

**1,200–4,800 SF  
FOR LEASE**



## **DOWNTOWN RETAIL OPPORTUNITY**

**11 W Washington St, Chagrin Falls, OH 44022**

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# UP TO 4,800 SF DOWNTOWN RETAIL OPPORTUNITY

## PROPERTY OVERVIEW

11 W Washington St, Chagrin Falls, OH 44022

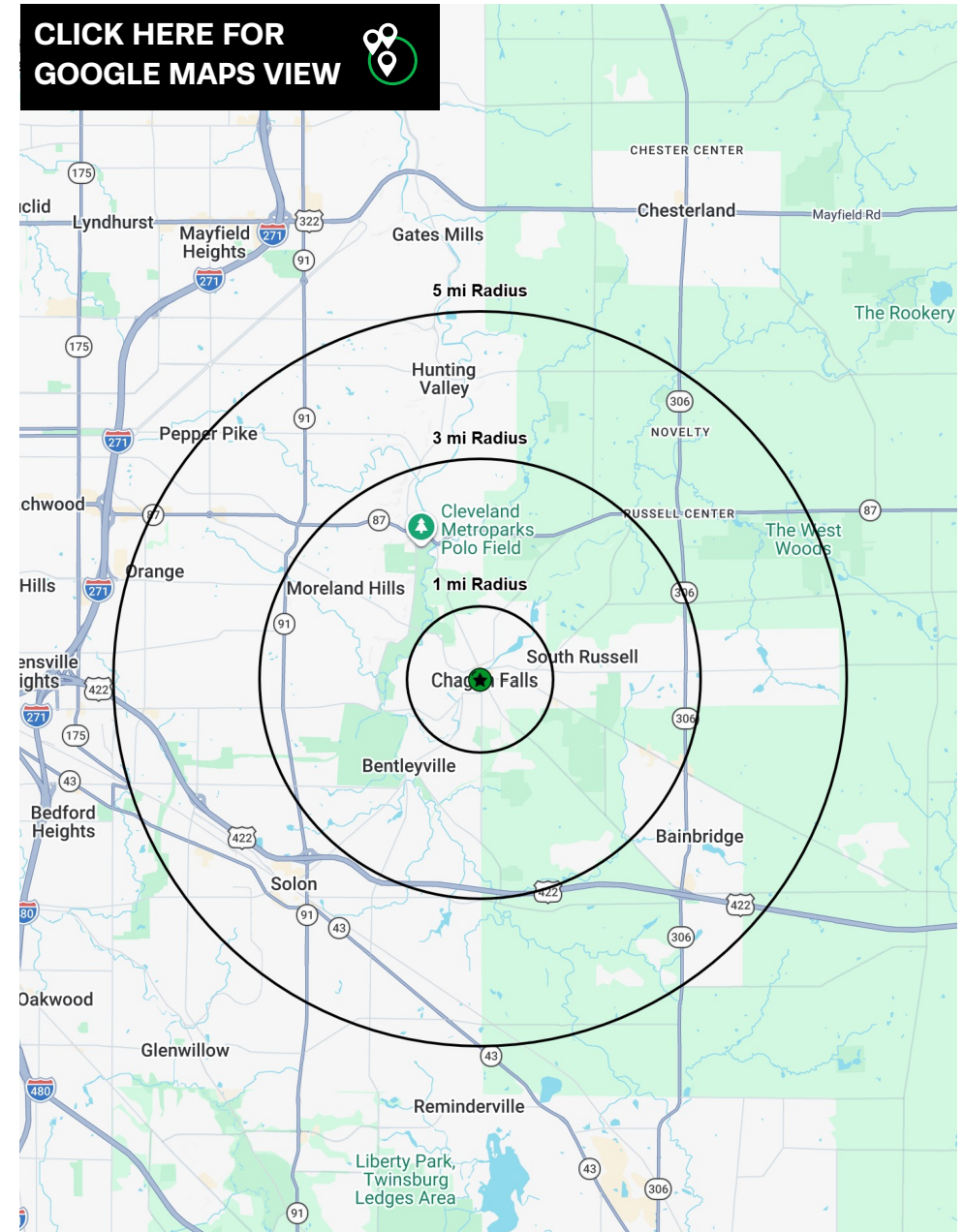
### PROPERTY SUMMARY

- Retail opportunity in the highly sought-after Downtown Chagrin Falls on the triangle
- Located on a hard corner at a lighted intersection (16,198 VPD)
- Across from main public parking lot for the village
- Spaces to be white-boxed
- Plentiful foot traffic
- Possibility for outdoor patio seating

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,816	19,397	50,115
HOUSEHOLDS	2,175	7,519	19,085
AVERAGE HH INCOME	\$ 205,566	\$259,182	\$238,382
MEDIAN HH INCOME	\$117,562	\$158,674	\$153,778
DAYTIME POPULATION	7,510	17,094	56,905

CLICK HERE FOR  
GOOGLE MAPS VIEW



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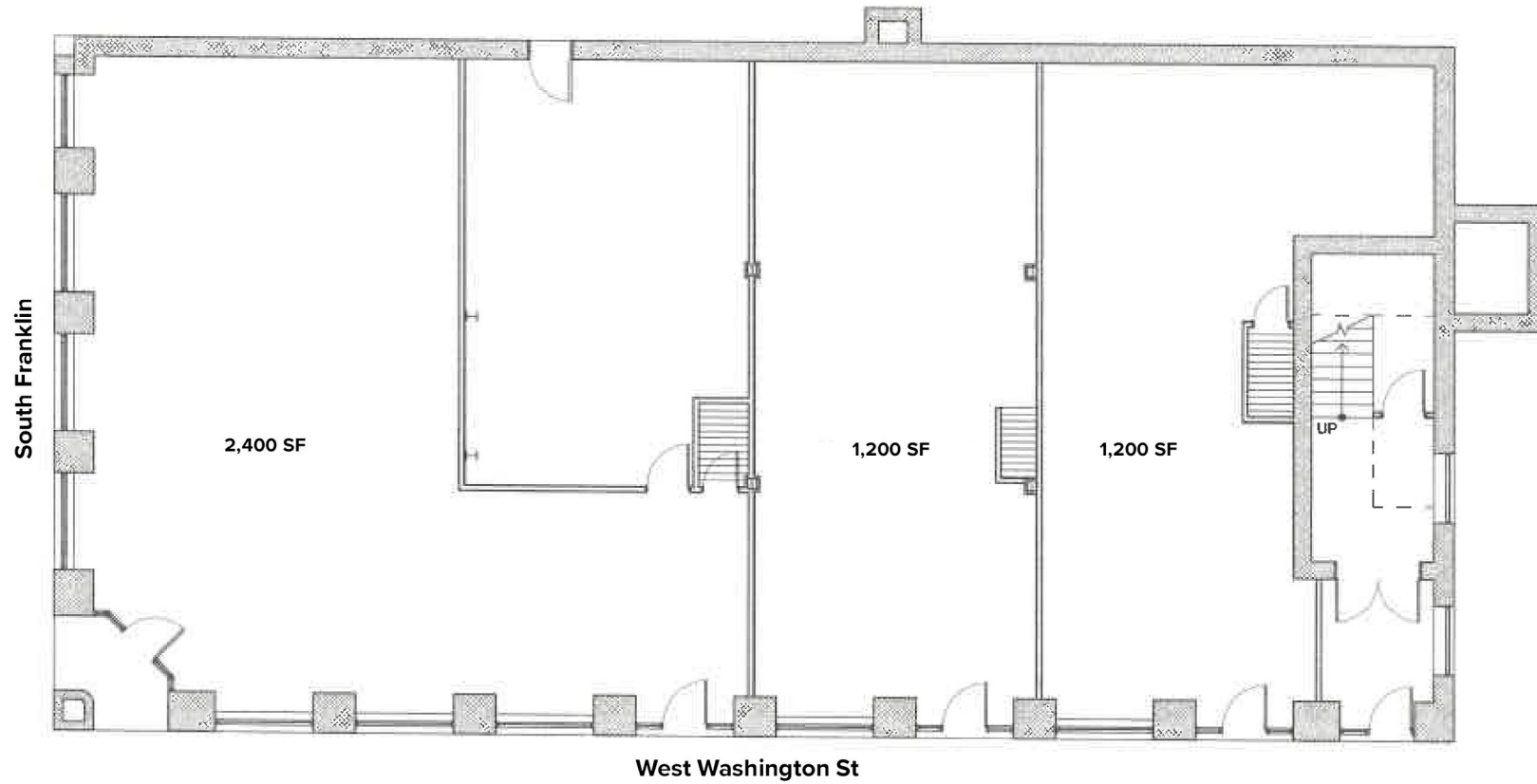
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Concept Photo: AI Generated

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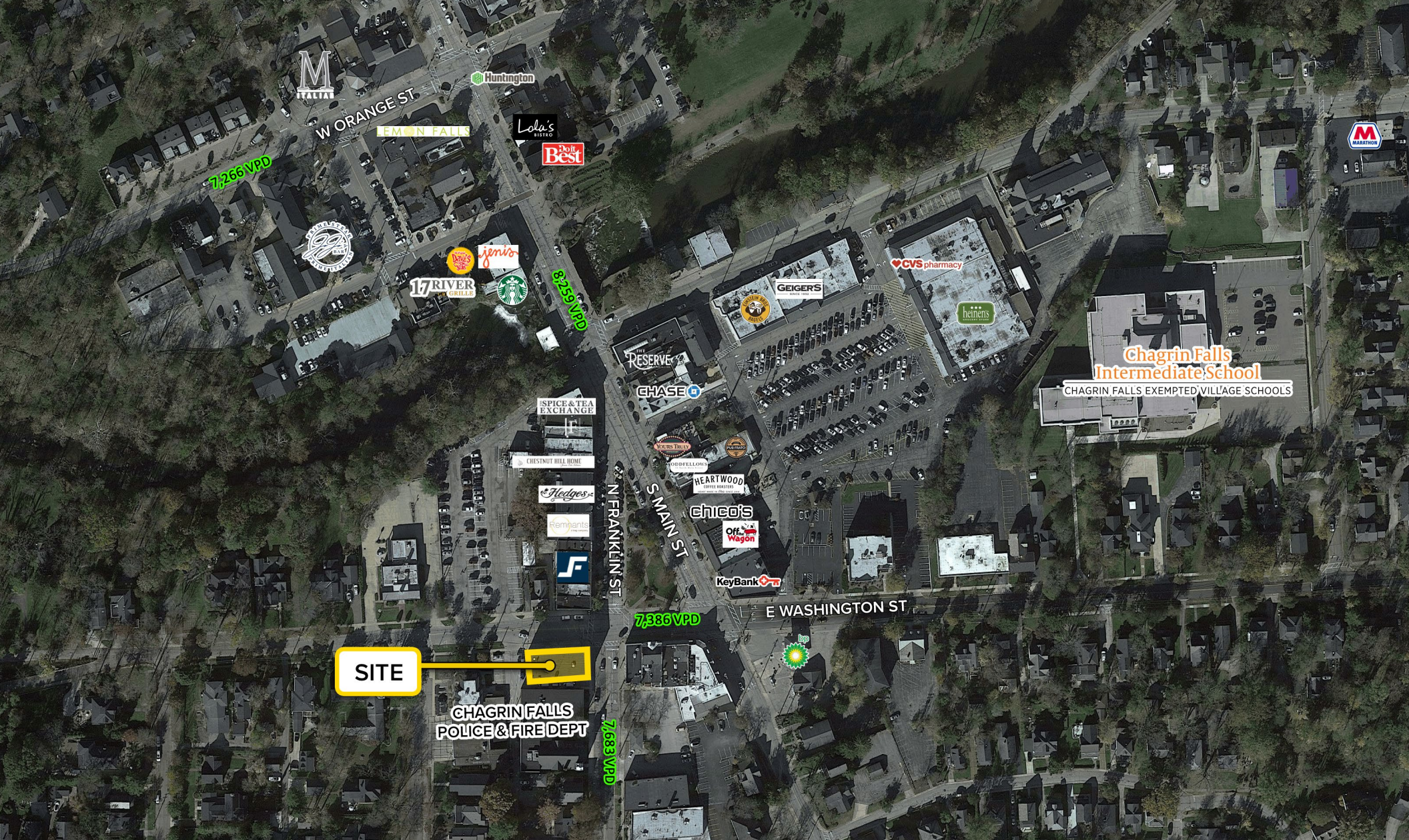
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# UP TO 4,800 SF DOWNTOWN RETAIL OPPORTUNITY

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MICRO AERIAL



# UP TO 4,800 SF DOWNTOWN RETAIL OPPORTUNITY

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MARKET AERIAL

