

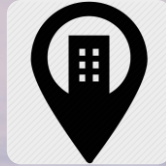
WASHINGTON SQUARE

FOR LEASE

Small Shop Retail + Office

27910 Chardon Rd.

Wiloughby Hills, OH 44094



Google Maps

DiFRANCO
COMMERCIAL REAL ESTATE



DiFRANCO
COMMERCIAL REAL ESTATE

27910 Chardon| Wilby Hills

WASHINGTON SQUARE

DiFranco Commercial Real Estate is pleased to present Washington square a 28,462 sf. retail and office center in the expanding and redeveloped market in Willoughby Hills, Ohio.

Some important details about the center include:

- Shopping center located at a **signalized** intersection shared with newly redeveloped Chardon Bishop Plaza(Grocery Outlet, Auto Zone Hub, Five Below, Marc's).
- Multiple opportunities including drive-thru retail opportunity and end-cap from 1,900 sf to 4,100sf.
- Second floor office opportunities range from 325 to 1,890 sf and have elevator access
- **Over 2,500 multifamily units in 1 mile radius**
- Very dense residential population with over 78,231 people in 3-mile radius.
- Strong Traffic Counts on Bishop Rd. with over 13,423 VPD at the Center's main traffic signal
- Laketran public transportation stop at center as well as USPS Drop entrance



DEMOGRAPHICS

	Population	Avg HH Income	Households
1 Mile	9,036	\$61,106	4,687
3 Mile	78,207	\$78,398	35,636
5 Mile	192,380	\$80,687	88,359

SHOPPING CENTER AERIAL



SHOPPING CENTER AERIAL



PHOTOS

EXTERIOR



OPPORTUNITIES



SITE PLAN



 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"

VACANT RETAIL

UNIT 1 | 28090

Size: 4,100 SF

Frontage: Est. 40' +/-

Space Condition: Former Bank with Drive-Thru and ATM Availability

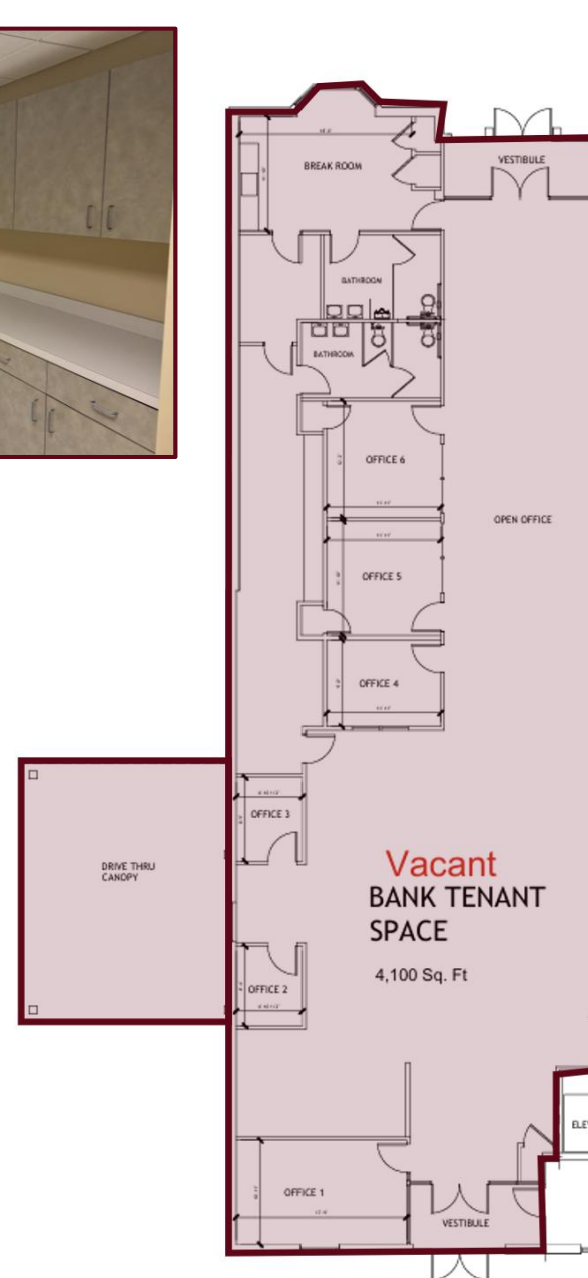
Bathrooms: 2 ADA Bathrooms, slop sink, kitchenette

NNN charges: *ESTIMATED*Tax: \$1.97; Ins: \$.27; CAM; \$1.38; **TOTAL; \$3.32**

Ideal for: financial, bank, general retail, mattress, discount, convenient



[VIDEO WALK THROUGH CLICK HERE](#)



VACANT RETAIL

UNIT 3 | 28000

Size: 2,000 SF

Space Condition: Former Tattoo Shop

Bathrooms: 1 ADA Bathroom

NNN charges: *ESTIMATED* Tax: \$1.97; Ins: \$.27; CAM: \$1.38; **TOTAL; \$3.32**

Ideal for: tattoo, cosmetic, smoothie etc., general retail, mattress, discount, convenient



SECOND FLOOR OFFICE AVAILABILITY

NO.	UNIT	SIZE
1	201	671 sf
2	205	1,890 sf
3	208	685 sf
4	211	325 sf



EXISTING SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

VACANT OFFICE (2ND FLOOR)

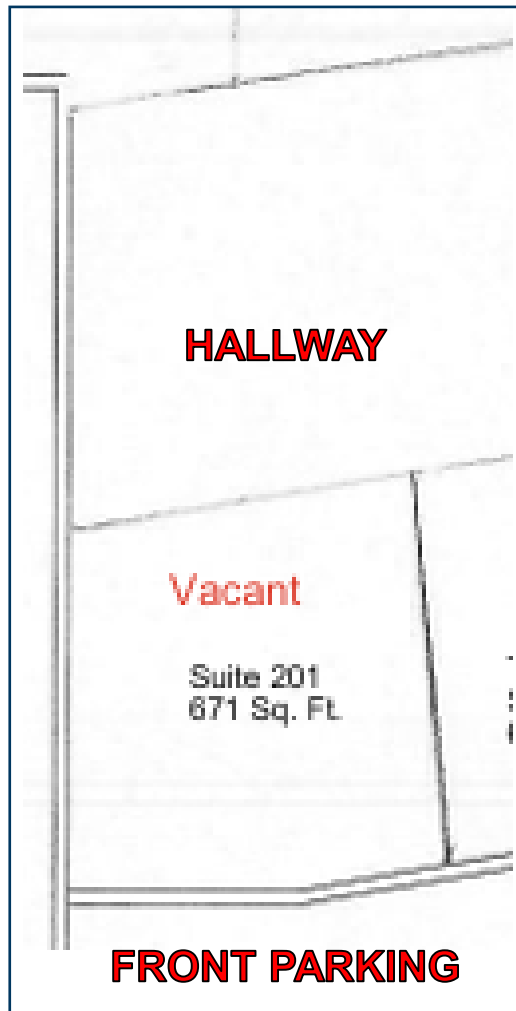
UNIT 1 | 201

Size: 671 SF

Space Condition: Clean space, natural light, needs flooring

Bathrooms: Common, has sink plumbing

Ideal for: office, beauty, financial services



COMMON AREA WALK THROUGH

CLICK HERE



VIDEO WALK THROUGH

CLICK HERE

VACANT OFFICE (2ND FLOOR)

UNIT 2 | 205

Size: 1,890 SF

Space Condition: Move-in ready, Clean space, former medical, 7 exam rooms, multiple hallway entrances, in-suite ADA restroom

Bathrooms: Common + one (1) in suite, multiple areas have sinks

Ideal for: medical office, general office, aesthetic clinics

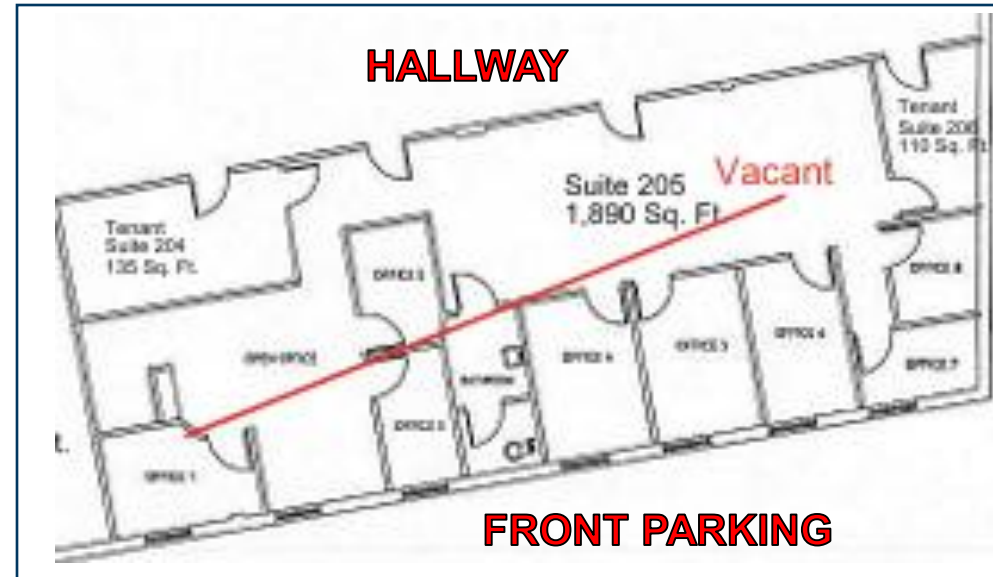
[COMMON AREA WALK THROUGH](#)

[CLICK HERE](#)



[VIDEO WALK THROUGH](#)

[CLICK HERE](#)



VACANT OFFICE (2ND FLOOR)

UNIT 3 | 208

Size: 685 SF

Space Condition: Move-in ready, Clean space, 2 private offices and common area

Bathrooms: Common

Ideal for: General office, accounting, attorney

[COMMON AREA WALK THROUGH](#)

[CLICK HERE](#)



[VIDEO WALK THROUGH](#)

[CLICK HERE](#)

REAR PARKING



HALLWAY

VACANT OFFICE (2ND FLOOR)

UNIT 4 | 211

Size: 325 SF

Space Condition: Move-in ready, Clean space, 2 private offices and common area

Bathrooms: Common

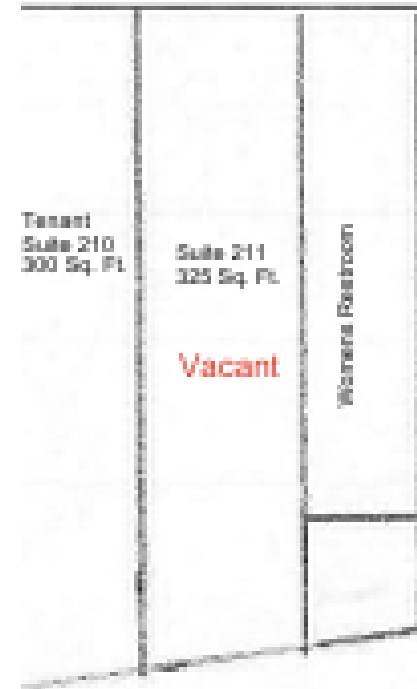
Ideal for: general office, lash, etc.

COMMON AREA WALK THROUGH

[CLICK HERE](#)



REAR PARKING



HALLWAY

LOCATION MAPPING



FOR MORE INFO

Michael DiFranco

📞 216 736 8000

✉️ michael@difrancoCRE.com

🌐 www.difrancoCRE.com

DiFRANCO
COMMERCIAL REAL ESTATE

