

**FOR LEASE**



**HANNA**  
COMMERCIAL REAL ESTATE

**WASHINGTON SQUARE PLAZA**  
8531-8559 E Washington St, Chagrin Falls, OH 44023

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## PROPERTY OVERVIEW

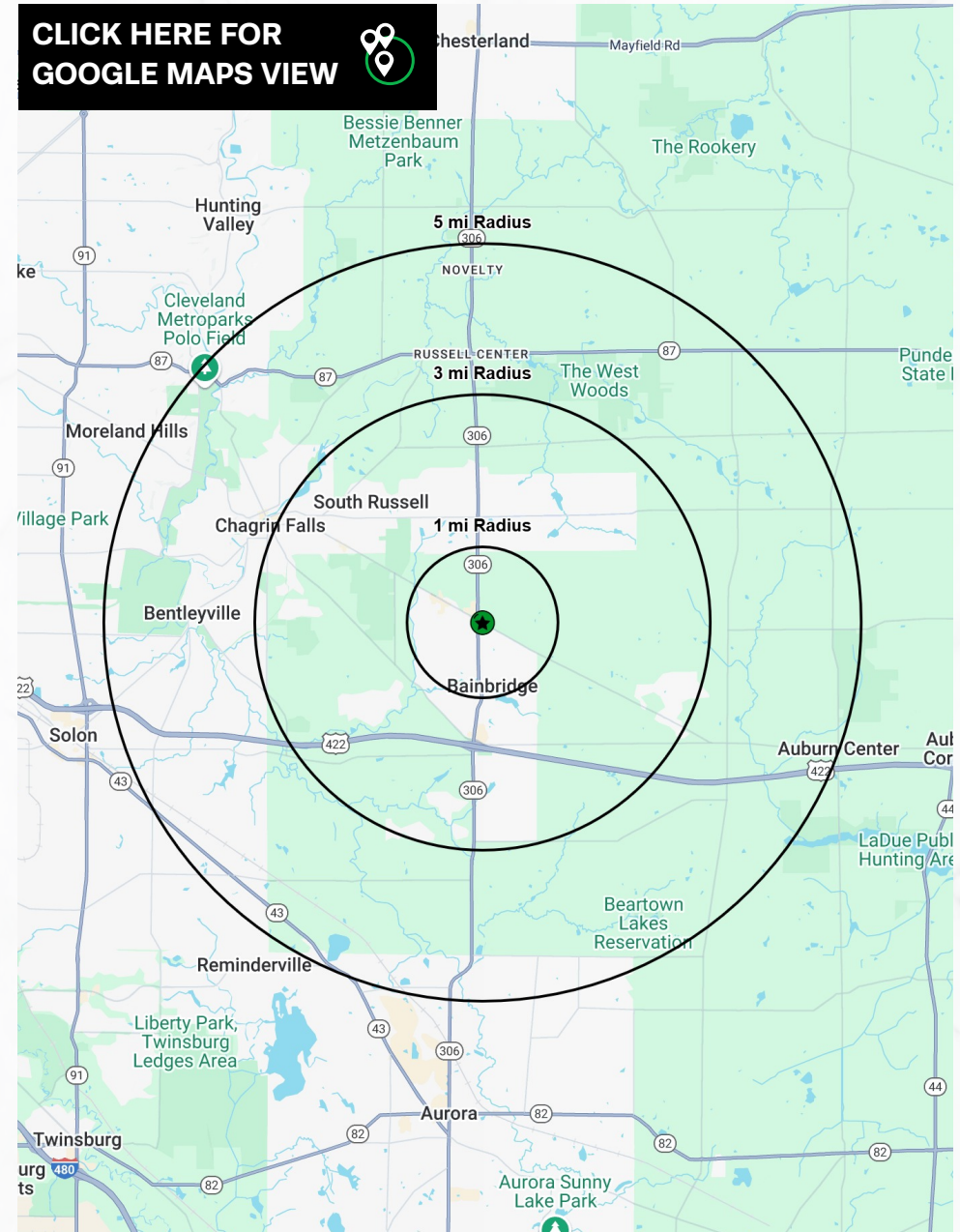
### PROPERTY SUMMARY

- Retail Space Available Ranging 1,299 SF - 5,758 SF:
  - Suite G: 1,195 SF – Coming Available!
  - Suite I: 1,487 SF
  - Suite J: 2,972 SF
  - Suite K: 1,299 SF
- Located at the signalized intersection of OH-306 & Washington St with 26,963 vpd combined
- Recently Renovated facade & digital pylon along with a repaved parking lot
- Join retailers including Heinen's, Aldi, Dunkin, Discount Drug Mart, Panera, Hollywood Feed, and more.

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,540	19,452	36,436
HOUSEHOLDS	827	7,477	13,997
AVERAGE HH INCOME	\$193,838	\$200,260	\$215,302
MEDIAN HH INCOME	\$160,399	\$147,260	\$146,912
DAYTIME POPULATION	3,118	19,259	30,062

[CLICK HERE FOR GOOGLE MAPS VIEW](#)



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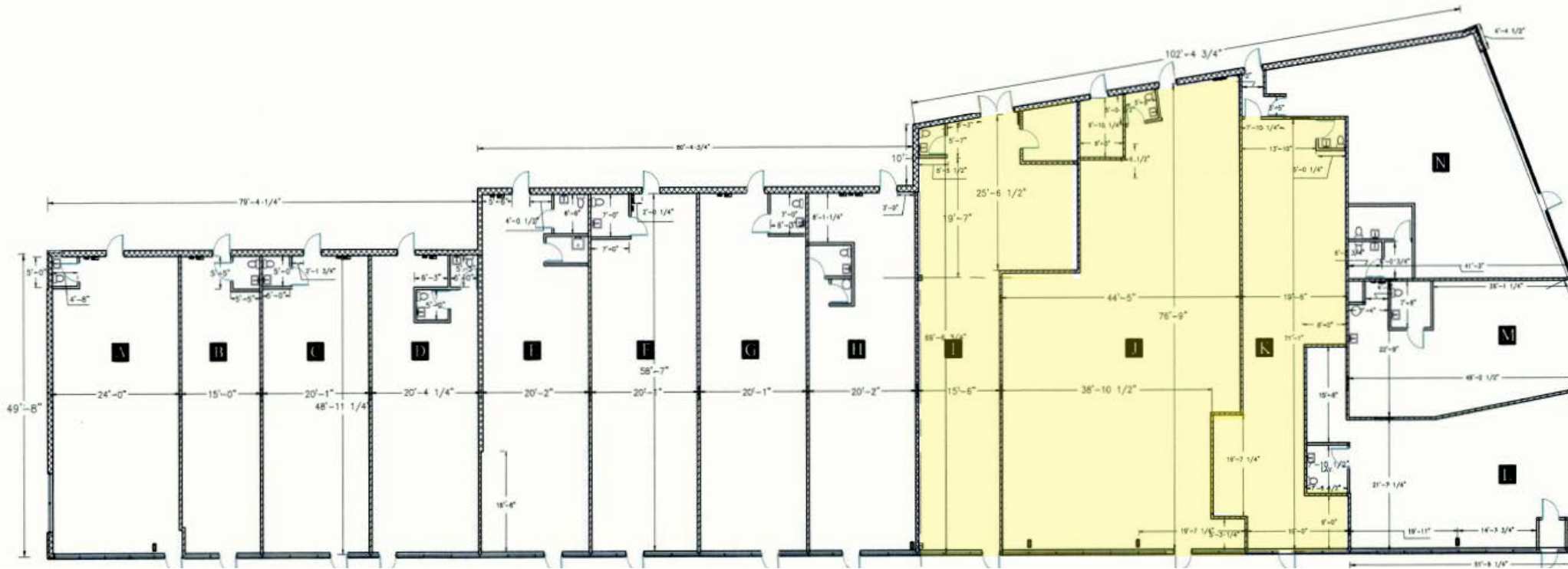
PICTURES



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SITE PLAN



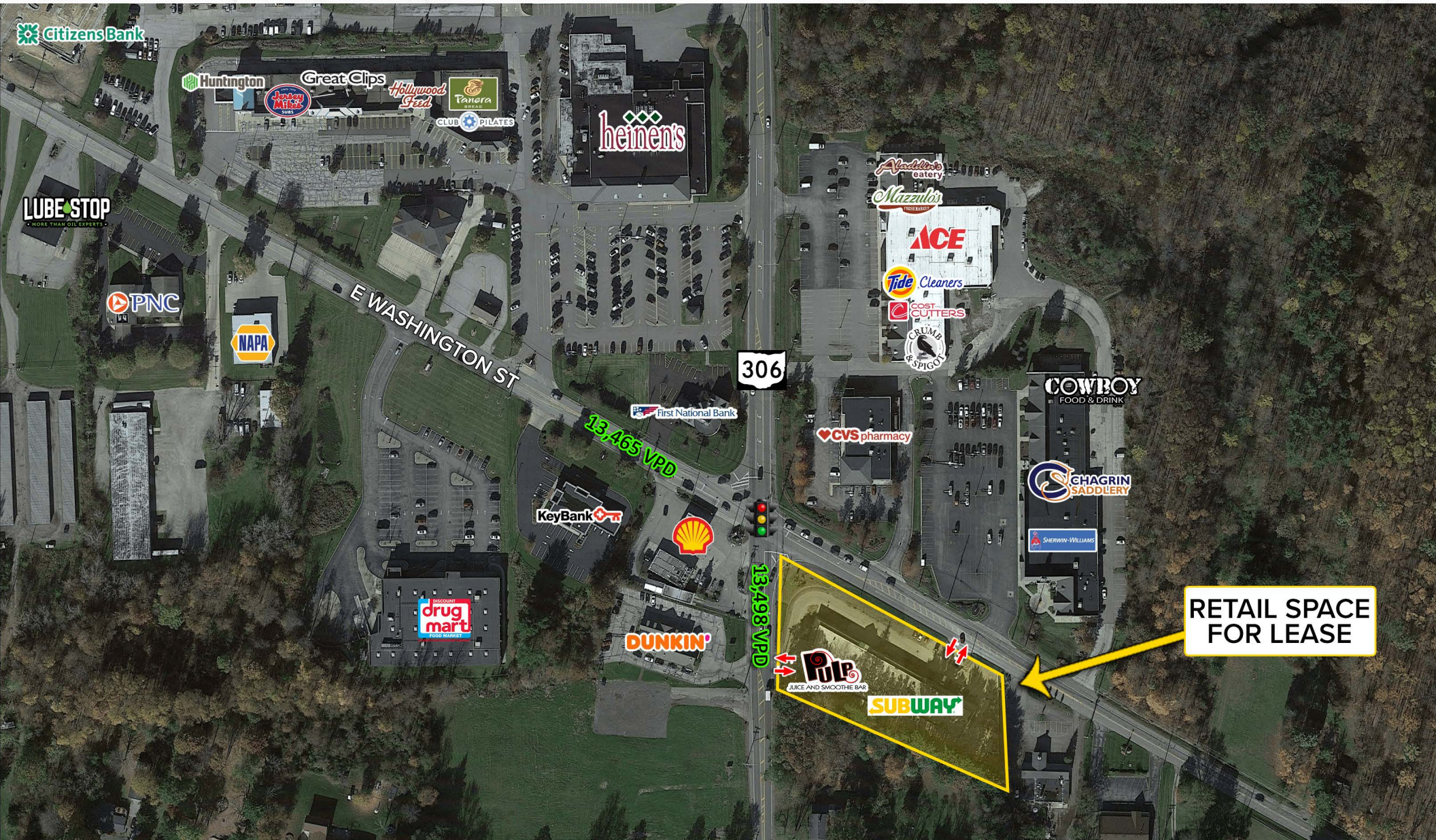
#	TENANT	SF
A	Dr Russell Smile Studio	1,192 SF
B	Dr Russell Smile Studio	745 SF
C	Dr Russell Smile Studio	998 SF
D	Subway	1,009 SF
E	A1 Smoke Shop	2,000 SF
F	Gionino's Pizza	1,195 SF
G	Falls Floor Gallery - COMING AVAILABLE	1,195 SF

#	TENANT	SF
H	Blue Basil Indian Cuisine	2,000 SF
I	VACANT	1,487 SF
J	VACANT	2,972 SF
K	VACANT	1,299 SF
L	Aubrey's	1,352 SF
M	Gold & Coins Shop	933 SF
N	Pulp Juice & Smoothie	1,458 SF

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MICRO AERIAL



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