TANGLEWOOD PROPERTY LINKS UNIT T-
8535-55-75 TANGLEWOOD SQUARE
8560 Bainbridge Road
BAINBRIDGE TWP., OH 44023

May 1, 2026

Copy the hyperlink below for detailed video.

TANGLEWOOD SQUARE SHOPPING CENTER AERIAL HYPERLINK

https://drive.google.com/file/d/1W1ZMkqrWTQocQJNYbceKV8QIXhpLFNKP/view

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R5126K

8535-8575 Tanglewood Sq

Location:	**Tanglewood Square** **AKA Bainbridge Rd @ NEC Bainbridge Rd & Chillocothe Rd** **Geauga County Cluster** **Geauga County Submarket** **Geauga County** **Chagrin Falls, OH 44023**
Developer:	**-**
Management:	**Richard Katz Realty, Ltd.**
Recorded Owner:	**Tanglewood Square Shopping Center, LLC**
True Owner:	**Richard Katz Realty, Ltd.**

Center Type:	**Community Center**
Bldg Status:	**Built 1974, Renov 2000**
Total GLA:	**191,444 SF**
# of Bldgs:	**4**
Levels:	**1**
Land Area:	**39.68 AC**
Total Avail:	**63,191 SF**
% Leased:	**97.6%**
Max Contig:	**58,632 SF**
Smallest Space:	**1,479 SF**
Bldg Vacant:	**63,191 SF**

Features:	**Freeway Visibility, Pylon Sign, Signalized Intersection**
Street Frontage:	**Chillicothe Rd 671'Bainbridge Rd 696**
Parking:	**870 Surface Spaces**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P P 1 / Suite T 7-B	1,479	1,479	1,479	$15.50/nnn	Vacant	1-10 yrs	Direct
P P 1 / Suite F-1	3,080	3,080	3,080	$24.00/nnn	Vacant	2-10 yrs	Direct
E E 1 / Suite B1	58,632	58,632	58,632	$9.00/nnn	30 Days	1-15 yrs	Direct

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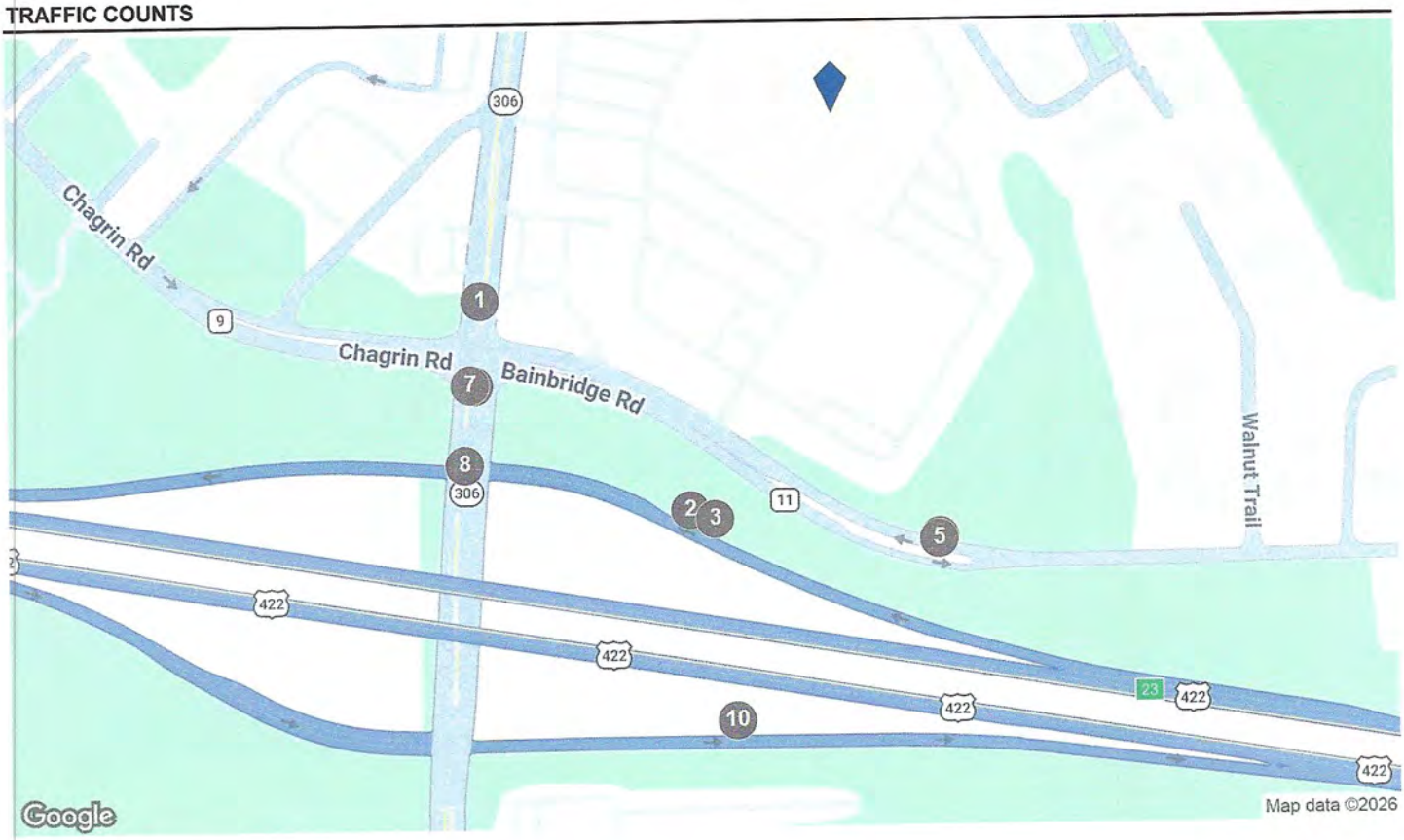
FORMER KMART BUILDING 8560 BAINBRIDGE ROAD

- Free-standing former Kmart/Great Lakes Outdoor Supply building containing 58,632 SF (55,552 SF mainbuilding) dimensions of 248 feet wide by 224 feet deep plus attached former garden center- 3,080 SF (31' x 100' deep)) situated on 3.9 Acres of Land. The building is fully sprinkled.
- ZONING CLASSIFICATION CB-CONVENIENCE BUSINESS DISTRICT
- Elevated 8,000 SF non-structural Mezzanine for storage and roof access.
- Community center anchored by a Giant Eagle Supermarket (Retail volume-$585+ PSF/YR).
- Prime Location-Freeway visibility. Adjacent to Route 422 & Route 306 freeway exit at Chillicothe Road, Chagrin Falls (Bainbridge Twp.), OH 44023.
- 27 Minutes from Downtown Cleveland, OH, 15 Minutes from Chagrin Boulevard Corridor.
- Convenient access to several surrounding bedroom communities. 6 miles each to Chagrin Falls, Aurora and Solon, OH
- Average HH Income exceeds $186,000 per year in a 3-mile radius.
- No City Income Tax
- 38,000+ VPD freeway traffic
- Substantial electric power to the building (480/277/208) in a separate electric room.
- Two automatic security doors with automatic door operated steel security barricades are located at the main entrance and the rear heated delivery area and are operated by remote control as well as from connections in the building.
- Security system installed in the building by the previous tenant, a firearms dealer.
- Exterior-fenced-in storage is located on the south side of the building.
- Ceiling height 19 feet to the deck at front sloping to 17.5 feet to the bottom of the bar joists in the rear feeding water to gutter system. Ceiling height to the joist bottoms range from17 feet in the front to 15.5 feet in the rear. Column- spacing is generally 41' x 33'.
- A 60-mil rubber roof replacement in early 2014.
- Automatic Drive-in dock door, and a compactor-opening
- Double door access in the rear delivery area.
- Asking base rent starts at $9.00 Per Square Foot per year NNN
- Contributions-2025
- Real Estate Taxes $1.86 PSF
- Insurance .86 PSF
- CAM 1.89 PSF
- Total 4.61 PSF (2025)

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Chillicothe Rd	Hwy 422 - S	12,397	2025	0.14 mi
2 Bainbridge Rd	Chagrin Rd - NW	2,009	2024	0.15 mi
3 RAMP FROM US422 WB TO SR306	Chagrin Rd - NW	2,039	2025	0.15 mi
4 Bainbridge Road	Walnut Trl - E	10,070	2025	0.15 mi
5 BAINBRIDGE RD	Walnut Trl - E	9,137	2025	0.16 mi
6 Chillicothe Road	Chagrin Rd - N	25,518	2025	0.16 mi
7 CHILLICOTHE RD	Chagrin Rd - N	25,522	2024	0.16 mi
8 Chillicothe Rd	US Hwy 422 - S	13,880	2018	0.18 mi
9 RAMP FROM SR306 TO US422 EB	Chillicothe Rd - NW	1,690	2024	0.21 mi
10 RAMP FROM SR306 TO US422 EB	Chillicothe Rd	2,032	2025	0.21 mi

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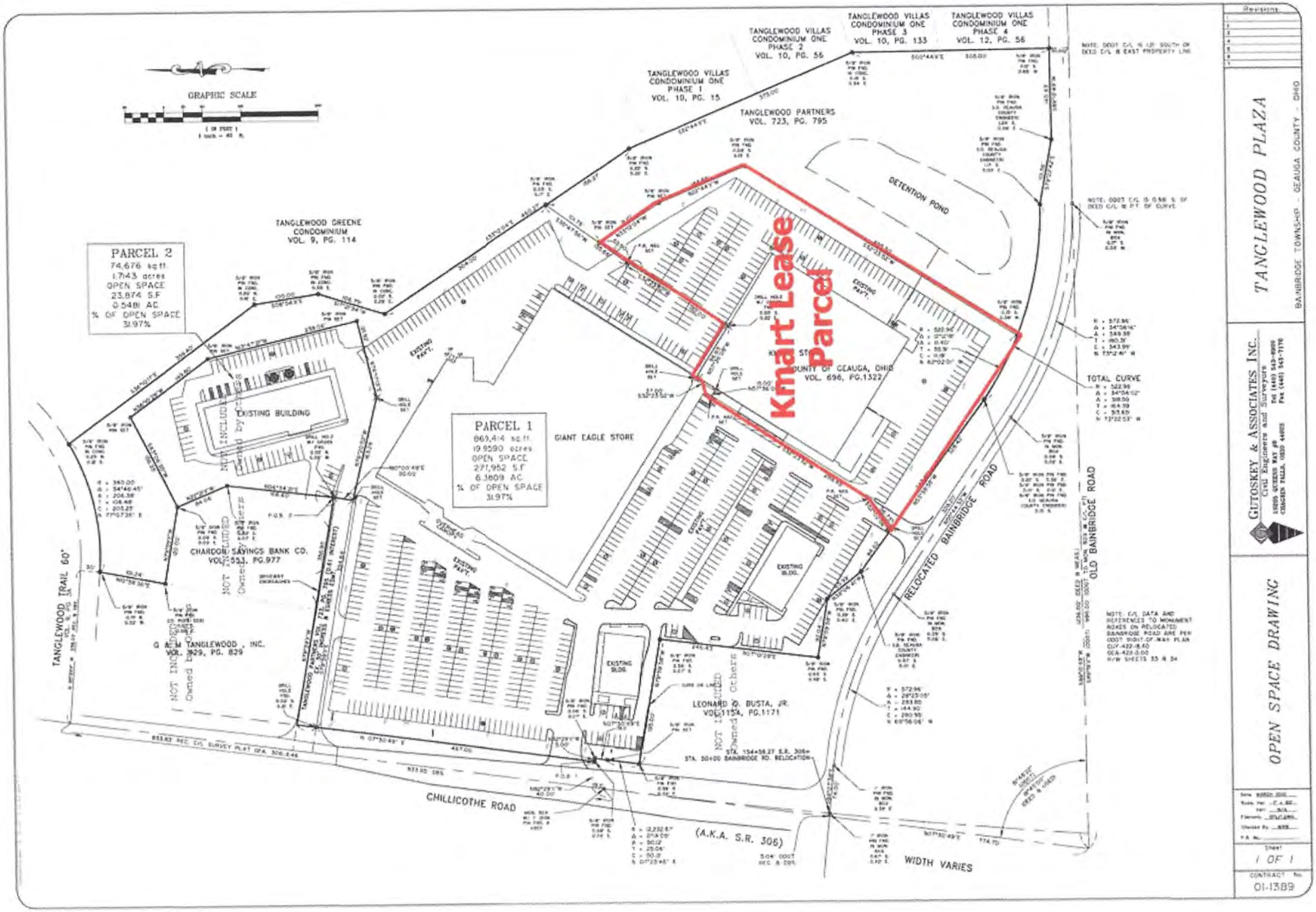
FORMER KMART BUILDING IN TANGLEWOOD FOR LEASE

8560 BAINBRIDGE RD, BAINBRIDGE, OH 44023

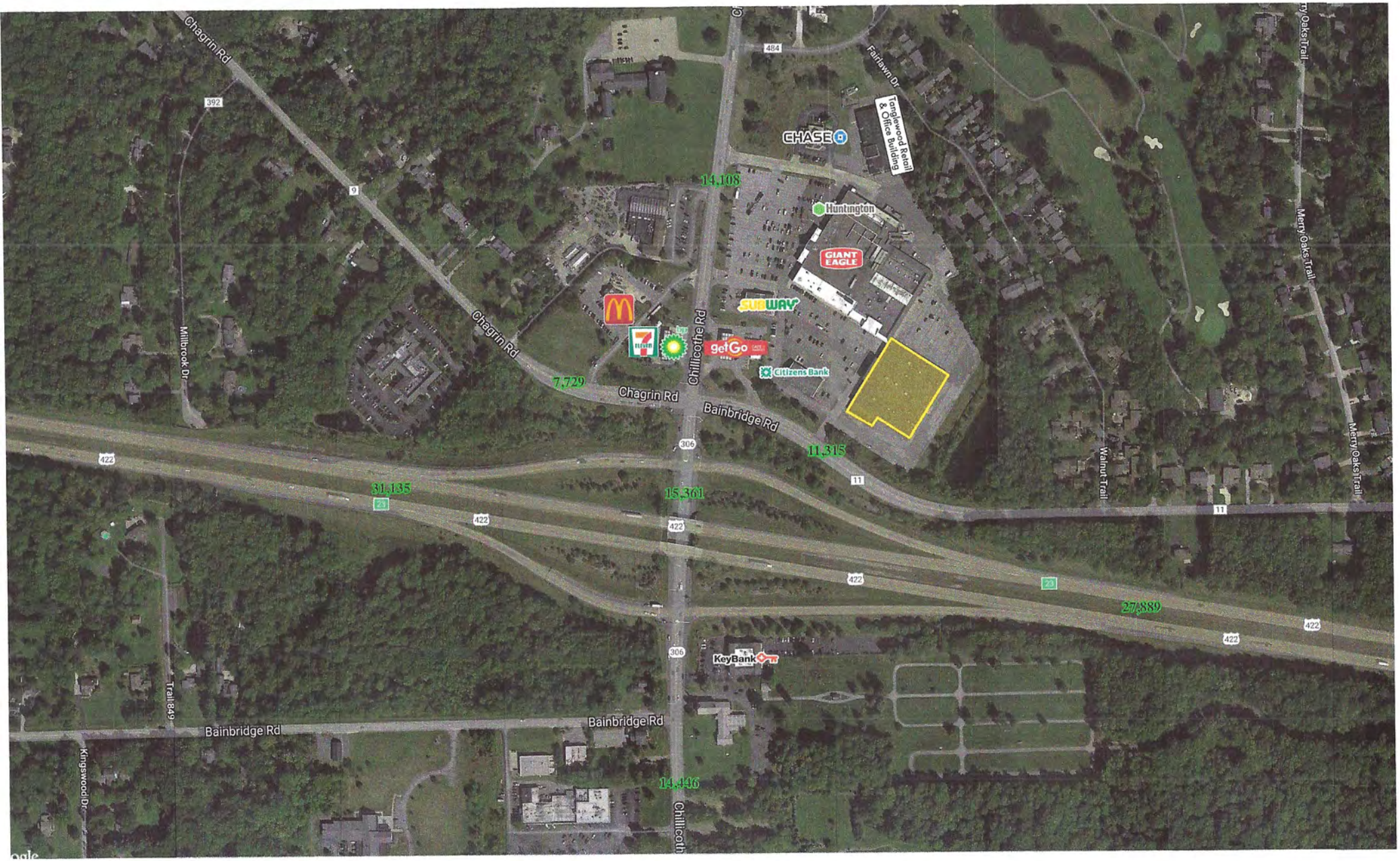
PICTURES

- An elevated mezzanine area leading to stairway access to the roof located in delivery area.
- Power to the building – 480/277/208 and a separate electric room.
- Two automatic security doors with garage door operated steel security barricades are located at the main entrance and the rear heated delivery area and are operated by remote control as well as from connections in the building.
- An extensive security system was installed in the building by the previous tenant, a firearms dealer.
- There is an exterior fenced in storage are on the south side of the building.
- Electrical connections throughout the building are upgraded substantially.
- Asking base rent is $8.00 Per Square Foot per year
  NNN–2021 charges were $2.47 PSF.


GRAPHIC SCALE
TANGLEWOOD VILLAS CONDOMINIUM ONE PHASE 1 VOL. 10, PG. 15
TANGLEWOOD VILLAS CONDOMINIUM ONE PHASE 2 VOL. 10, PG. 56
TANGLEWOOD VILLAS CONDOMINIUM ONE PHASE 3 VOL. 10, PG. 133
TANGLEWOOD VILLAS CONDOMINIUM ONE PHASE 4 VOL. 12, PG. 56
TANGLEWOOD PARTNERS VOL. 723, PG. 795
TANGLEWOOD GREENE CONDOMINIUM VOL. 9, PG. 114
DETENTION POND
PARCEL 2
74,676 sq ft
1.7143 acres
OPEN SPACE
23,874 S.F.
0.5481 AC.
% OF OPEN SPACE
31.97%
EXISTING BUILDING
PARCEL 1
869,414 sq ft
19.9590 acres
OPEN SPACE
27,952 S.F.
6.3809 AC.
% OF OPEN SPACE
31.97%
GIANT EAGLE STORE
Kmart Lease Parcel
COUNTY OF CEAUGA, OHIO VOL. 696, PG.1322
CHARDON SAVINGS BANK CO. VOL. 553, PG.977
G.E.M. TANGLEWOOD, INC. VOL. 929, PG. 829
LEONARD G. BUSTA, JR. VOL.1154, PG.1171
TOTAL CURVE
TANGLEWOOD TRAIL 60'
RELOCATED BAINBRIDGE ROAD
OLD BAINBRIDGE ROAD
CHILLICOTHE ROAD (A.K.A. S.R. 306)
WIDTH VARIES
TANGLEWOOD PLAZA
BAINBRIDGE TOWNSHIP - GEAUGA COUNTY - OHIO
GUTOSKEY & ASSOCIATES, INC.
Civil Engineers and Surveyors
OPEN SPACE DRAWING
1 OF 1
CONTRACT No.
01-1389

FORMER KMART BUILDING IN TANGLEWOOD FOR LEASE

8560 BAINBRIDGE RD, BAINBRIDGE, OH 44023



Demographic Detail Report

Tanglewood Square

8535-8575 Tanglewood Sq, Chagrin Falls, OH 44023

Building Type: **Shopping Center**
Center Type: **Community Center**
Center GLA: **191,444 SF**
Year Built: **1974**

Total Available: **63,191 SF**
% Leased: **97.62%**
Rent/SF/Yr: **$9.84**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2030 Projection	14,940		46,757		185,995	
2025 Estimate	14,984		46,884		186,354	
2020 Census	14,971		47,341		188,204	
Growth 2025 - 2030	-0.29%		-0.27%		-0.19%	
Growth 2020 - 2025	0.09%		-0.97%		-0.98%	
2025 Population by Age	**14,984**		**46,884**		**186,354**	
Age 0 - 4	613	4.09%	2,020	4.31%	8,739	4.69%
Age 5 - 9	783	5.23%	2,454	5.23%	9,781	5.25%
Age 10 - 14	866	5.78%	2,776	5.92%	10,697	5.74%
Age 15 - 19	938	6.26%	3,110	6.63%	11,768	6.31%
Age 20 - 24	866	5.78%	2,972	6.34%	11,548	6.20%
Age 25 - 29	661	4.41%	2,289	4.88%	10,021	5.38%
Age 30 - 34	557	3.72%	1,923	4.10%	9,205	4.94%
Age 35 - 39	608	4.06%	2,072	4.42%	9,394	5.04%
Age 40 - 44	760	5.07%	2,537	5.41%	10,493	5.63%
Age 45 - 49	842	5.62%	2,772	5.91%	10,944	5.87%
Age 50 - 54	987	6.59%	3,124	6.66%	11,852	6.36%
Age 55 - 59	1,058	7.06%	3,295	7.03%	12,595	6.76%
Age 60 - 64	1,136	7.58%	3,520	7.51%	13,529	7.26%
Age 65 - 69	1,200	8.01%	3,574	7.62%	13,699	7.35%
Age 70 - 74	1,001	6.68%	2,920	6.23%	11,456	6.15%
Age 75 - 79	778	5.19%	2,178	4.65%	8,582	4.61%
Age 80 - 84	564	3.76%	1,495	3.19%	5,785	3.10%
Age 85+	767	5.12%	1,853	3.95%	6,266	3.36%
Age 65+	4,310	28.76%	12,020	25.64%	45,788	24.57%
Median Age	**50.00**		**47.30**		**45.70**	
Average Age	**46.00**		**44.40**		**43.70**	

4/27/2026

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Demographic Detail Report

Tanglewood Square

8535-8575 Tanglewood Sq, Chagrin Falls, OH 44023

Radius	3 Mile		5 Mile		10 Mile	
2025 Population By Race	**14,984**		**46,884**		**186,354**	
White	13,807	92.14%	40,260	85.87%	136,290	73.14%
Black	299	2.00%	1,771	3.78%	28,585	15.34%
Am. Indian & Alaskan	6	0.04%	31	0.07%	192	0.10%
Asian	201	1.34%	2,351	5.01%	10,072	5.40%
Hawaiian & Pacific Island	1	0.01%	4	0.01%	23	0.01%
Other	670	4.47%	2,467	5.26%	11,193	6.01%
Population by Hispanic Origin	**14,984**		**46,884**		**186,354**	
Non-Hispanic Origin	14,666	97.88%	45,800	97.69%	181,303	97.29%
Hispanic Origin	319	2.13%	1,084	2.31%	5,051	2.71%
2025 Median Age, Male	**48.00**		**45.90**		**44.10**	
2025 Average Age, Male	**44.70**		**43.30**		**42.50**	
2025 Median Age, Female	**51.70**		**48.70**		**47.20**	
2025 Average Age, Female	**47.30**		**45.40**		**44.80**	
2025 Population by Occupation Classification	**12,534**		**39,010**		**154,776**	
Civilian Employed	7,868	62.77%	24,460	62.70%	98,243	63.47%
Civilian Unemployed	249	1.99%	672	1.72%	3,367	2.18%
Civilian Non-Labor Force	4,417	35.24%	13,878	35.58%	53,104	34.31%
Armed Forces	0	0.00%	0	0.00%	62	0.04%
Households by Marital Status						
Married	3,652		11,179		40,224	
Married No Children	2,346		6,904		25,476	
Married w/Children	1,306		4,276		14,748	
2025 Population by Education	**11,272**		**34,861**		**140,081**	
Some High School, No Diploma	178	1.58%	874	2.51%	6,638	4.74%
High School Grad (Incl Equivalency)	1,630	14.46%	5,276	15.13%	29,441	21.02%
Some College, No Degree	2,076	18.42%	6,702	19.22%	33,021	23.57%
Associate Degree	353	3.13%	1,310	3.76%	6,261	4.47%
Bachelor Degree	4,078	36.18%	11,931	34.22%	37,082	26.47%
Advanced Degree	2,957	26.23%	8,768	25.15%	27,638	19.73%

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Demographic Detail Report

Tanglewood Square

8535-8575 Tanglewood Sq, Chagrin Falls, OH 44023

Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	**14,859**		**46,223**		**185,756**	
Real Estate & Finance	774	5.21%	2,432	5.26%	9,188	4.95%
Professional & Management	5,906	39.75%	17,703	38.30%	61,527	33.12%
Public Administration	176	1.18%	559	1.21%	3,072	1.65%
Education & Health	1,626	10.94%	5,509	11.92%	24,093	12.97%
Services	716	4.82%	2,472	5.35%	12,053	6.49%
Information	141	0.95%	433	0.94%	1,403	0.76%
Sales	1,910	12.85%	5,469	11.83%	21,892	11.79%
Transportation	2	0.01%	93	0.20%	801	0.43%
Retail	931	6.27%	2,198	4.76%	9,243	4.98%
Wholesale	222	1.49%	841	1.82%	3,271	1.76%
Manufacturing	1,191	8.02%	4,114	8.90%	15,713	8.46%
Production	352	2.37%	1,649	3.57%	10,534	5.67%
Construction	371	2.50%	1,040	2.25%	4,633	2.49%
Utilities	131	0.88%	548	1.19%	3,593	1.93%
Agriculture & Mining	55	0.37%	147	0.32%	406	0.22%
Farming, Fishing, Forestry	4	0.03%	22	0.05%	94	0.05%
Other Services	351	2.36%	994	2.15%	4,240	2.28%
2025 Worker Travel Time to Job	**6,261**		**20,767**		**86,510**	
<30 Minutes	3,575	57.10%	11,707	56.37%	51,941	60.04%
30-60 Minutes	2,386	38.11%	8,004	38.54%	31,300	36.18%
60+ Minutes	300	4.79%	1,056	5.08%	3,269	3.78%
2020 Households by HH Size	**5,448**		**17,969**		**74,913**	
1-Person Households	1,104	20.26%	4,055	22.57%	19,345	25.82%
2-Person Households	2,120	38.91%	6,449	35.89%	26,613	35.53%
3-Person Households	844	15.49%	2,781	15.48%	11,516	15.37%
4-Person Households	854	15.68%	2,939	16.36%	10,881	14.52%
5-Person Households	374	6.86%	1,189	6.62%	4,404	5.88%
6-Person Households	102	1.87%	377	2.10%	1,445	1.93%
7 or more Person Households	50	0.92%	179	1.00%	709	0.95%
2025 Average Household Size	**2.60**		**2.60**		**2.50**	
Households						
2030 Projection	5,438		17,756		73,876	
2025 Estimate	5,454		17,804		74,057	
2020 Census	5,448		17,968		74,913	
Growth 2025 - 2030	-0.29%		-0.27%		-0.24%	
Growth 2020 - 2025	0.11%		-0.91%		-1.14%	

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Demographic Detail Report

Tanglewood Square

8535-8575 Tanglewood Sq, Chagrin Falls, OH 44023

Radius	3 Mile		5 Mile		10 Mile	
2025 Households by HH Income	**5,454**		**17,805**		**74,058**	
<$25,000	285	5.23%	1,174	6.59%	7,035	9.50%
$25,000 - $50,000	627	11.50%	1,826	10.26%	10,580	14.29%
$50,000 - $75,000	605	11.09%	2,001	11.24%	10,550	14.25%
$75,000 - $100,000	593	10.87%	2,043	11.47%	8,438	11.39%
$100,000 - $125,000	513	9.41%	1,733	9.73%	7,597	10.26%
$125,000 - $150,000	411	7.54%	1,329	7.46%	5,652	7.63%
$150,000 - $200,000	865	15.86%	2,481	13.93%	8,581	11.59%
$200,000+	1,555	28.51%	5,218	29.31%	15,625	21.10%
2025 Avg Household Income	**$158,521**		**$158,500**		**$133,395**	
2025 Med Household Income	**$131,326**		**$127,361**		**$101,402**	
2025 Occupied Housing	**5,454**		**17,805**		**74,057**	
Owner Occupied	5,030	92.23%	15,310	85.99%	57,876	78.15%
Renter Occupied	424	7.77%	2,495	14.01%	16,181	21.85%
2020 Housing Units	**5,842**		**19,257**		**79,055**	
1 Unit	5,579	95.50%	17,282	89.74%	65,022	82.25%
2 - 4 Units	27	0.46%	568	2.95%	2,796	3.54%
5 - 19 Units	55	0.94%	684	3.55%	5,571	7.05%
20+ Units	181	3.10%	723	3.75%	5,666	7.17%
2025 Housing Value	**5,031**		**15,309**		**57,877**	
<$100,000	140	2.78%	336	2.19%	3,226	5.57%
$100,000 - $200,000	272	5.41%	953	6.23%	8,685	15.01%
$200,000 - $300,000	690	13.71%	2,334	15.25%	11,532	19.93%
$300,000 - $400,000	1,005	19.98%	3,385	22.11%	12,580	21.74%
$400,000 - $500,000	1,087	21.61%	2,855	18.65%	8,214	14.19%
$500,000 - $1,000,000	1,613	32.06%	4,723	30.85%	11,751	20.30%
$1,000,000+	224	4.45%	723	4.72%	1,889	3.26%
2025 Median Home Value	**$437,580**		**$422,644**		**$343,684**	
2025 Housing Units by Yr Built	**5,851**		**19,267**		**80,810**	
Built 2010+	412	7.04%	1,697	8.81%	6,390	7.91%
Built 2000 - 2010	709	12.12%	2,410	12.51%	8,180	10.12%
Built 1990 - 1999	1,054	18.01%	3,618	18.78%	13,047	16.15%
Built 1980 - 1989	980	16.75%	2,263	11.75%	9,741	12.05%
Built 1970 - 1979	932	15.93%	2,476	12.85%	11,235	13.90%
Built 1960 - 1969	755	12.90%	2,282	11.84%	11,746	14.54%
Built 1950 - 1959	550	9.40%	2,117	10.99%	11,171	13.82%
Built <1949	459	7.84%	2,404	12.48%	9,300	11.51%
2025 Median Year Built	**1981**		**1981**		**1976**	

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U.S. Armed Forces	0		0		62	
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Income: <$25,000	285	5.23%	1,174	6.59%	7,035	9.50%
Income: $25,000 - $50,000	627	11.50%	1,826	10.26%	10,580	14.29%
Income: $50,000 - $75,000	605	11.09%	2,001	11.24%	10,550	14.25%
Income: $75,000 - $100,000	593	10.87%	2,043	11.47%	8,438	11.39%
Income: $100,000 - $125,000	513	9.41%	1,733	9.73%	7,597	10.26%
Income: $125,000 - $150,000	411	7.54%	1,329	7.46%	5,652	7.63%
Income: $150,000 - $200,000	865	15.86%	2,481	13.93%	8,581	11.59%
Income: $200,000+	1,555	28.51%	5,218	29.31%	15,625	21.10%
2025 Avg Household Income	$158,521		$158,500		$133,395	
2025 Med Household Income	$131,326		$127,361		$101,402	

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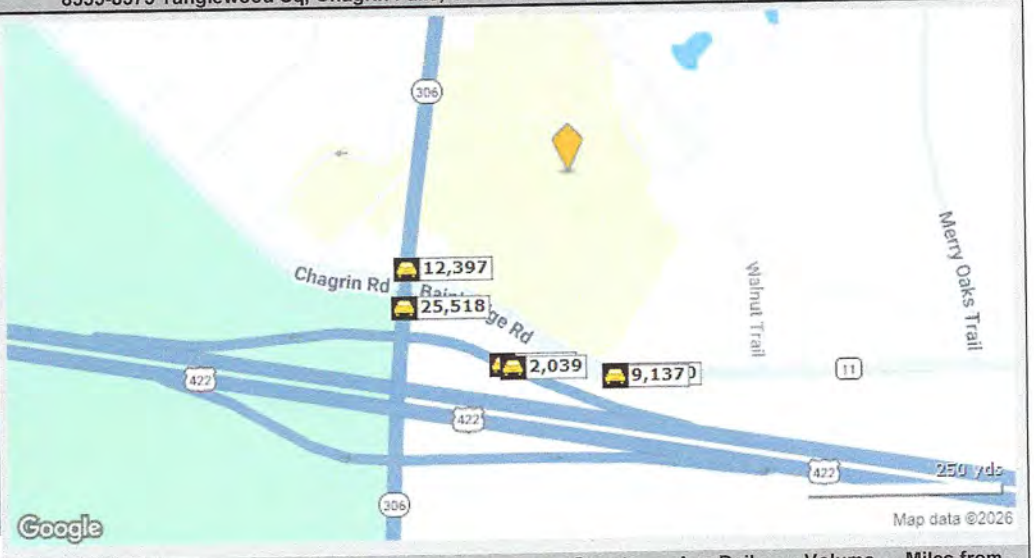
Traffic Count Report

Tanglewood Square

8535-8575 Tanglewood Sq, Chagrin Falls, OH 44023

Building Type: **Shopping Center**
Center Type: **Community Center**
Center GLA: **191,444 SF**
Year Built: **1974**
Total Available: **63,191 SF**
% Leased: **97.62%**
Rent/SF/Yr: **$0.82**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Chillicothe Rd	Hwy 422	0.10 S	2024	12,387	MPSI	.14
2	Chillicothe Rd	Hwy 422	0.10 S	2025	12,397	MPSI	.14
3	Bainbridge Rd	Chagrin Rd	0.09 NW	2024	2,009	MPSI	.15
4	RAMP FROM US422 WB TO SR306	Chagrin Rd	0.09 NW	2025	2,039	MPSI	.15
5	Bainbridge Rd	Walnut Trl	0.14 E	2023	9,980	MPSI	.15
6	Bainbridge Road	Walnut Trl	0.14 E	2025	10,070	MPSI	.15
7	Bainbridge Road	Walnut Trl	0.14 E	2023	9,157	MPSI	.15
8	BAINBRIDGE RD	Walnut Trl	0.14 E	2025	9,137	MPSI	.15
9	Chillicothe Road	Chagrin Rd	0.02 N	2023	25,600	MPSI	.15
10	Chillicothe Road	Chagrin Rd	0.02 N	2025	25,518	MPSI	.15

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