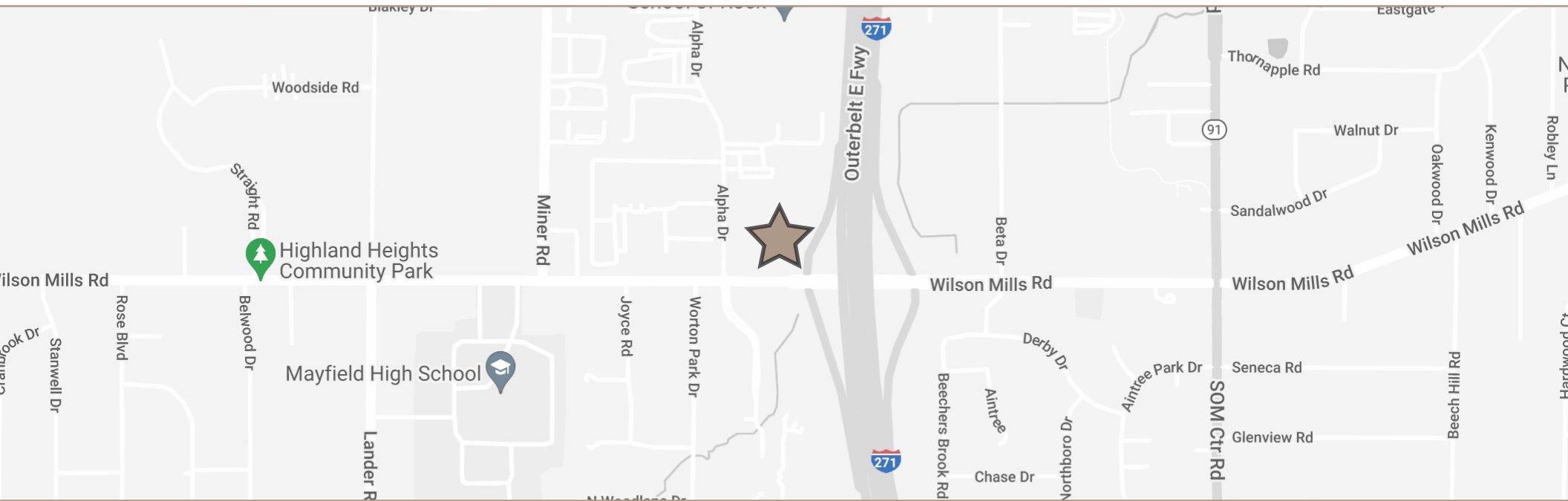


**SITE: THE SHOPPES AT ALPHA PLACE**

- Discount Drug Mart
- Walgreens
- Malley's Chocolates
- 828 Burgers & Beer
- Little Gym
- Poke
- Galleria Gowns
- Alpaca
- Fella Windows & Doors
- CLE Foot & Ankle Specialists
- La Pasta
- Verizon
- Kane & Figler Optometry
- Dental Essentials
- Dollar Tree
- Hair by Kristen Bova

# THE SHOPPES AT ALPHA

## LOCATION OVERVIEW



Highland Heights, Ohio, a small but rapidly growing suburb east of Cleveland, presents a promising landscape for commercial real estate investment. Situated near major highways and key economic centers, this city offers strategic advantages for businesses looking to establish a foothold in the Greater Cleveland area. The proximity to major healthcare and educational institutions, including the renowned Cleveland Clinic, positions Highland Heights as an ideal location for medical facilities, research centers, and related commercial ventures.

One of the notable features of Highland Heights is its burgeoning tech industry, bolstered by nearby university research centers and corporate parks. This tech-savvy environment creates an

opportunity for investors in commercial real estate to develop and lease properties catering to the tech sector. This includes office spaces, research facilities, and innovation hubs that can foster collaboration and growth within the burgeoning tech community.

Furthermore, Highland Heights places a strong emphasis on sustainable development and green initiatives. The city's commitment to environmentally friendly practices presents an opportunity for eco-conscious commercial real estate ventures, such as LEED-certified buildings, energy-efficient office spaces, and green business parks. Investors keen on aligning their projects with sustainability goals will find Highland Heights an attractive location for eco-friendly commercial real estate ventures.