

Anchor space now available - 68,353 SF

36,761 SF Jr. Anchor Box (or proposed outlot) Available For Lease

RETAIL SPACE FOR LEASE



# PLEASANT VALLEY SHOPPING CENTER

7542 BROADVIEW RD., PARMA, OH 44134

## CONTACT:

Sean Wall  
SeanWall@HannaCRE.com  
216.861.5498

Tom Grasso  
TomGrasso@HannaCRE.com  
216.861.5429

# PLEASANT VALLEY SHOPPING CENTER

7542 BROADVIEW RD., PARMA, OH 44134

## PROPERTY OVERVIEW

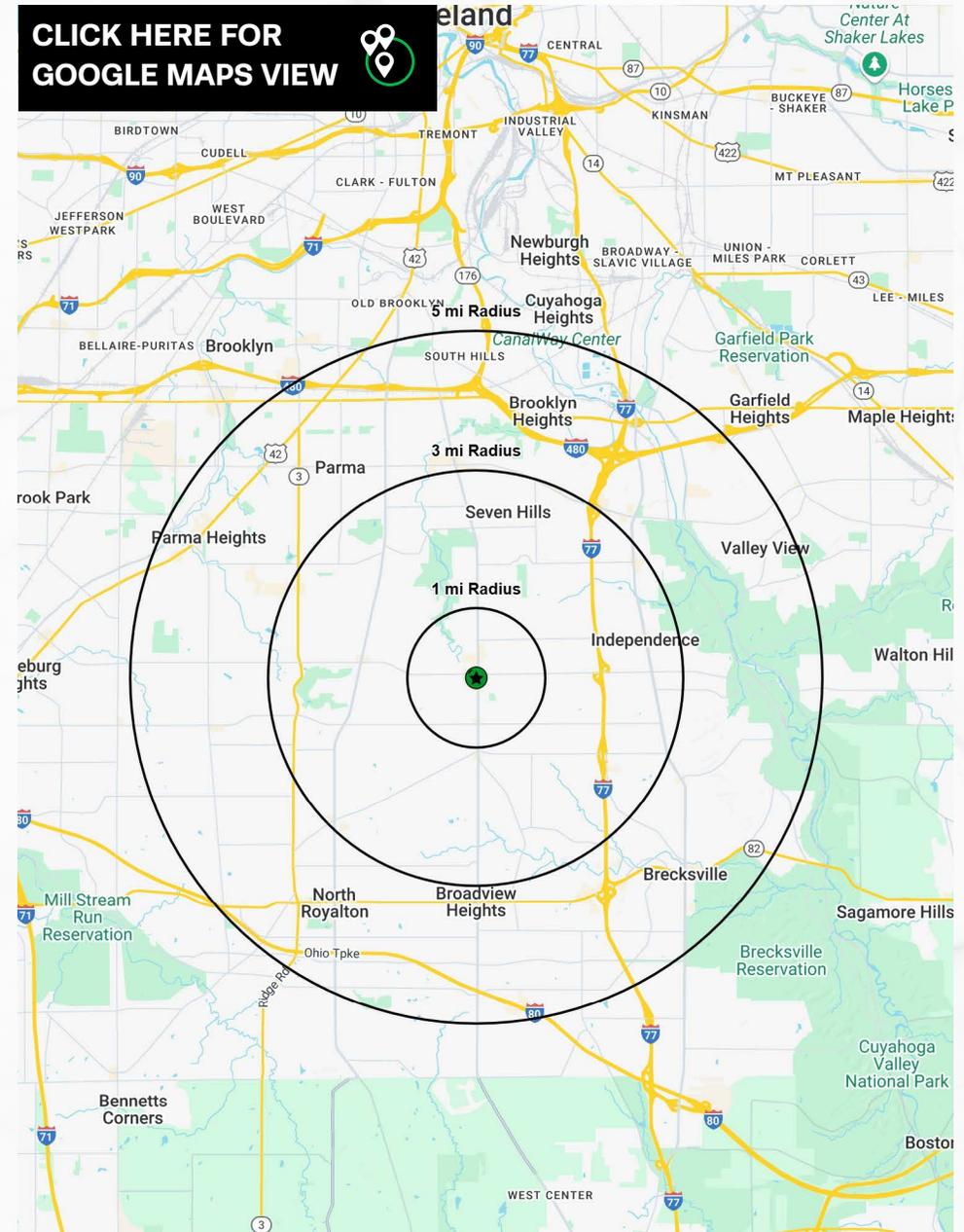
### PROPERTY SUMMARY

- Anchor space now available (former Acme) – 68,353 SF
- Jr. anchor space (former Big Lots) now available for lease – 36,761 SF
- Jr. Anchor space/outlot positioned at the signalized Western entrance to the shopping center off Pleasant Valley Rd.
- Located at the major intersection of Broadview Road and Pleasant Valley Road, with high visibility
- Strong traffic counts on both roads: 13,829 VPD and 22,934 VPD (Vehicles Per Day)
- Established community center serving a trade area in excess of 170,000 people

### DEMOGRAPHICS

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 6,589     | 57,839    | 160,757   |
| HOUSEHOLDS         | 2,947     | 24,604    | 70,006    |
| AVERAGE HH INCOME  | \$111,030 | \$120,506 | \$108,407 |
| MEDIAN HH INCOME   | \$78,999  | \$88,291  | \$79,373  |
| DAYTIME POPULATION | 4,141     | 40,071    | 134,686   |

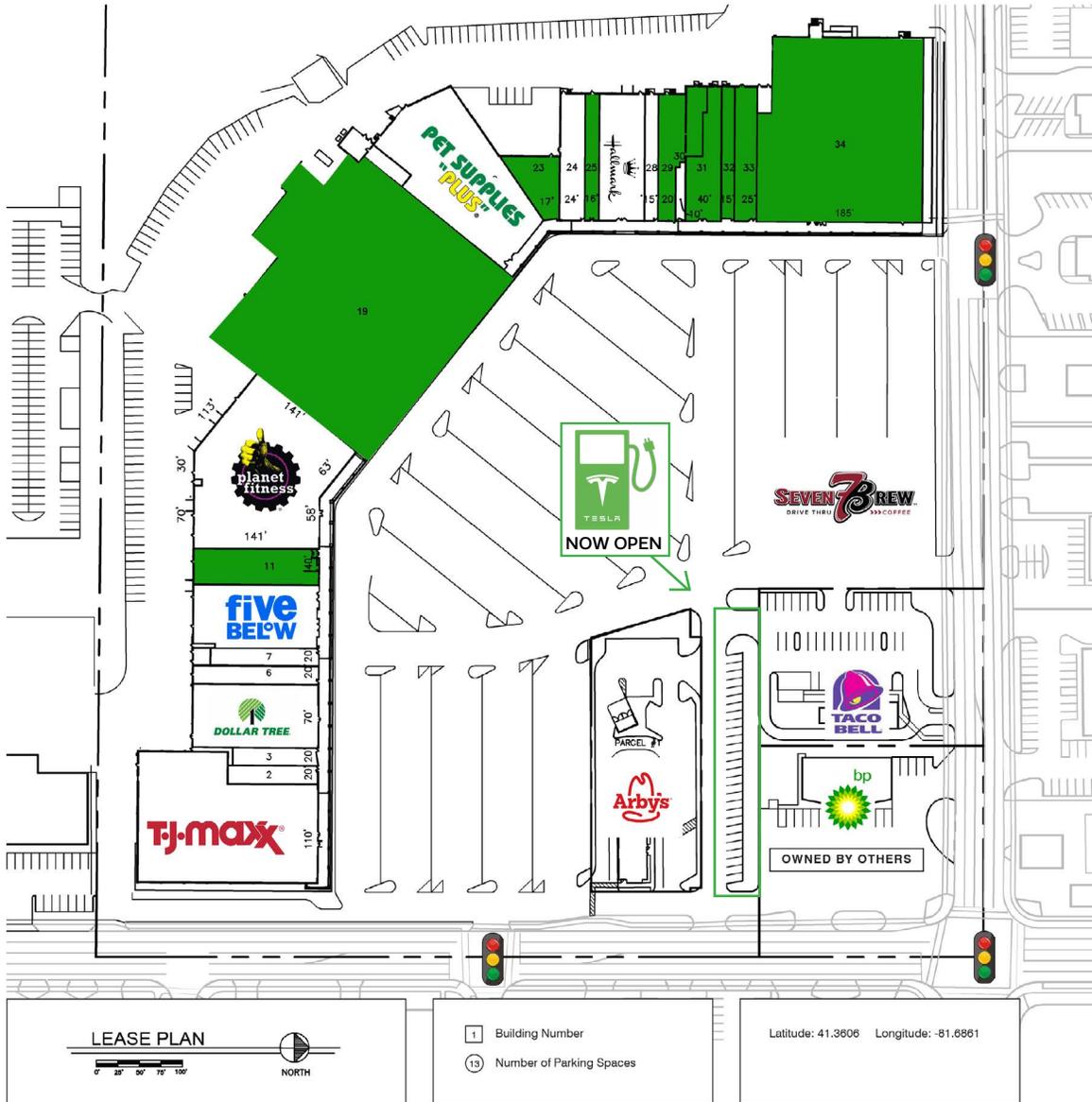
CLICK HERE FOR  
GOOGLE MAPS VIEW



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## SITE PLAN



| UNIT #         | STREET #  | %      | LEASABLE SQ. FT. | DIMENSIONS  | LESSEE                   |
|----------------|-----------|--------|------------------|---|--------------------------|
| 1              | 951       | 10.58  | 25,500           | (110x200)+(35x100)  | T J Maxx                 |
| 2              | 1011      | 0.83   | 2,000            | 20x100  | Little Caesars Pizza     |
| 3              | 1021      | 0.79   | 1,900            | 20x95   | Great Clips              |
| 4              | 1031      | 4.06   | 9,800            | 70x140  | Dollar Tree              |
| 6              | 1061      | 1.16   | 2,800            | 20x140  | Blue Ginger Restaurant   |
| 7              | 1071      | 1.05   | 2,525            | (20x20)+(5x25)  | Magic Nails              |
| 8              | 1081      | 2.56   | 6,175            | (45x140)-(5x25)   | Five Below               |
| 10             | 1111      | 1.45   | 3,500            | 25x140  | Five Below               |
| 11             | 1125      | 2.32   | 5,600            | 40x140  | Available                |
| 14             | 1151      | 10.05  | 24,237           | (63x141)+(58x141)+(90x141/2)+(50x141/2)   | Planet Fitness           |
| 19             | 1225      | 28.35  | 68,353           | (259x200)+(251x60)+(16.5x55)+2(25.33x6)-2(6x6)+ Dock of 353 Second Flr-151x24.5 not included in leasable area | Available                |
| 22             | 1301-B    | 7.49   | 16,056           | (27x145)+(10.5x55)+(5x10)+(43x200)+(4,963-(5x10)  | Pet Supplies Plus        |
| 23             | 7540*     | 1.19   | 2,860            | (17x67.75)+(50.42x67.75)-2  | Available                |
| 24             | 7538*     | 1.41   | 3,392            | 24x141.33   | Sherwin-Williams         |
| 25             | 7536*     | 0.94   | 2,261            | 16x141.33   | Available                |
| 26/27          | 7532*     | 2.93   | 7,066            | 50x141.33   | Hallmark                 |
| 28             | 7530*     | 0.89   | 2,120            | 15x141.33   | Studio Capelli           |
| 29             | 7528*     | 2.19   | 5,210            | (20x141.33)+(10x81.3)-(5.25x5.25)+(20x46)+(24x30)-(2x21.33)   | Available                |
| 30             | 7526 1/2* | 0.26   | 628              | (10x60)+(5.25x5.25)   | Mario's Barbershop       |
| 31             | 7526*     | 1.86   | 4,350            | (40x72.5)+(20.25x48)+(15.33x31.17)  | Available                |
| 32             | 7524*     | 0.95   | 2,250            | 15x150  | Available                |
| 33             | 7520*     | 1.56   | 3,750            | 25x150  | Available                |
| 34             | 7512*     | 15.25  | 36,761           | 14x70+(171x120)+(168.67x85)+(14x50)+(16x14)   | Available                |
| TOTAL          |           | 100.00 | 241,094          |   |                          |
| <b>OUTLOTS</b> |           |        |                  |   |                          |
| 1              | 1075      | N/A    | 0.95 ac          | N/A   | Taco Bell                |
| 2              | N/A       | N/A    | N/A              | N/A   | 7 Brew Drive-thru Coffee |
| 3              | TBD       | N/A    | TBD              | N/A   | Arby's                   |
| LL1            |           |        | 300              | (20x5)+(5x40)   | Common Corridor          |
| LL2            |           |        | 400              | 20x20   | Meter Room               |
| LL5            |           |        | 48               | 6x6   | Meter Room               |
| LL7            |           |        | 750              | 25x30   | Meter Room               |
| LL8            |           |        | 490              | 16.33x30  | Meter Room               |

\*Broadview Road; balance of units are on Pleasant Valley Road

Site Area: 21.89 ac  
 Pavement Area: 13.57 ac  
 Building Area: 246,762 sf  
 Green Area: 2.66

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.

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## SITE PLAN – PROPOSED OUTLOTS



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|-----------|--------------|--------------|------------------|--|------------------------|
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| 3         | 1021         | 0.79         | 1,900            | 20x95  | Great Clips            |
| 4         | 1031         | 4.06         | 9,800            | 70x140   | Dollar Tree            |
| 6         | 1061         | 1.16         | 2,800            | 20x140   | Blue Ginger Restaurant |
| 7         | 1071         | 1.05         | 2,525            | (20x20)+(5x25)   | Magic Nails            |
| 8         | 1091         | 4.01         | 9,675            | 70x140   | Five Below             |
| <b>11</b> | <b>1125</b>  | <b>2.32</b>  | <b>5,600</b>     | <b>40x140</b>  | <b>Available</b>       |
| 14        | 1151         | 10.05        | 24,237           | (63x141)+(58x141)+(30x141/2)+(50x141/2)  | Planet Fitness         |
| <b>19</b> | <b>1225</b>  | <b>28.35</b> | <b>68,353</b>    | <b>(259x200)+(251x60)+(16.5x55)+2(25.33x6)-2(6x6)+ Dock of 353 Second Flr-151x24.5 not included in leasable area</b> | <b>Available</b>       |
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| <b>29</b> | <b>7528*</b> | <b>2.19</b>  | <b>4,240</b>     | <b>30x141.33</b>   | <b>Available</b>       |

### OUTLOTS

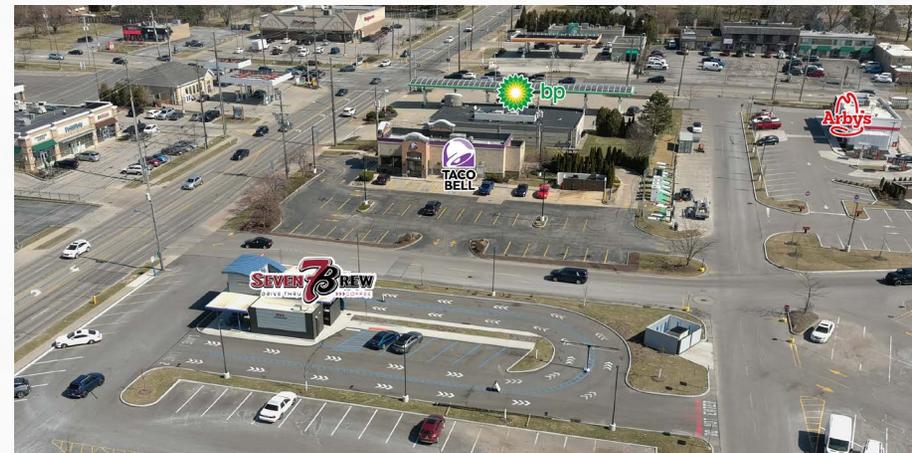
|          |            |            |                |               |                         |
|----------|------------|------------|----------------|---------------|-------------------------|
| 1        | 1075       | N/A        | 0.95 ac        | N/A           | Taco Bell               |
| 2        | 1137       | N/A        | N/A            | N/A           | 7 Brew                  |
| 3        | 7542*      | N/A        | TBD            | N/A           | Arby's                  |
| 4        | N/A        | N/A        | N/A            | N/A           | Tesla Charging Stations |
| 5        | N/A        | N/A        | 0.74 ac        | N/A           | Available               |
| <b>6</b> | <b>N/A</b> | <b>N/A</b> | <b>1.26 ac</b> | <b>N/A</b>    | <b>Available</b>        |
| LL1      |            |            | 300            | (20x5)+(5x40) | Common Corridor         |
| LL2      |            |            | 400            | 20x20         | Meter Room              |
| LL5      |            |            | 48             | 6x8           | Meter Room              |
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PHOTOS



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MICRO AERIAL



Proposed Outlot 6 -  
1.22 +/- AC or  
36,761 SF Jr. Anchor  
Box Available

Anchor space  
now available -  
68,353 SF