

# the SHOPPES at PARMA

7671 W Ridgewood Rd, Parma, OH 44129



**MULTIPLE RETAIL OPPORTUNITIES AT THE SHOPPES AT PARMA,  
A 756,000 SF DOMINANT, DYNAMIC POWER CENTER IN NE OHIO**



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# #1

Most visited power center  
in a 15 mile radius



# #6

Most visited shopping center  
in the state of Ohio  
(99th percentile)



# 98%

521 out of 32,367 ranked shopping  
center in the country  
(98th percentile)

Source: Placer.ai (2022)

## the OPPORTUNITY

- The Shoppes at Parma is a 756,000 SF power center and is one of Northeast Ohio's most visited power centers and retail destinations (source: Placer)
- Anchors include: Walmart, Dicks Sporting Goods, Burlington, Marc's, Fitworks, Old Navy, Ulta, and more
- The project recently underwent a \$100 M redevelopment which transformed the former Parmatown mall into a mixed-use power center
- Potential for large land development site/pads on Day Drive
- Parma is a super-regional trade area with a dense population

### AVAILABLE SPACES

Space #807	7,792 SF endcap*
Space #804	6,949 SF
Space #907	5,400 SF (turnkey former Italian restaurant)
Space #815	4,590 SF endcap, divisible
Space #914B	4,528 SF inline
Space #800A	2,449 SF former restaurant
Space #824	1,256 SF inline**
Space #909	910 SF inline
Space #825	761 SF inline**

\*Tenant still open and operating

\*\*Spaces 824 & 825 can be combined for a total of 2,017 SF

6.2 AC Day Drive pad for sale

### DEMOGRAPHICS WITHIN 5 MILES



DAYTIME  
POPULATION  
**226,144**



2023  
POPULATION  
**246,242**



2023  
HOUSEHOLDS  
**107,940**



2023  
POPULATION  
25 & OVER  
**184,599**



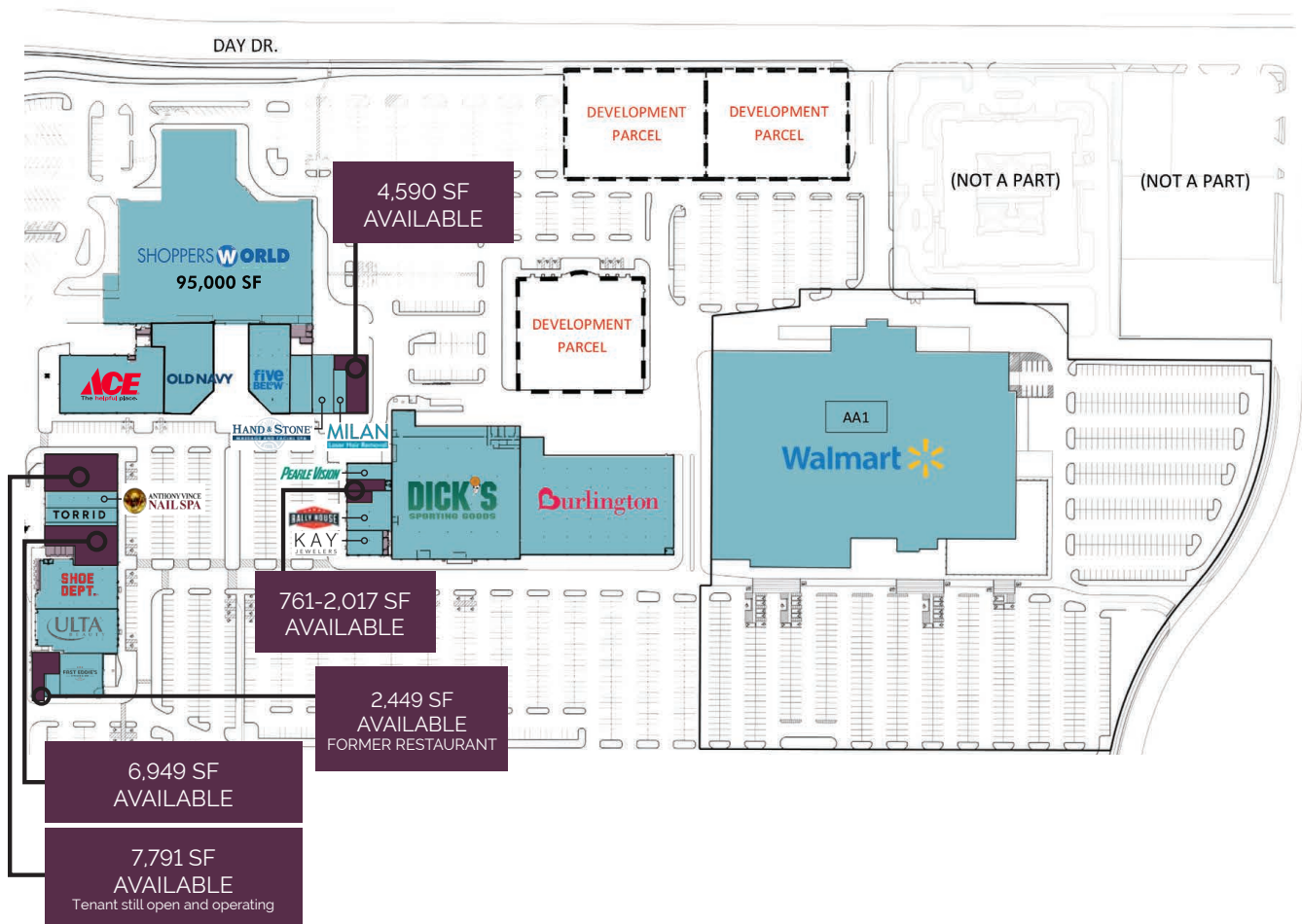
2023  
AVG. HH INCOME  
**\$82,180**

# the FULL PICTURE

the  
**SHOPPES**  
at PARMA



# the SITE PLAN - POWER CENTER



UNIT	TENANT	SF
800A	AVAILABLE - FORMER RESTAURANT	2,449 SF
800b	Pulp Juice & Smoothie Bar	1,000 SF
801	Fast Eddie's	5,300 SF
802	Ulta	10,002 SF
803	Shoe Dept.	10,752 SF
804	AVAILABLE	6,949 SF
805	Torrid	3,073 SF
806	A. Vince Nail Spa	3,500 SF
807	Wall of Books (Tenant still open and operating)	7,791 SF
809	ACE Hardware	18,000 SF
810	Old Navy	12,803 SF
813	Five Below	9,065 SF
815	AVAILABLE (*Divisible)	4,590 SF
821	Hand & Stone	3,810 SF
823	Milan Laser Hair Removal	1,542 SF
819	UPS Store	3,960 SF
823	Pearle Vision	2,200 SF
824	AVAILABLE	1,256 - 2,017 SF
825	AVAILABLE	761 - 2,017 SF
826	Rally House	4,346 SF
827	Kay Jewelers	2,500 SF
835	Dick's Sporting Goods	50,000 SF
836	Burlington	45,079 SF
AA1	Walmart	179,982 SF
AA2	Shoppers World	95,000 SF
OU2A	Piada Italian	2,537 SF
OU2B	Crumbl Cookies	1,902 SF
OU2C	Wingstop	1,500 SF
OU2D	Oishi Ramen & Poke	2,000 SF
OUT4	Aspen Dental	3,750 SF
OU4A1	Mission BBQ	3,850 SF
OU4A2	T-Mobile	2,574 SF
OU4A3	Five Guys	2,448 SF
OUT6A	Panera Bread	4,200 SF
OUT6B	Mattress Firm	4,500 SF

# the SITE PLAN - STRIP CENTER



UNIT	TENANT	SF
900	Huntington Bank	3,796 SF
901	Mgmt Office	
902	Russo Rosalina Attorneys	864 SF
903	Game Stop	1,226 SF
904	Decommissioned	
905	Tasco	1,739 SF
906	Decommissioned	
907	AVAILABLE — FORMER RESTAURANT	5,400 SF
908	Bella Nails	2,262 SF
909	AVAILABLE	910 SF
910	Best Cuts	2,288 SF
911	Marc's	48,688 SF
912	Chuck E Cheese	13,500 SF
913	Batteries + Bulbs	2,630 SF
914b	AVAILABLE	4,528 SF
914a	Vision World	1,612 SF
915	Sally's	2,612 SF
916	Petland	4,000 SF
917	Audiology Services	4,480 SF
918	Best Wok	1,165 SF
919	Sport Clips	1,193 SF
920	GNC	1,251 SF
921	H&R Block	1,400 SF
922	Jimmy Johns	1,647 SF
923a	Music & Arts	2,500 SF
923b	CLE Podiatrist	1,820 SF
924	The Joint	1,496 SF
925	Hometown Urgent Care	3,010 SF
926	Fitworks	25,231 SF
OU7a	AT&T	2,200 SF
OU7b	Chipotle	2,200 SF

# the COMPANY YOU'LL KEEP

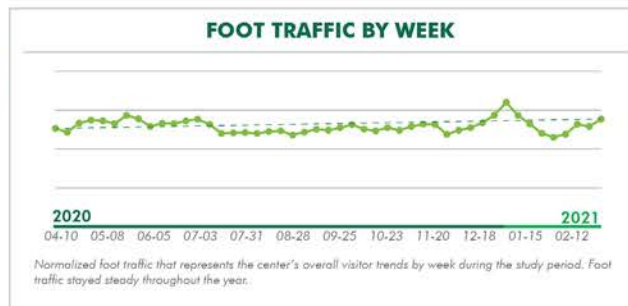
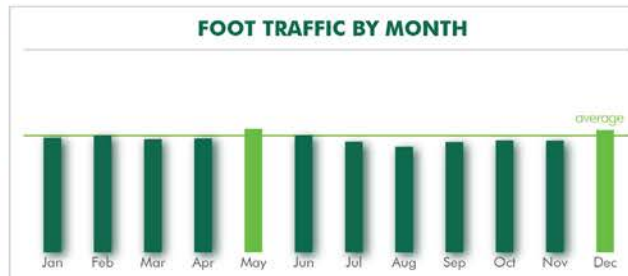
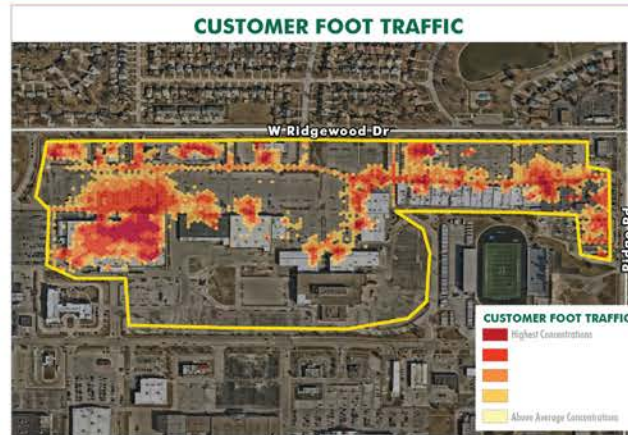
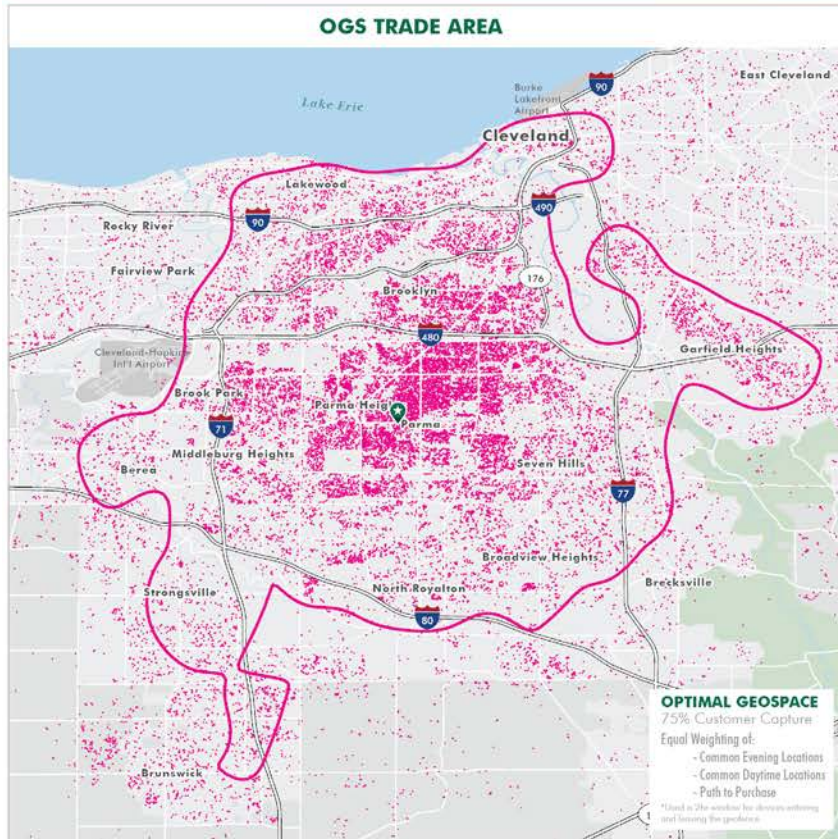
The Shoppes at Parma is a comprehensive, multi-phase redevelopment in suburban Cleveland, Ohio. The 756,000 square foot shopping center features an inviting new town center for shopping, dining, and entertainment. The mixed-use development includes a power center, grocery-anchored strip center, outparcels, and an office building. The center is situated in a densely populated area south of I-480 between I-71 and I-77 with traffic counts in excess of 60,000+ vehicles per day.



# the MASS MOBILE STUDY

the  
**SHOPPES**  
at PARMA

STUDY PERIOD: MAR 2020 TO MAR 2021



### MASSIVE MOBILE DATA

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

### TRADE AREA DEMOGRAPHICS

- TOTAL POPULATION**  
518,324
- POPULATION GROWTH**  
-0.17%
- DAYTIME POPULATION**  
535,771
- AVG HOUSEHOLD SIZE**  
2.26
- MEDIAN AGE**  
40.4
- CONSUMER EXPENDITURES (avg annual spending budget)**  
\$58,043

### CUSTOMER FREQUENCY

- Return 92%
- One-Time 8%

### HIGHEST FOOT TRAFFIC DAY

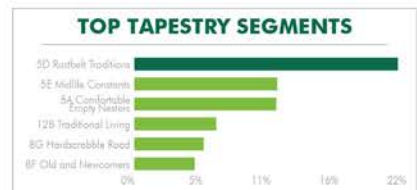
Saturday

### WEEKLY TRAFFIC

- Weekday 47%
- Weekend 53%

### SEASONALITY

- Winter 26%
- Spring 26%
- Summer 24%
- Fall 24%





# the SHOPPES at PARMA

MAJOR OFFICE BUILDINGS  
292,087 Total SF







1. UH Parma Education Ctr - 81,416 SF
2. Rockside Plaza - 66,774 SF
3. Medical Arts Center 2 - 50,565 SF
4. Parmatown Medical South - 50,000 SF
5. Medical Arts Center 1 - 43,332 SF

## MAJOR EMPLOYERS

1. University Hospitals Parma Med - 1,328
2. Cuyahoga County Public Library - 600
3. Pleasant Lake Villa - 350
4. Pleasantview Care Center - 300
5. Mount Alverna Village - 250

## DEMOGRAPHICS WITHIN 3 MILES IN 2023

State Road & W Ridgewood Drive

 POPULATION 109,468	 HOUSEHOLDS 48,096	 BUSINESSES 3,107
 DAYTIME POPULATION 109,468	 MEDIAN HH INCOME 48,096	 EMPLOYEES 39,681





POPULATION

2023 Population

1 MILE

15,241

3 MILES

106,162

5 MILES

246,242



DAYTIME POPULATION

2023 Daytime Population

Daytime Workers

Daytime Residents

1 MILE

14,204

6,870

7,334

3 MILES

88,878

38,504

50,374

5 MILES

226,144

107,605

119,079



HOUSEHOLD INCOME

2023 Households

2023 Average Household Income

2028 Average Household Income

2023 Median Household Income

1 MILE

7,124

\$70,551

\$82,641

\$54,371

3 MILES

46,804

\$78,813

\$92,220

\$61,310

5 MILES

107,940

\$82,180

\$96,145

\$60,627



EDUCATION

2023 Population 25 and Over

1 MILE

11,519

3 MILES

79,802

5 MILES

184,599

— the —  
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