

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

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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 outlot 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



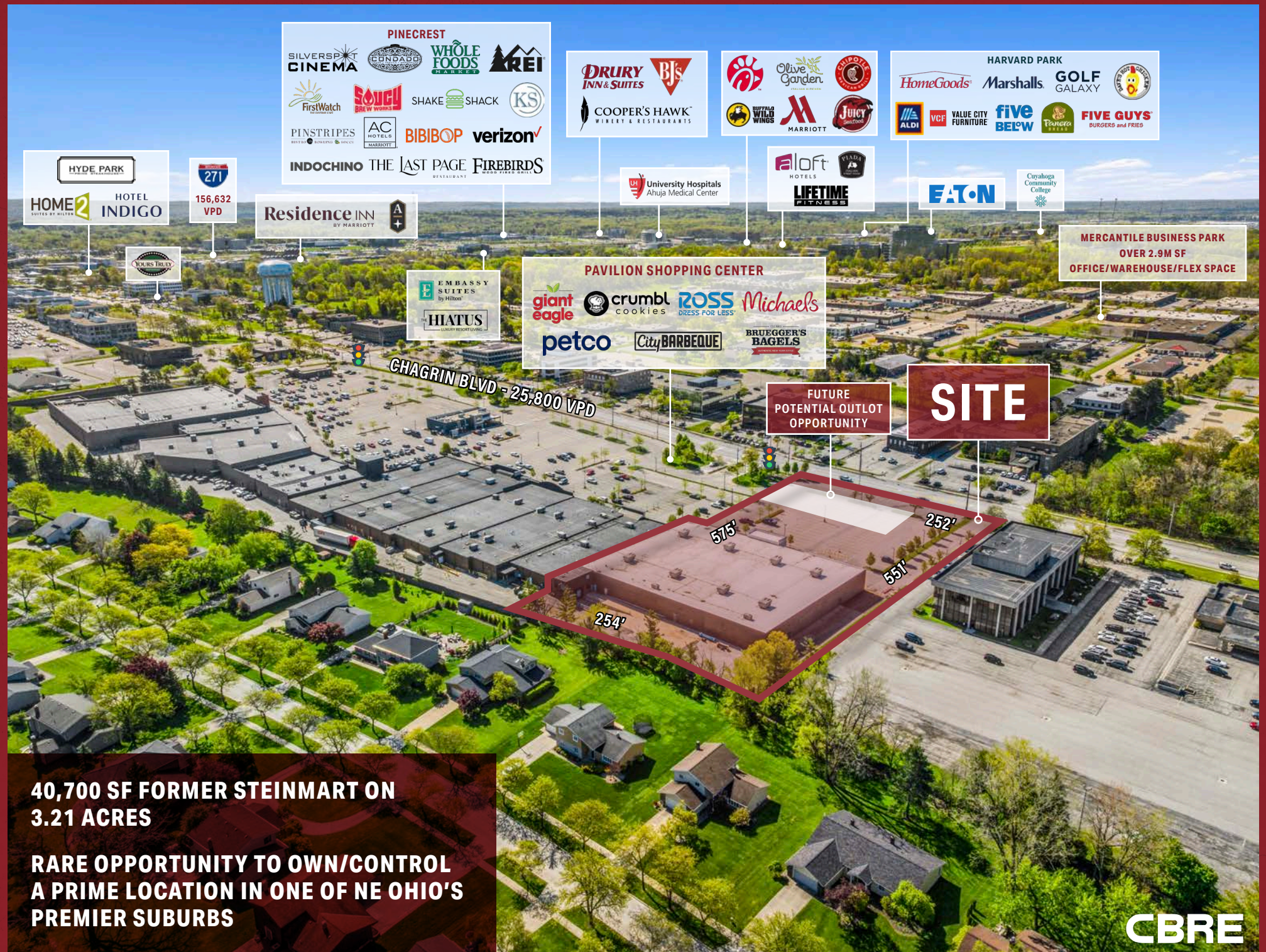
HOUSEHOLDS
108,551



POPULATION
25 & OVER
173,260



AVG. HOUSEHOLD
INCOME
\$112,570



PINECREST

SILVERSPOT CINEMA
FirstWatch
PINSTripES
INDOCHINO
THE LAST PAGE
FIREBIRDS

WHOLE FOODS MARKET
SHAKE SHACK
BIBIBOP
verizon

AC HOTELS & MARriott

DRURY INN & SUITES
BJ's
COOPER'S HAWK
WINERY & RESTAURANTS

Olive Garden
MARriott
Juicy

HARVARD PARK

HomeGoods
Marshall's
GOLF GALAXY
ALDI
VCF
VALUE CITY FURNITURE
five BELW
Panera
FIVE GUYS
BURGERS and FRIES

HYDE PARK
HOME 2
HOTEL INDIGO

271
156,632
VPD

Residence INN
BY MARriott

EMBASSY SUITES
by Hilton
HIATUS
LUXURY RESORT LIVING

PAVILION SHOPPING CENTER

giant eagle
petco
crumbl cookies
ROSS
DRESS FOR LESS
Michael's
City BARBEQUE
BRUEGGER'S BAGELS

University Hospitals
Ahuja Medical Center

aloft
HOTELS
LIFETIME FITNESS

EATON

Cuyahoga Community College

MERCANTILE BUSINESS PARK
OVER 2.9M SF
OFFICE/WAREHOUSE/FLEX SPACE

CHAGRIN BLVD - 25,800 VPD

FUTURE
POTENTIAL OUTLOT
OPPORTUNITY

SITE

**40,700 SF FORMER STEINMART ON
3.21 ACRES**

**RARE OPPORTUNITY TO OWN/CONTROL
A PRIME LOCATION IN ONE OF NE OHIO'S
PREMIER SUBURBS**

CBRE

Cleveland
10 MILES

DOWNTOWN
Van Aken
SHAKER HEIGHTS

THE
VUE
346 CLASS A
APARTMENT UNITS

CHAGRIN BLVD - 25,800 VPD
252'

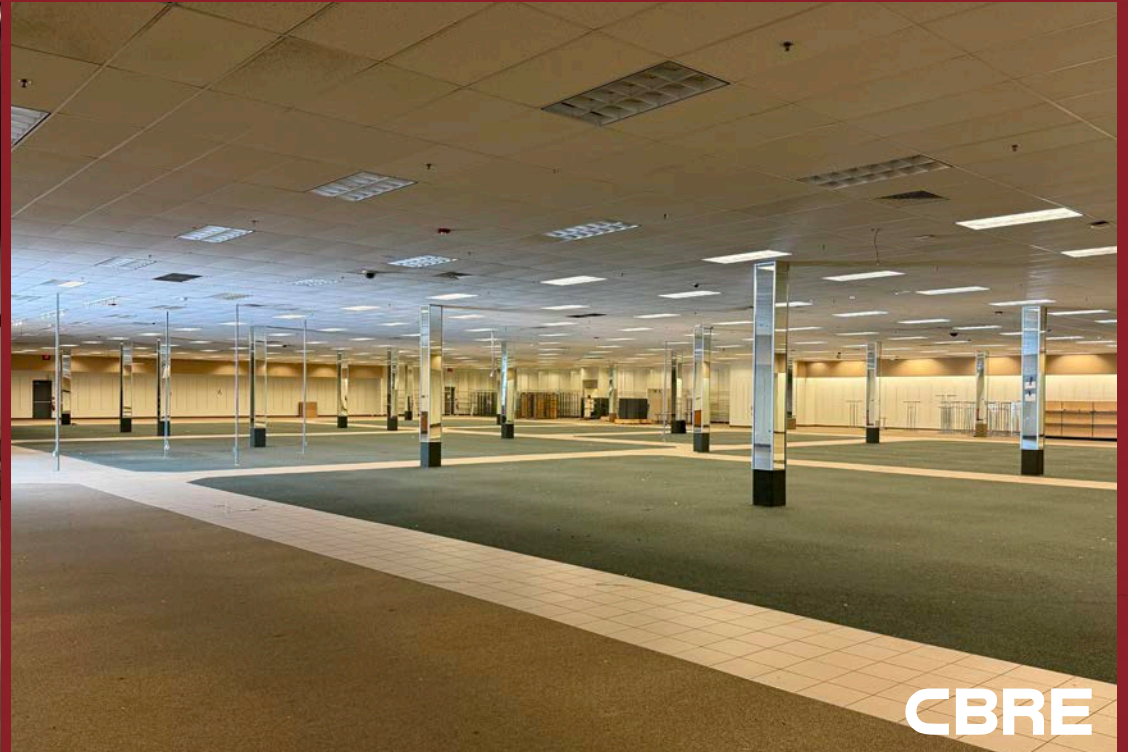
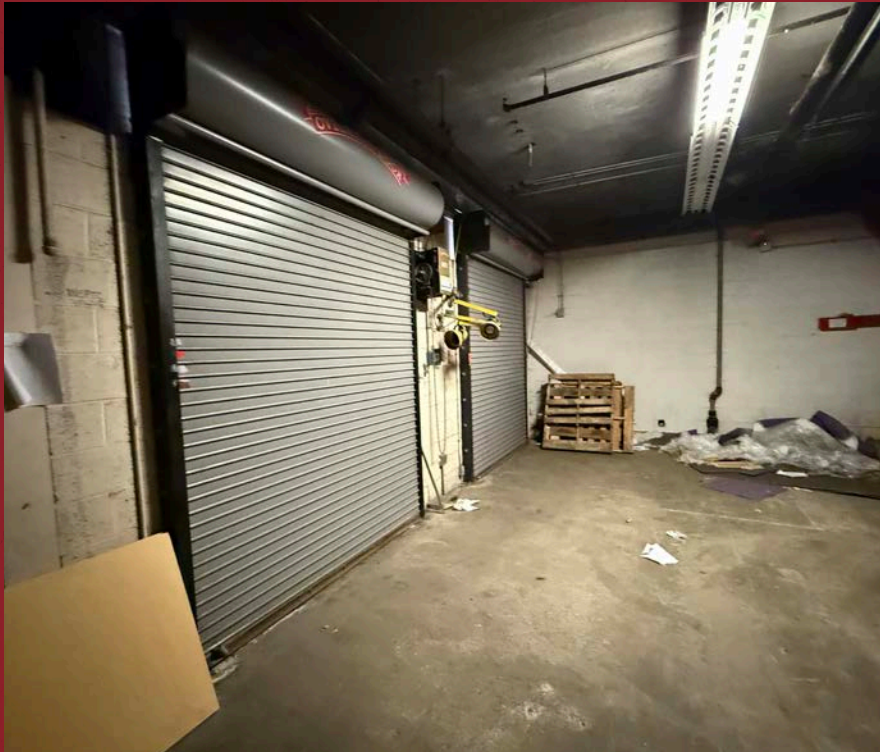
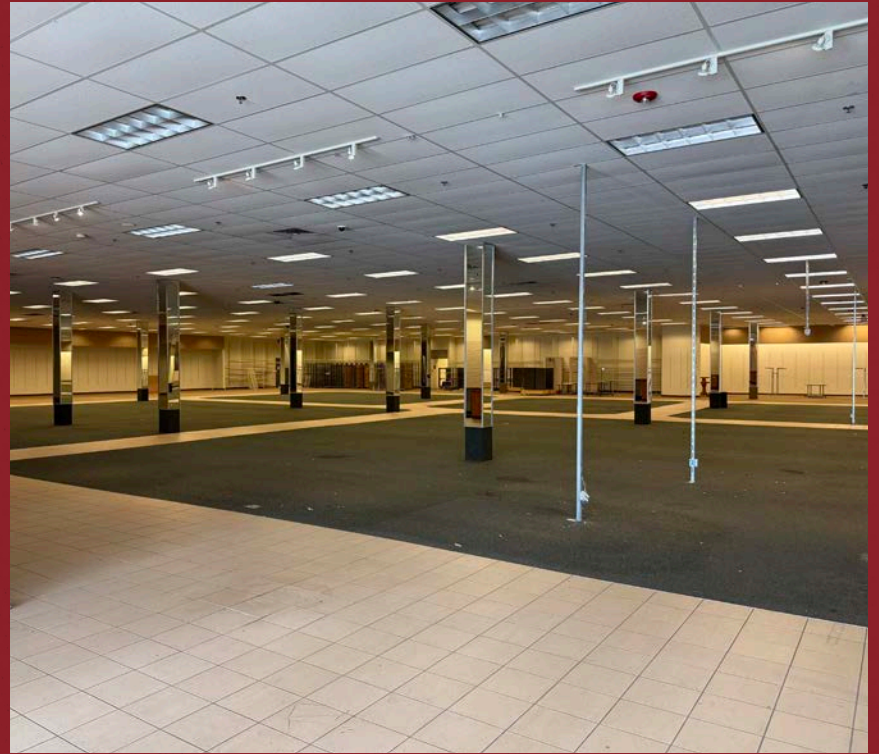
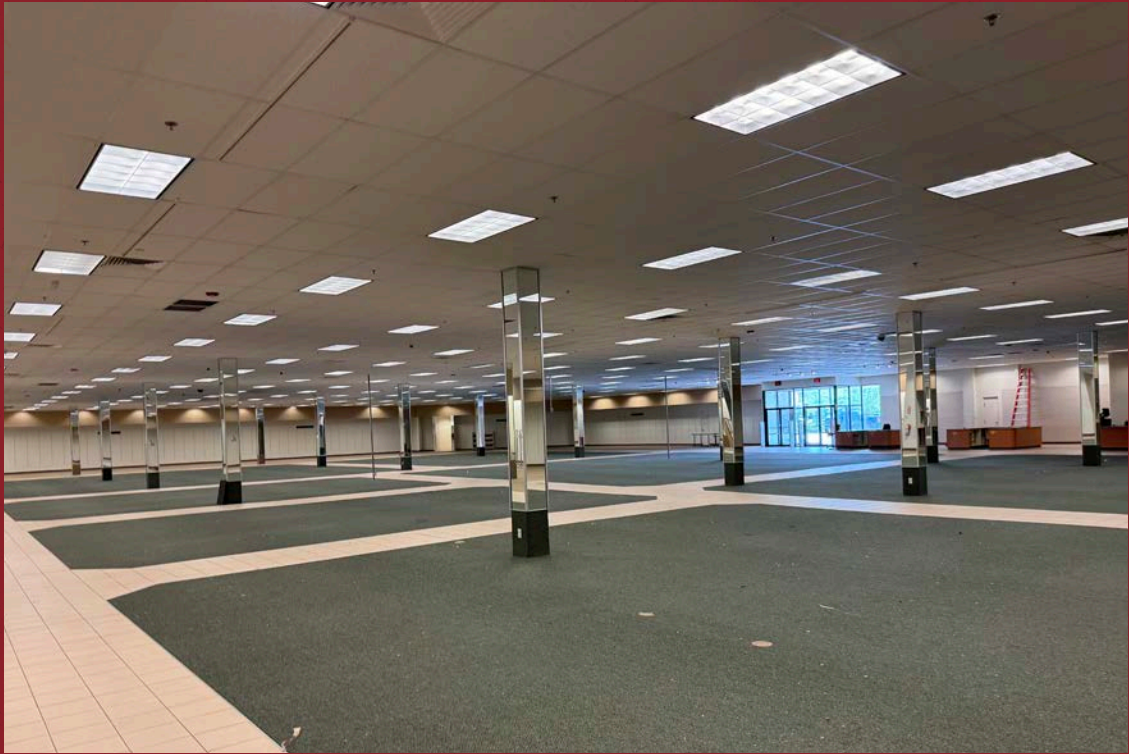
SITE

FUTURE
POTENTIAL OUTLOT
OPPORTUNITY

PAVILION SHOPPING CENTER
giant eagle | crumbl cookies | ROSS DRESS FOR LESS | Michaels
petco | City BARBEQUE | BRUEGGER'S BAGELS

551' 575' 254'

CBRE

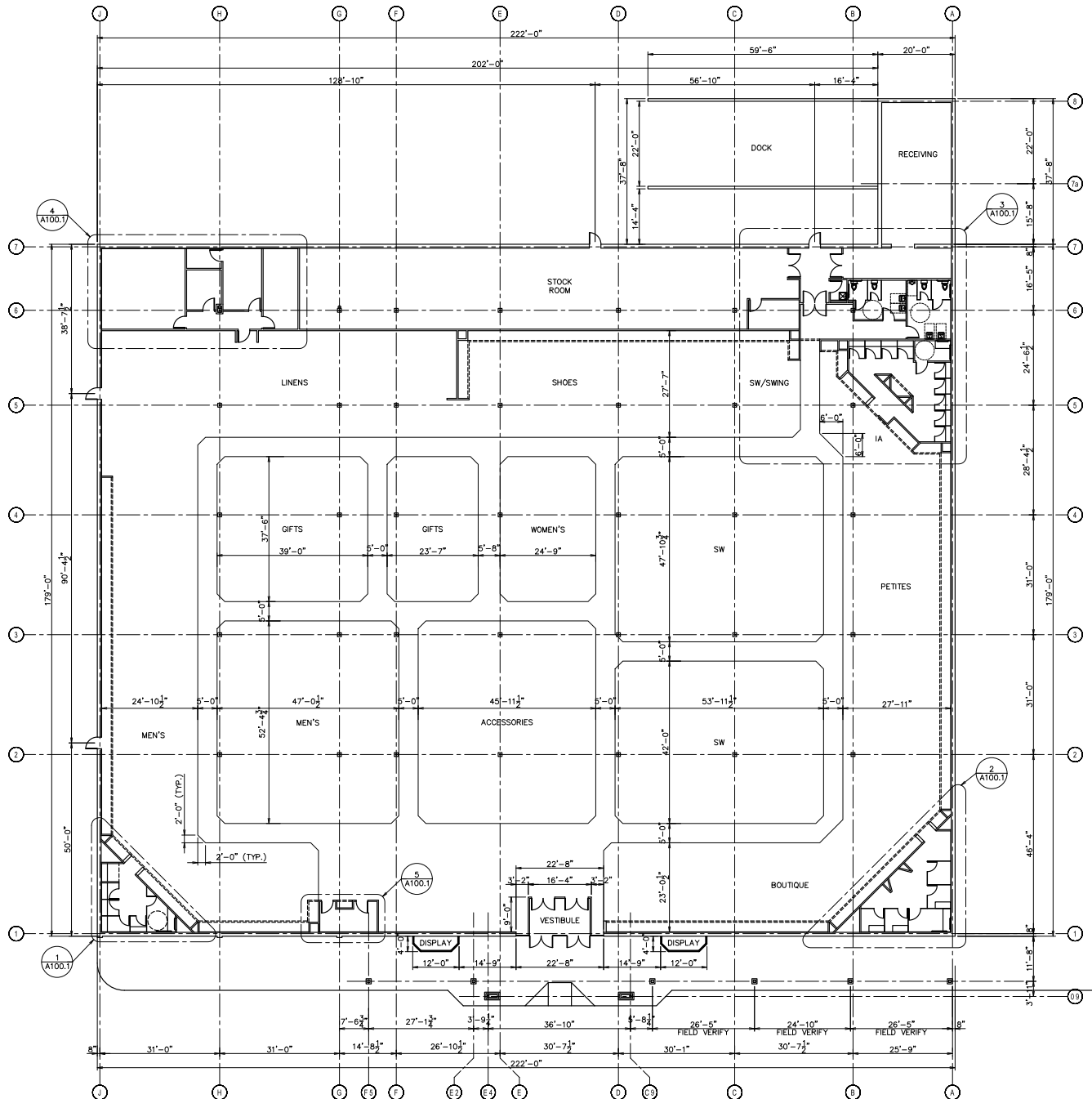


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FLOOR PLAN

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 HEREIN.
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 HEREWITH COPY WRITTEN, AND USE OF THEM REQUIRES 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

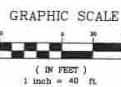
Ownership of Apron unknown

LEGEND

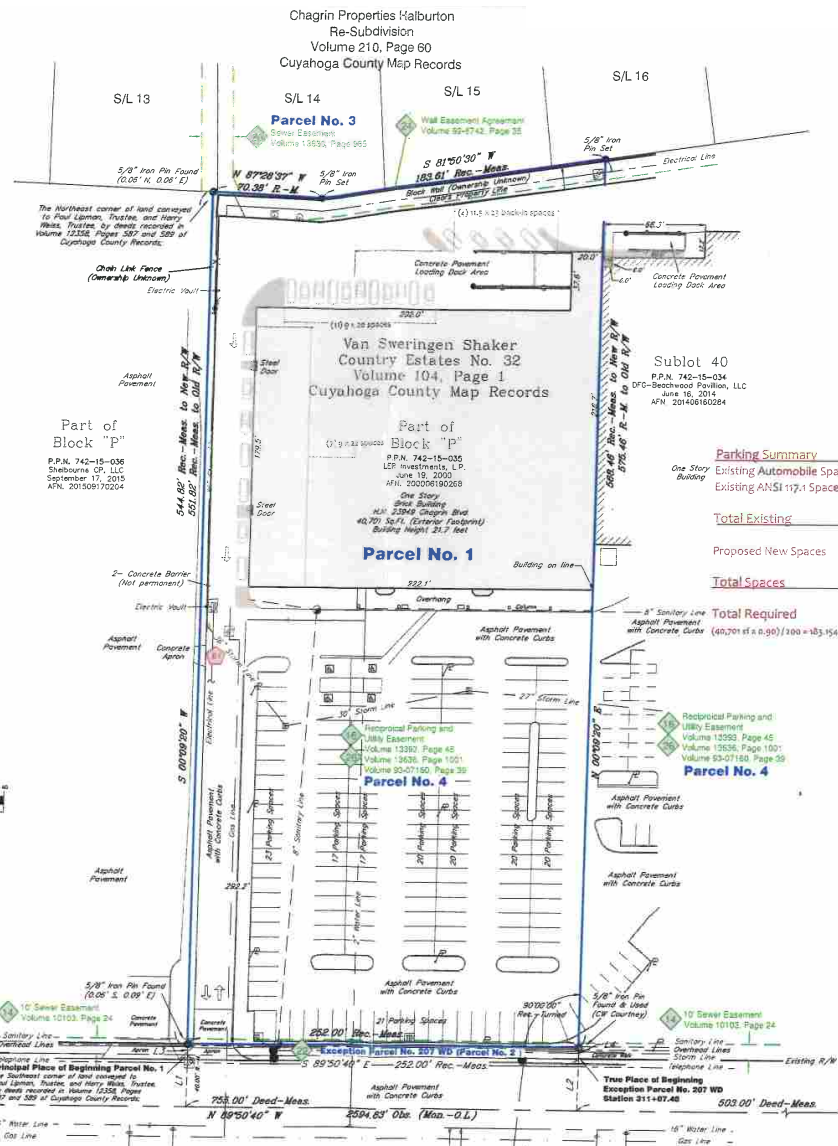
Monument Box Found	Existing Spot Elevation Tag
Iron Pin Found	Proposed Spot Elevation Tag
5/8" x 30" Iron Pin Set	Hydrant
Drill Hole Set / Found	Stand Pipe
Gas Meter	Water Service Valve
Gas Valve / Shut Off	Water Line Valve
Utility Pole	Water Manhole
Light Pole	Sanitary Manhole
Traffic Pole	Sanitary Manhole
Ground Light	Unknown Manhole
Day Anchor & Line	Catch Basin
Flag Pole	Yard Basin
Electric Meter	Storm Manhole
Electric Manhole	Trench Drain
Electric Box	Curb Inlet
Transformer	Traffic Flow/Access
Air Conditioning Unit	Sign Post
Telephone Box / Manhole	Ballot
Cable Box / Manhole	Handicap Parking
Traffic Control Box	Benchmark
Tree	Monitoring Well
Encroachments	Centeline
Violations	Property Line
Encasement No.	Encasement No.

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° 08' 20" W



SOUTH GREEN ROAD 86' (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 SURVEYS

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

PROPERTY AREA

Total	3.2332	Acres	140,840	Sq.Ft.
Exception	0.0405	Acres	1,764	Sq.Ft.
Net	3.1927	Acres	139,076	Sq.Ft.

UTILITY PROVIDERS

OUPS Reference No. A113100729
Date: May 11, 2021

AT&T

Plans Not Received

(CEI) The Illuminating Company

Plans Received

City of Beachwood

Plans Received

City of Cleveland Division of Water

Plans Received

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE: 800-362-2764 or 811
OHIO UTILITIES PROTECTION SERVICE

Dominion East Ohio Gas

Plans Received

Charter Communications

Plans Not Received

Everstream Solutions

Plans Not Received

UTILITY NOTE

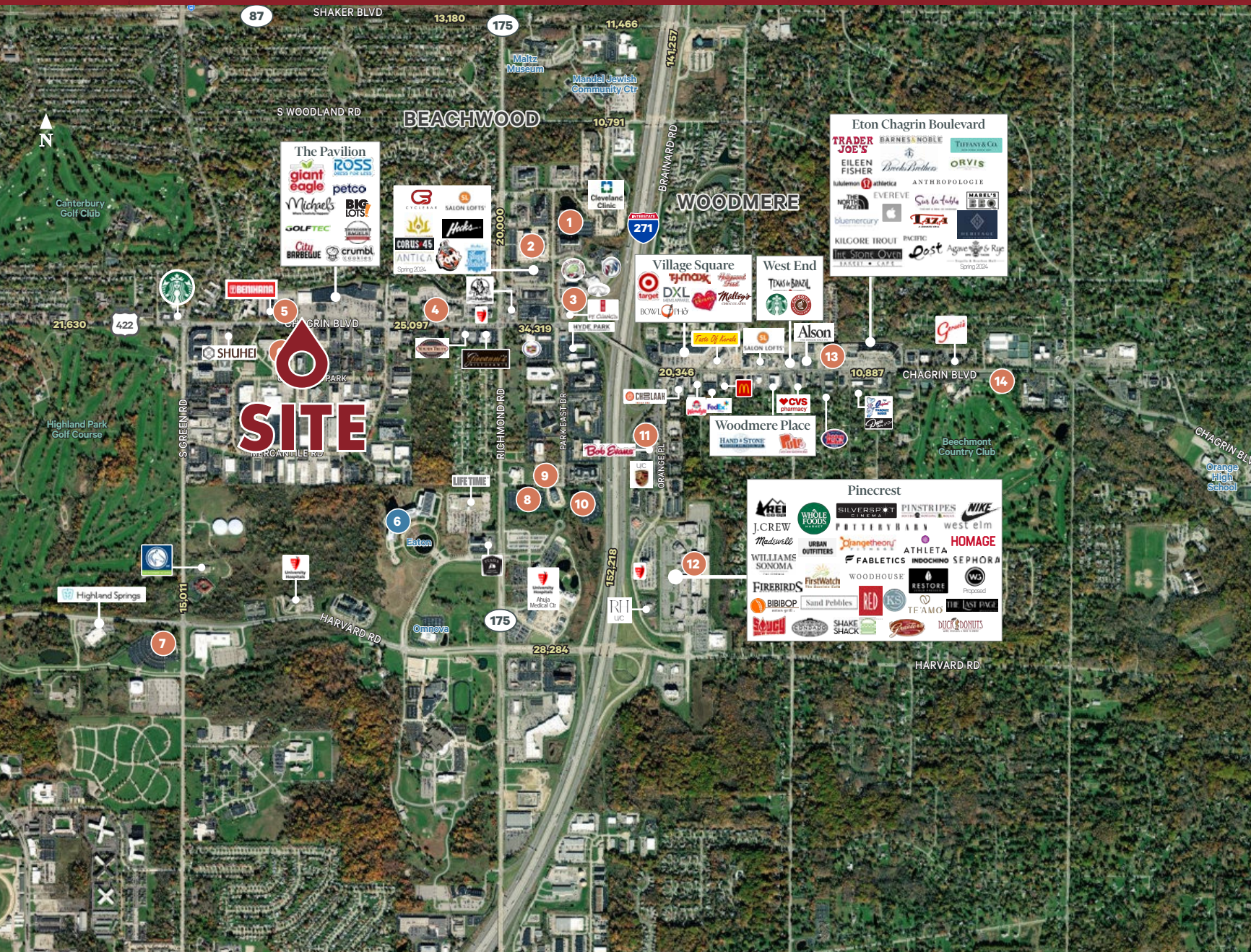
Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground 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.

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

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

3.5M 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 - 242,510 SF
5. Chagrin Plaza East & West - 106,685 SF
6. Commerce Park - 432,425 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 Pincrest - 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

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Updated: May 28, 2025

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:

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