

For Sale: 40,700 SF on 3.21 Acres Rare Anchor Big Box in Beachwood Shadow Anchored by Pavilion Shopping Center

23949 CHAGRIN BOULEVARD | BEACHWOOD | OHIO | 44122

PRICE REDUCED!



- **JOIN GIANT EAGLE, PETCO, ROSS DRESS FOR LESS, MICHAELS AND MORE**
- **\$198,049 AVERAGE HOUSEHOLD INCOMES WITHIN 1 MILE AND \$148,943 WITHIN 3 MILES**

Exclusive Contacts:

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khoury@cbre.com

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

CBRE

THE OPPORTUNITY

- For Sale: \$3,450,000 (a \$400,000 price reduction!)
- 40,700 SF former Steinmart on 3.21 acres of land
- Rare anchor store box purchase opportunity in one of the best retail and demographic markets in Northern Ohio
- Value Add: future potential outlet opportunity
- Join Giant Eagle, Ross Dress for Less, Petco, Michaels and more, shadow anchored by Pavilion Shopping Center (one of Beachwood's most established power centers)
- High traffic counts of 25,800 VPD on Chagrin Blvd (source ODOT TIMS)
- Ceiling heights:
 - South wall: The bottom of joist is approximately 17'-11", and bottom of deck is approx. 19'-8 3/4" (south is the front of the store facing Chagrin)
 - North wall: The bottom of joist is 16'-3", and 18' to the bottom of the deck (north is the rear of the store) - the roof slopes from front to back (building has internal roof drains).
- Loading: 2 recessed truck wells
- Zoned: U-4A integrated Business
 - Permitted uses include general retail, hotel, multifamily with ground floor retail, child care, fitness and more
 - The property is subject to the Pavilion CCR's and would require consent from the neighboring owner
 - PPN: 74215035 (Cuyahoga County)
- The market has a 3 mile population of 78,547 people with average household incomes of \$148,943
- The site is located in the heart of the Beachwood MSA, the market features:
 - Retail: High-end retail, featuring Ohio's only Saks, Cleveland's only Nordstrom, Restoration Hardware Mansion, Tiffany, Apple, Whole Foods, Warby Parker and many more
 - Office: Over 5m SF office space with 6 Fortune 500 Companies in the east side office district
 - Medical: Minutes from University Hospital Ahuja hospital, which underwent a \$236m expansion in '24
 - Hotels: Over 15 hotels with over 2,000 keys



QUICK STATS 5 MILE RADIUS



DAYTIME
POPULATION
257,927



POPULATION
245,584



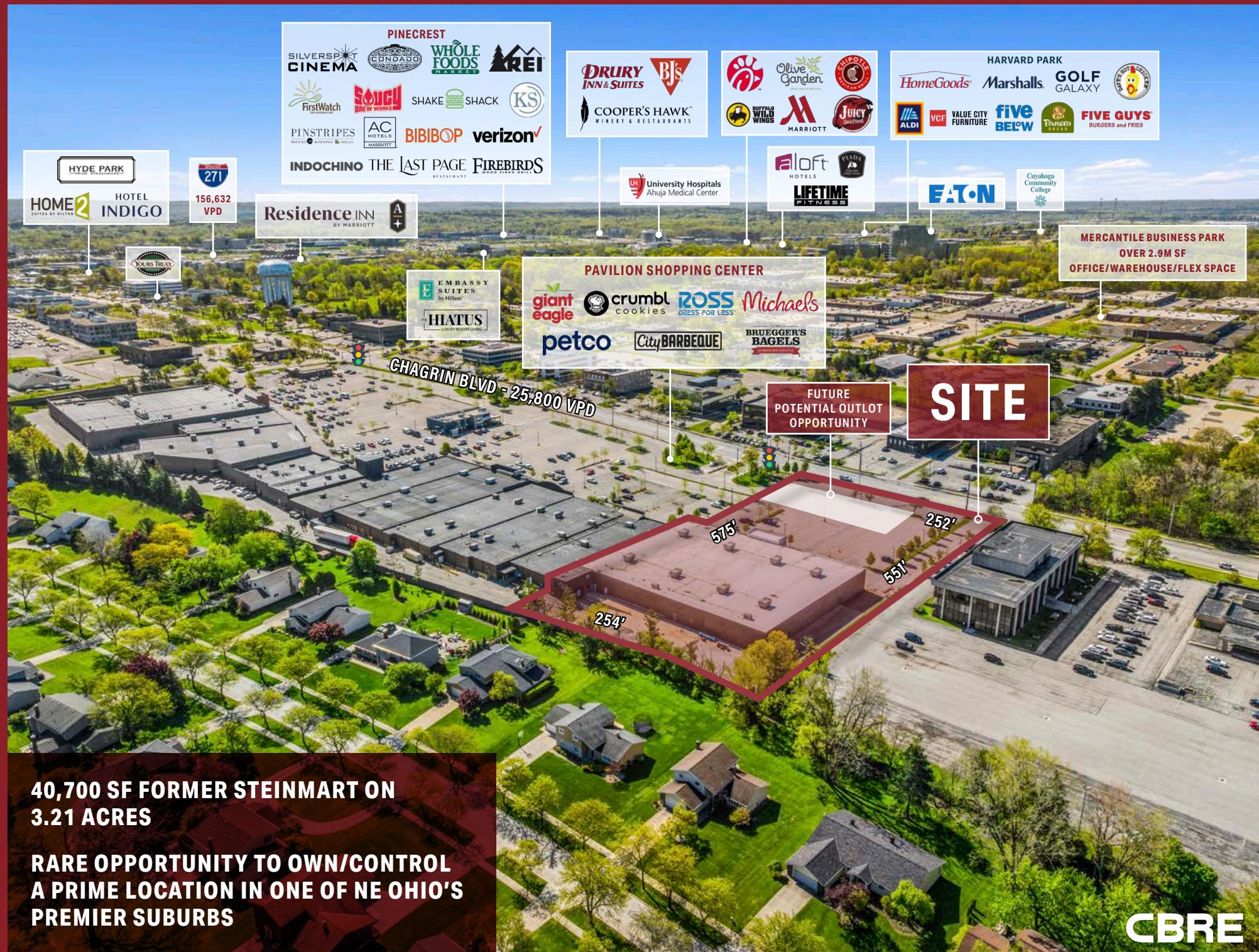
HOUSEHOLDS
108,551



POPULATION
25 & OVER
173,260

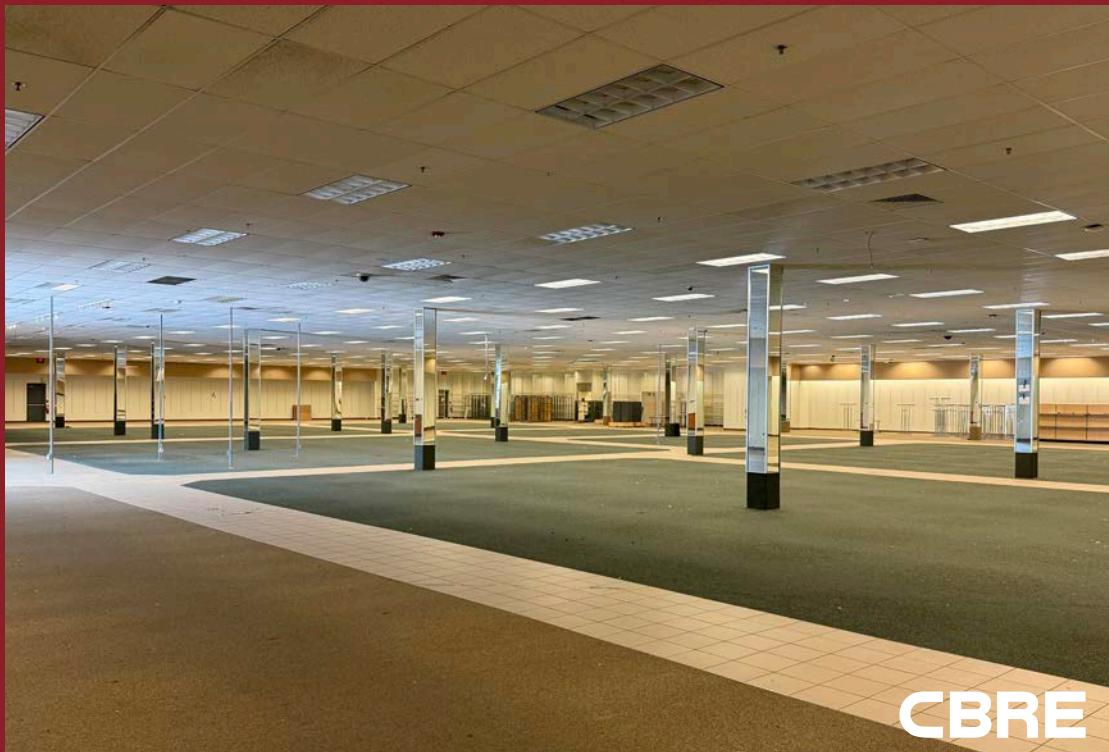
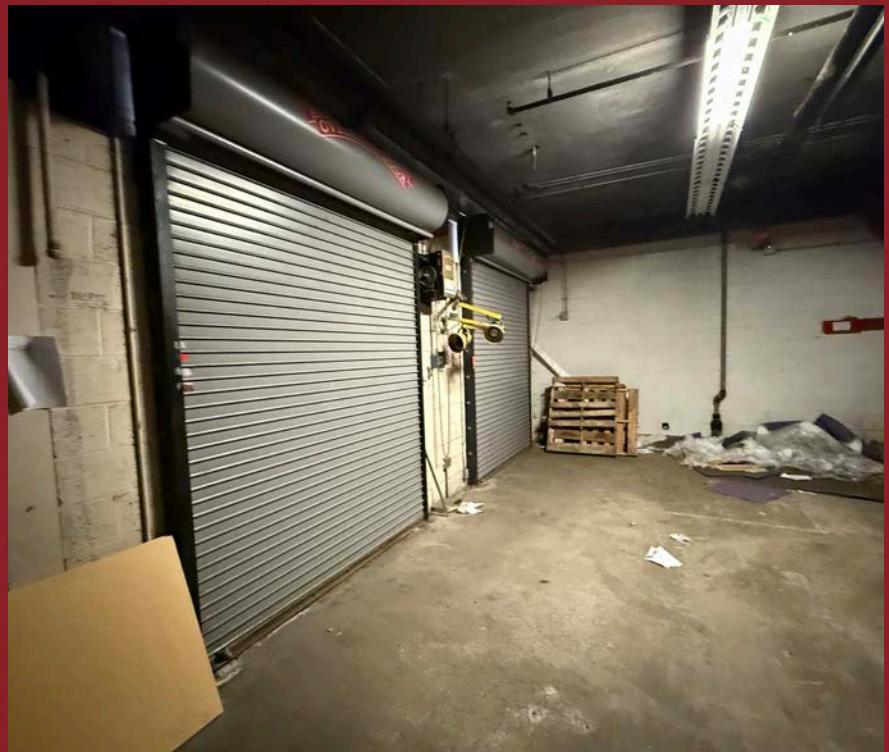


AVG. HOUSEHOLD
INCOME
\$112,570



Cleveland
10 MILES



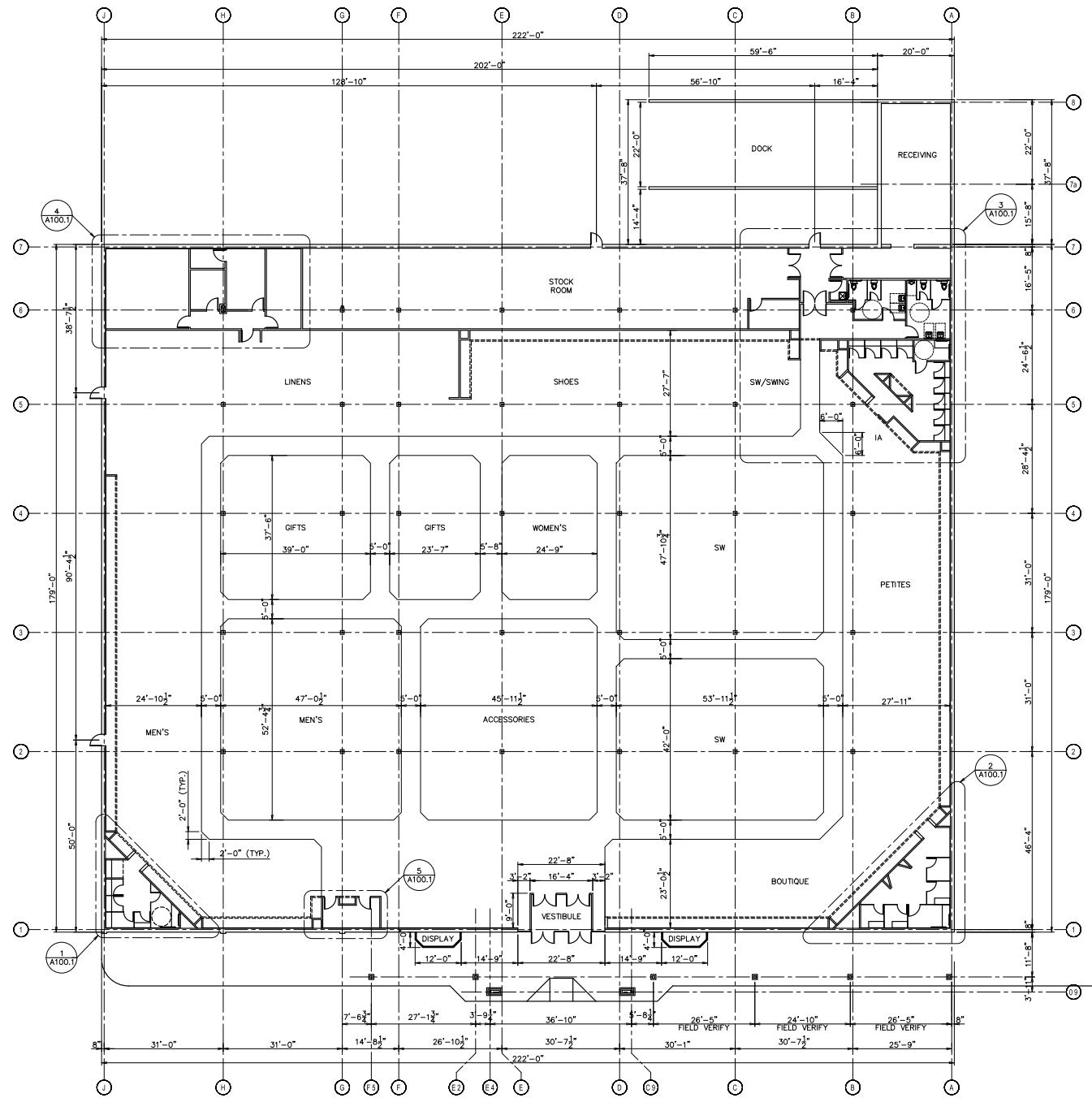


CBRE

FLOOR PLAN

GENERAL NOTES:

1. THE ILLUSTRATIONS AND INFORMATION ARE BASED ON THE ORIGINAL CONSTRUCTION DOCUMENTS, AUTHORED BY WM. GARY MCCAMY, ARCHITECT – DATED 04-19-07. SYNERGIA DESIGN, LLC, AND THEIR CLIENT MAKE NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREIN.
2. THE ILLUSTRATIONS PROVIDE GENERAL INFORMATION IN REGARDS TO THE FACILITY, AND THE DEVELOPMENT OF DETAILED INFORMATION REQUIRES THE DESIGN PROFESSIONALS CONDUCT A COMPREHENSIVE SITE INVENTORY PRIOR TO PROCEEDING WITH THE DEVELOPMENT OF ANY PLANS.
3. THE ILLUSTRATIONS ARE HEREWITHE COPY WRITTEN, AND USE THEM REQUIRE THE EXPRESS WRITTEN CONSENT OF SYNERGIA DESIGN, LLC OR THEIR CLIENT.



SITE SURVEY

BASIS OF BEARINGS

The centerline of Chagrin Boulevard as North 89°50'40" West as shown in the land described to LER Investments, L.P. by deed dated June 19, 2000 and recorded in AFN, 200006190268 of Cuyahoga County Deed Records.

Please note that Parcel No. 1 and Exception are not on the same Basis of Bearings.

Possible Encroachments

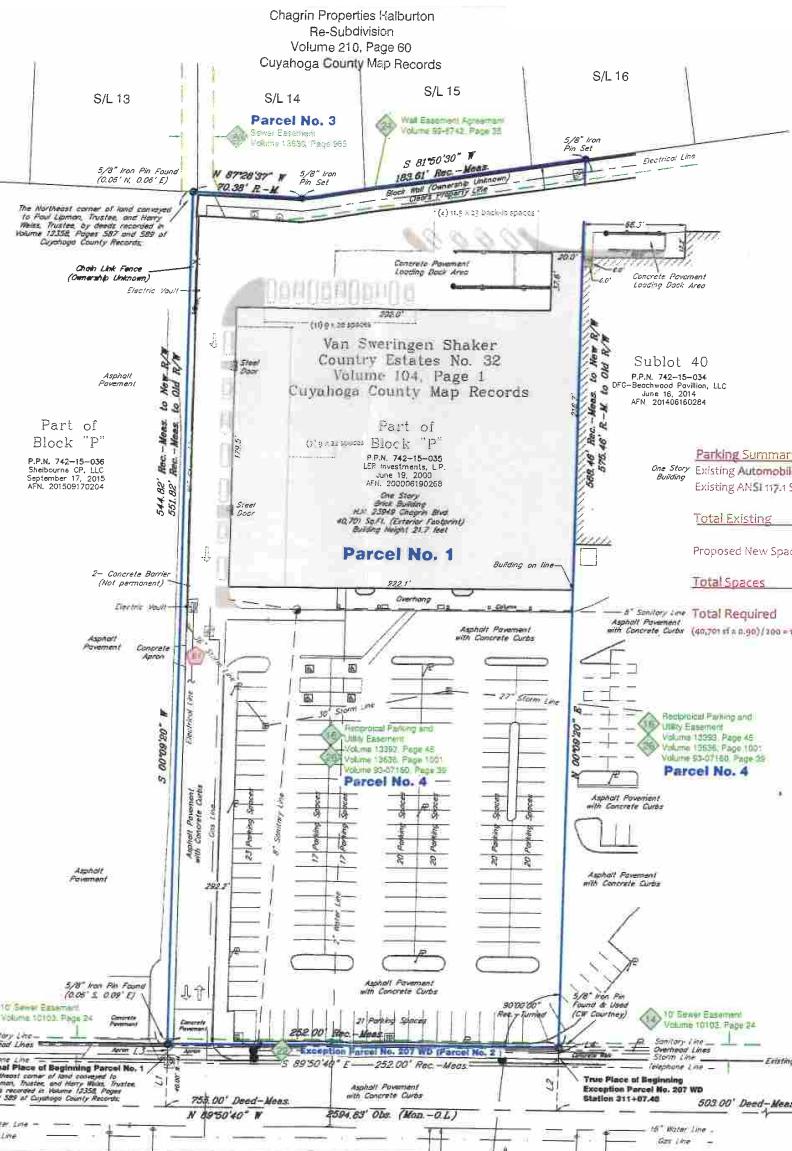
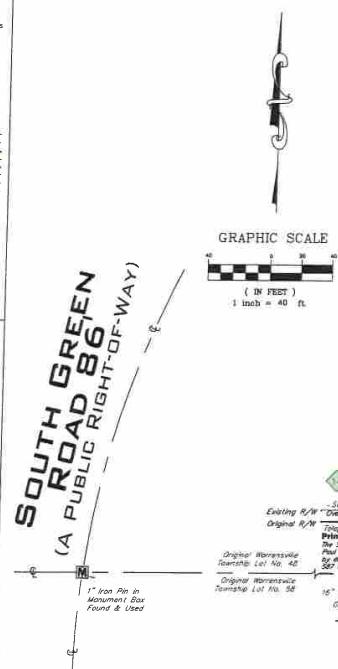
 Ownership of Apron unknown

LEGEND



LINE TABLE

Line #	Length	Bearing
L1	33.00'	N 00° 09' 20" E
L2	33.00'	N 00° 09' 20" E
L3	7.00'	N 00° 09' 20" E
L4	7.00'	S 00° 09' 20" W



CHAGRIN BOULEVARD (WIDTH VARIES)
(FORMERLY SOUTH MORELAND ROAD)
(FORMERLY KINSMAN ROAD)
(A PUBLIC RIGHT-OF-WAY)

23949 CHAGRIN BOULEVARD
P.P.N. 742-15-035
CITY OF BEACHWOOD
COUNTY OF CUYAHOGA
STATE OF OHIO

DEED OF RECORD

Land described to LER Investments, L.P. by deed dated June 19, 2000 and recorded in AFN. 200006190268 of Cuyahoga County Deed Records.

REFERENCE SURVEY

- 1.) Van Sweringen Shaker Country Estates No. 32, Volume 104, Page 1 of Cuyahoga County Map Records
- 2.) Haliburton Re-Subdivision, Volume 210, Page 60 of Cuyahoga County Map Records
- 3.) ALTA / ACSM Survey performed by Dempsey & Neff, Inc., September 1998

PROPERTY AREA

Total	3,2332	Acres	140,840	Sq.Ft.
Exception				
Parcel 207-WD	0.0405	Acres	1,764	Sq.Ft.
Net	3,1927	Acres	139,076	Sq.Ft.

UTILITY PROVIDER

A cartoon character with a large head and a small body, wearing a hard hat and holding a sign. The sign has a blue border and the text '2 WORKING DAYS BEFORE YOU DIG' in white. Below the sign, the character is holding a telephone receiver. To the right of the character is a small illustration of a house with a shovel digging in front of it. Below the character and the house is a line of text: 'CALL TOLL FREE 800-362-2764 or 811'.

Plans Received
(CEI) The Illuminating Company
Plans Received
Dominion East Ohio Gas
City of Beachwood
Plans Received
Charter Communications
City of Cleveland Division of Water
Plans Received
Everstream Solutions
Plans Not Received

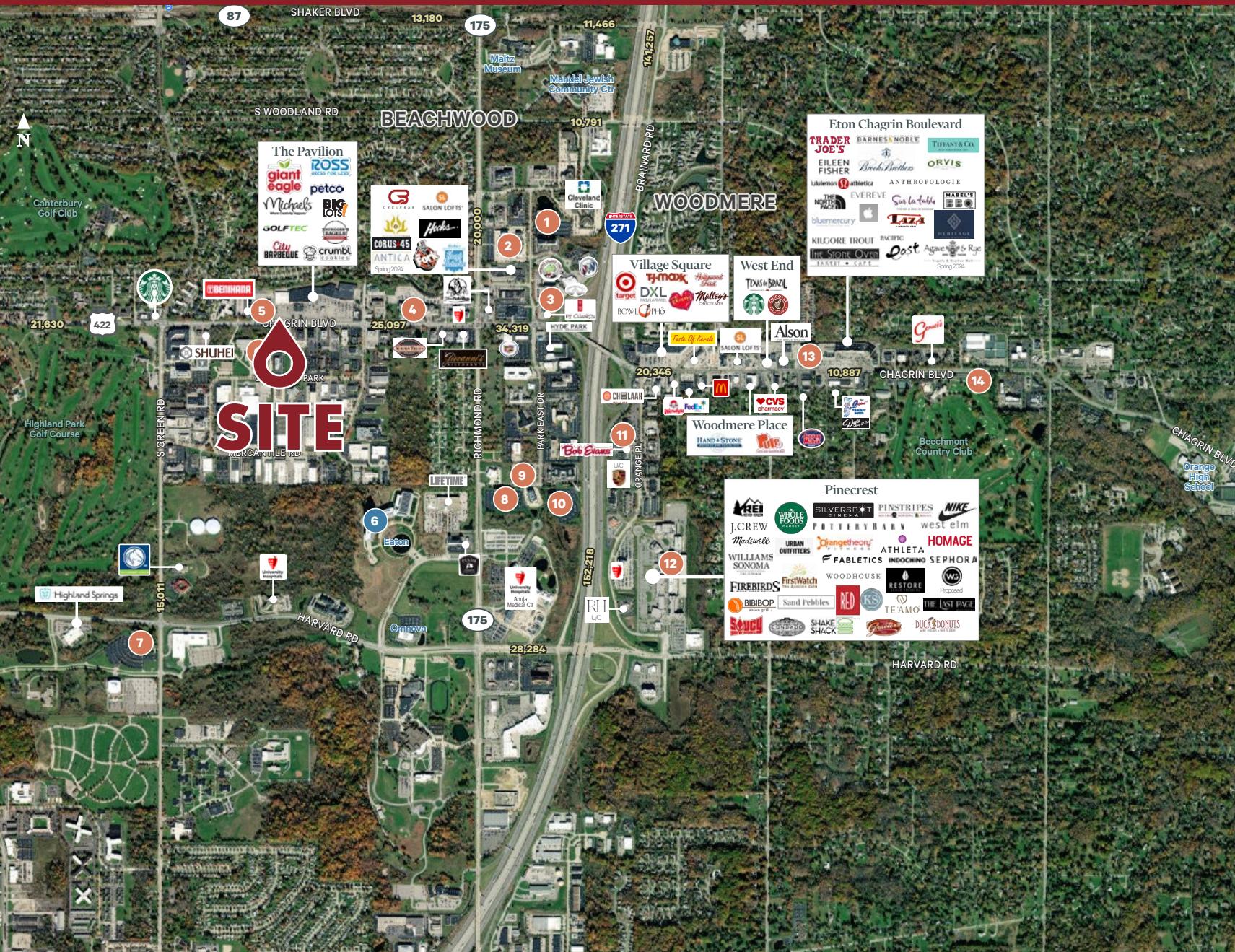
UTILITY NOT

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. The centerline of known utility lines shown hereon do not represent the true width of the utility line.

PARCEL AERIAL MAP



RETAIL TRADE MAP



Beachwood (South) RETAIL TRADE AREA

TRADE AREA INFO

I-271 & Chagrin Boulevard (3 Miles)

- Population: 58,039
- Daytime Population: 90,557
- Total Households: 24,153
- Median HH Income: \$84,099
- Total Businesses: 3,928
- Total Employees: 68,524

MAJOR OFFICE BLDGS

35M Total Office SF

1. Lakepoint Office Park - 111,514 SF
2. DDR Building - 147,904 SF
3. Enterprise Place - 124,532 SF
4. Signature Square - 24,250 SF
5. Chagrin Plaza East & West - 106,685 SF
6. Commerce Park - 32,425 SF
7. Metropolitan Plaza - 210,000 SF
8. Two Chagrin Highlands - 114,720 SF
9. Park East Center - 97,626 SF
10. One Chagrin Highlands - 110,268 SF
11. Orangewood Place - 126,365 SF
12. The Offices at Pinecrest - 208,000 SF
13. Eton Tower - 105,600 SF
14. 30050-30100 Chagrin Blvd - 120,420 SF

HOTELS

17 Hotels/2,390 Rooms
(Includes the entire trade area)

1. Homewood Suites - 125 Rooms
2. Hotel Indigo - 100 Rooms
3. Clarion - 72 Rooms
4. Home2 Suites - 91 Rooms
5. Residence Inn - 174 Rooms
6. Double Tree - 404 Rooms
7. Embassy Suites - 216 Rooms
8. Aloft - 135 Rooms
9. Marriott - 295 Rooms
10. AC Marriott - 145 Rooms
11. Hampton Inn - 139 Rooms
12. Extended Stay America North & South - 142 & 113 Rooms
13. Courtyard - 113 Rooms
14. Drury Hotels - 160 rooms

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.

Updated: May 28, 2025

CBRE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	5,046	78,547	245,584
2025 Daytime Population	15,648	115,168	257,927
2025 Households - Current Year Estimate	2,218	32,925	108,551
2025 Average Household Income	\$198,049	\$148,943	\$112,570
2030 Average Household Income Projection	\$232,722	\$168,318	\$127,217
2025 Median Household Income	\$130,801	\$89,777	\$68,021
2025 Per Capita Income	\$86,017	\$62,459	\$49,716
2025 Population 25 and Over	3,748	54,267	173,260

CONTACT EXCLUSIVE AGENTS:

Joseph W. Khouri
 Senior Vice President
 216 658 6120
 joseph.khoury@cbre.com

Kevin Moss
 Senior Vice President
 216 363 6453
 kevin.moss@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

