



HARD CORNER RETAIL IN CHAGRIN FALLS

WASHINGTON SQUARE | 8531-8559 WASHINGTON STREET, CHAGRIN FALLS, OHIO 44023



WASHINGTON SQUARE

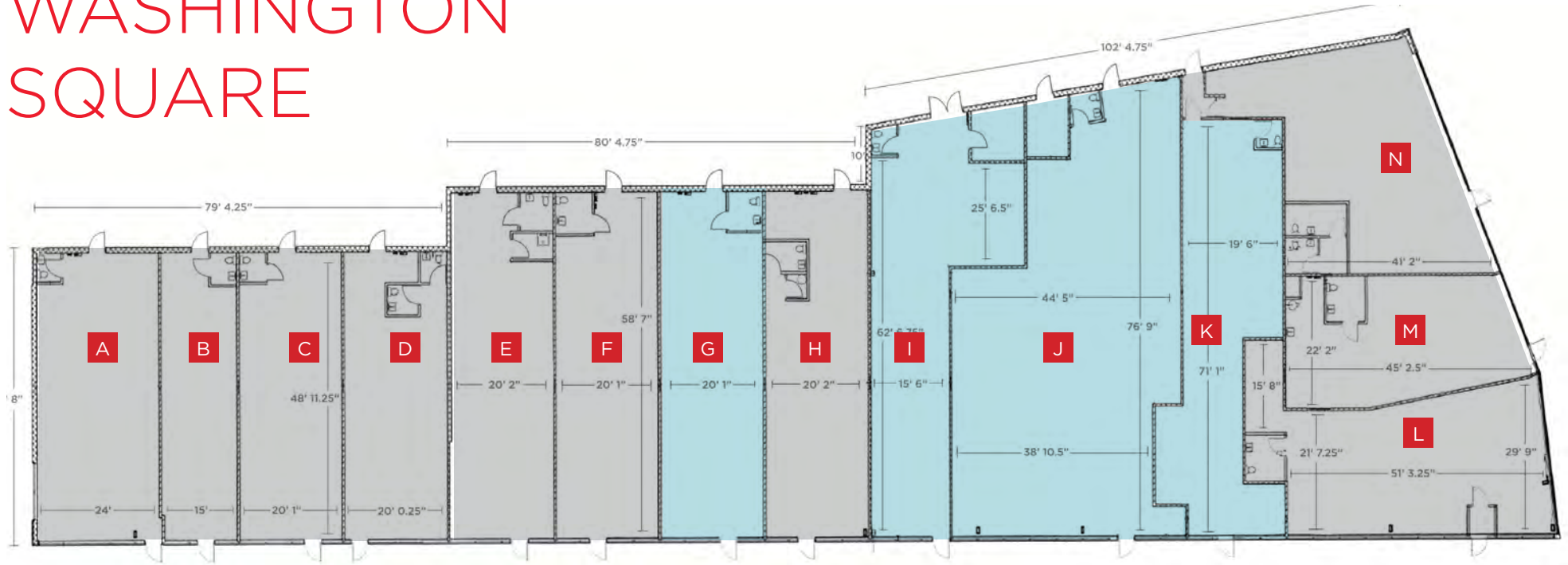
HIGHLIGHTS

- Up to 5,758 SF available of retail/medical office
- Locate at the signalized intersection of Route 306 and E Washington Street (nearly 25,000 vehicles per day)
- Newly paved and striped parking lot, recently renovated exterior improvements, and digital sign installed at main intersection.
- Average household income of nearly \$180,000 (5 mile)

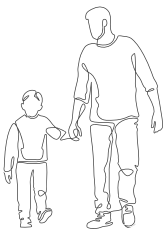
AVAILABLE SPACE

Unit #	Available SF	Max Contiguous
G	1,195 SF	1,195 SF
I	1,487 SF	5,758 SF
J	2,972 SF	5,758 SF
K	1,299 SF	5,758 SF

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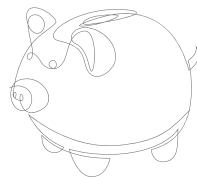
A-C	DTR DDS Smile Studio	2,935 SF	I	Vacant	1,487 SF
D	Subway	1,009 SF	J	Vacant	2,972 SF
E	A1 Smoke Shop	1,195 SF	K	Vacant	1,299 SF
F	Gionino's Pizza	1,195 SF	L	Aubrey Accents	1,352 SF
G	Vacant	1,195 SF	M	Coin Shop	933 SF
H	Blu Basil Indian Restaurant	1,195 SF	N	Pulp Juice & Smoothie Bar	1,458 SF



37,086
POPULATION



14,204
HOUSEHOLDS



\$215,351
AVG HH INCOME



1,889
BUSINESSES



20,075
EMPLOYEES



CAMERON CALLAHAN
Associate
ccallahan@crescorealestate.com
+1 216 232 4101

RYAN FISHER
Senior Vice President
rfisher@crescorealestate.com
+1 216 525 1497

Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd, Suite 200
Cleveland, OH 44131
crescorealestate.com



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