



— the —
SHOPPES
 — at PARMA —
 7671 W Ridgewood Dr, Parma, OH 44129

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



CONTACT EXCLUSIVE AGENTS

JOSEPH W. KHOURI
 Senior Vice President
 +1 216 658 6120
 joseph.khoury@cbre.com

KEVIN MOSS
 Senior Vice President
 +1 216 363 6453
 kevin.moss@cbre.com

CONNOR AMBROSE
 Associate
 +1 216 535 4730
 connor.ambrose@cbre.com



#1

Most visited power center
in a 15 mile radius



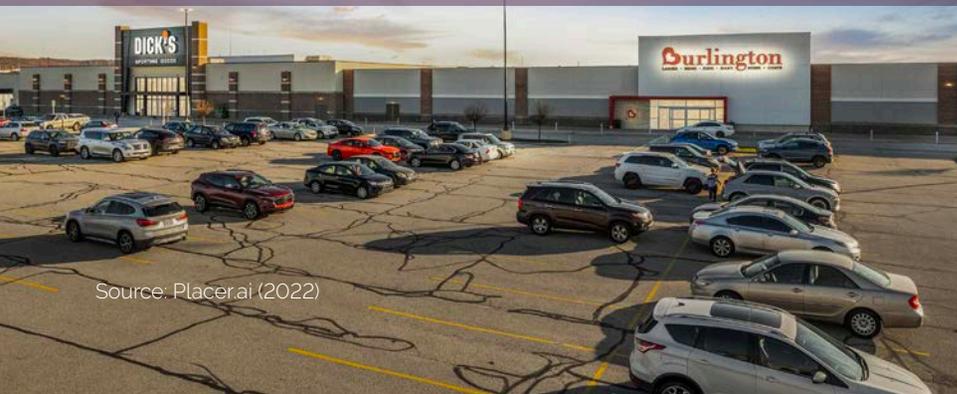
#6

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 and Ridgewood Drive
- Parma is a super-regional trade area with a dense population

AVAILABLE SPACES

Space #AA2	160,000 SF (Up to 16 Acre Development)
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Up to 5,000 SF Ridgewood Outparcel Ground Lease or Build to Suit

Space #824	1,256 SF inline**
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Space #909	910 SF inline former medical clinic
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Space #825	761 SF inline**
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*Tenant still open and operating

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

DEMOGRAPHICS WITHIN 5 MILES



DAYTIME
POPULATION
225,590



2025
POPULATION
243,446



2025
HOUSEHOLDS
107,329



2025
POPULATION
25 & OVER
181,638



2025
AVG. HH INCOME
\$90,221

the _____
POWER CENTER AVAILABILITY



SPACE 809 - OFF Market (Can Be Relocated)
18,000 SF Ace Hardware

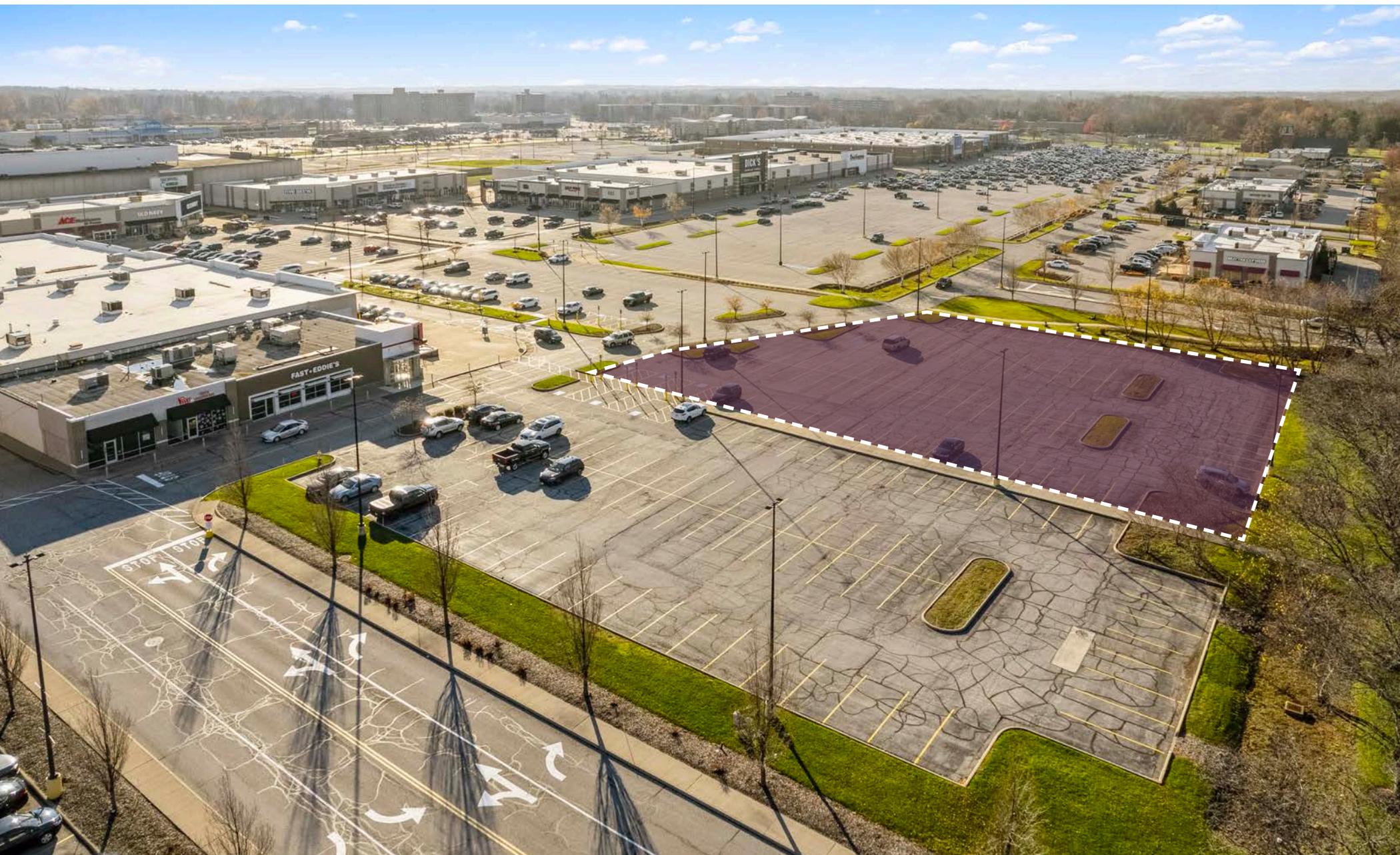


SPACE 824 + 825
2,017 SF TOTAL (761 SF + 1,256 SF)
(Former American Commodore Tuxedo)

160,000 SF 2 Level
FORMER SHOPPERS WORLD



New Outparcel Opportunity UP TO 5,000 SF



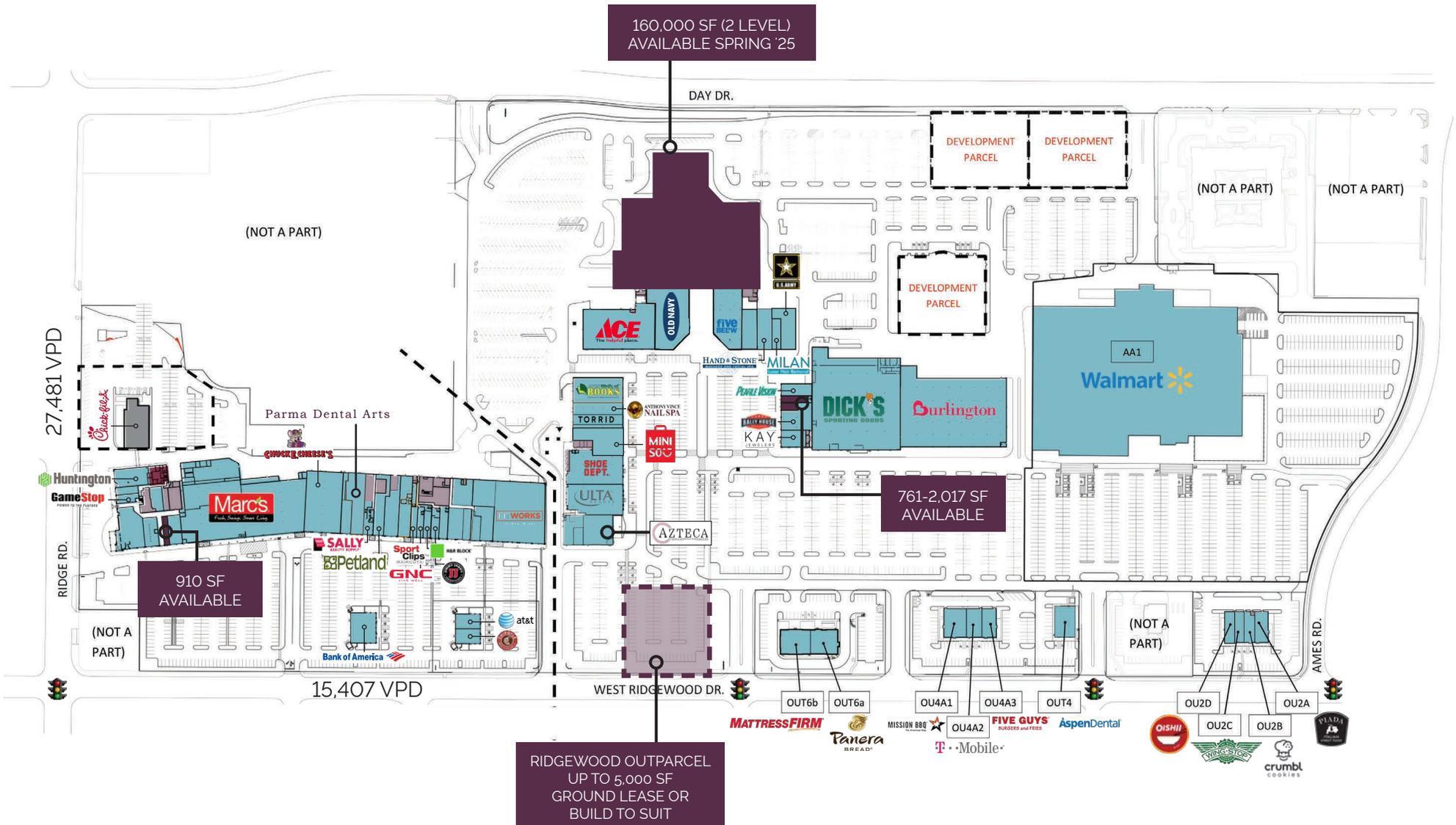
the _____
STRIP CENTER AVAILABILITY



SPACE 909 - 910 SF
(White Box Retail)

the FULL PICTURE

the
SHOPPES
at PARMA



the SITE PLAN - POWER CENTER



UNIT	TENANT	SF
800b	Astro Bros Coffee & Ice Cream	2,449 SF
800b	Pulp Juice & Smoothie Bar	1,000 SF
801	Azteca Mexican Restaurant (coming Spring '26)	5,300 SF
802	Ulta	10,002 SF
803	Shoe Dept.	10,752 SF
804	Miniso	6,949 SF
805	Torrid	3,073 SF
806	A. Vince Nail Spa	3,500 SF
807	Wall of Books	7,791 SF
809	ACE Hardware	18,000 SF
810	Old Navy	12,803 SF
813	Five Below	9,065 SF
815	Army Recruiting Center	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	AVAILABLE (2 LEVEL)	160,000 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	Masala Monsoon - Coming Soon	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	Parma Dental Arts	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.



STUDY PERIOD: NOV 2023 - OCT 2024

Metrics

The Shoppes at Parma

8253 W Ridgewood Drive, Parma, OH 44129

Visits	8.1M	Avg. Dwell Time	35 min
Visits / sq ft	10.98	Panel Visits	354.8K
Size - sq ft	734.5K (GLA)	Visits YoY	+0.8%
Visitors	753.8K	Visits Yo2Y	+2.2%
Visit Frequency	10.76	Visits Yo3Y	+13.7%

Nov 1st, 2023 - Oct 31st, 2024

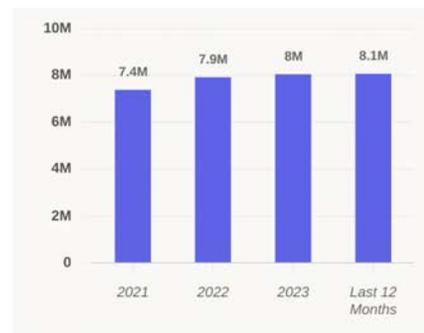
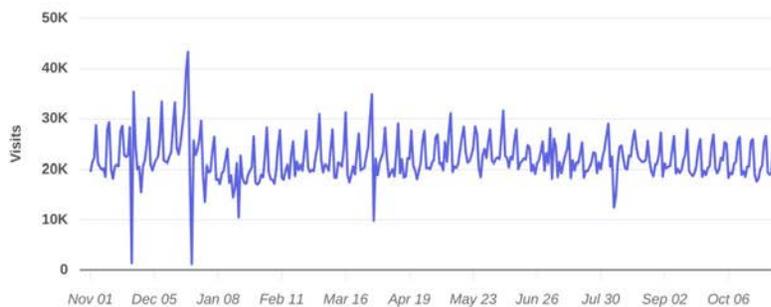
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

The Shoppes at Parma

W Ridgewood Drive, Parma, OH



Daily | Visits | Nov 1st, 2023 - Oct 31st, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





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 2025

State Road & W Ridgewood Drive

POPULATION
104,188

HOUSEHOLDS
46,256

BUSINESSES
2,902

DAYTIME POPULATION
87,003

AVERAGE HH INCOME
\$87,374

EMPLOYEES
40,902



POPULATION
2025 Population

1 MILE
15,238

3 MILES
104,188

5 MILES
243,446



DAYTIME POPULATION
2025 Daytime Population
Daytime Workers
Daytime Residents

1 MILE
14,538
7,478
7,060

3 MILES
87,003
39,622
47,381

5 MILES
225,590
112,015
113,575



HOUSEHOLD INCOME
2025 Households
2025 Average Household Income
2030 Average Household Income
2025 Median Household Income

1 MILE
7,145
\$74,699
\$84,337
\$58,512

3 MILES
46,256
\$87,374
\$99,229
\$69,705

5 MILES
107,329
\$90,221
\$102,803
\$69,657



EDUCATION
2025 Population 25 and Over

1 MILE
11,449

3 MILES
78,296

5 MILES
181,638

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AVAILABLE SHOPPERS
WORLD SPACE

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JOSEPH W. KHOURI
Senior Vice President
+1 216 658 6120
joseph.khour@cbre.com

KEVIN MOSS
Senior Vice President
+1 216 363 6453
kevin.moss@cbre.com

CONNOR AMBROSE
Associate
+1 216 535 4730
connor.ambrose@cbre.com

CBRE, Inc.
950 Main Avenue, Suite 800
Cleveland, OH 44113
+1 216 687 1800

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