

FOR LEASE

Tanglewood Square

8535 Tanglewood Square, Bainbridge, OH 44023



PROPERTY OVERVIEW

- Anchored by well-established, high retail volume 80,000 SF Giant Eagle Supermarket
- Located immediately adjacent to interchange of US 422 & SR 306
- Vanilla box finish
- **Available Spaces:**
 - 58,632 SF Freestanding Big Box (divisible)
 - 9,200 SF Inline End Cap
 - 6,228 SF Medi-Spa or Office Space
 - 3,080 SF End Cap Former Bank with Drive-Thru
 - 13,000 SF Former Gym with 20 foot High Ceiling in part of space
 - 2,460 SF End cap
 - 1,479 SF Inline Space

Demographic Snapshot *(2024 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	2,271	15,112	46,374
Households	864	5,627	17,965
Median HH Inc	\$150,287	\$162,645	\$150,947
Average HH Inc	\$183,208	\$225,593	\$216,227
Daytime Pop	944	7,081	22,006

[View in Google Maps](#)



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Shawn Darling



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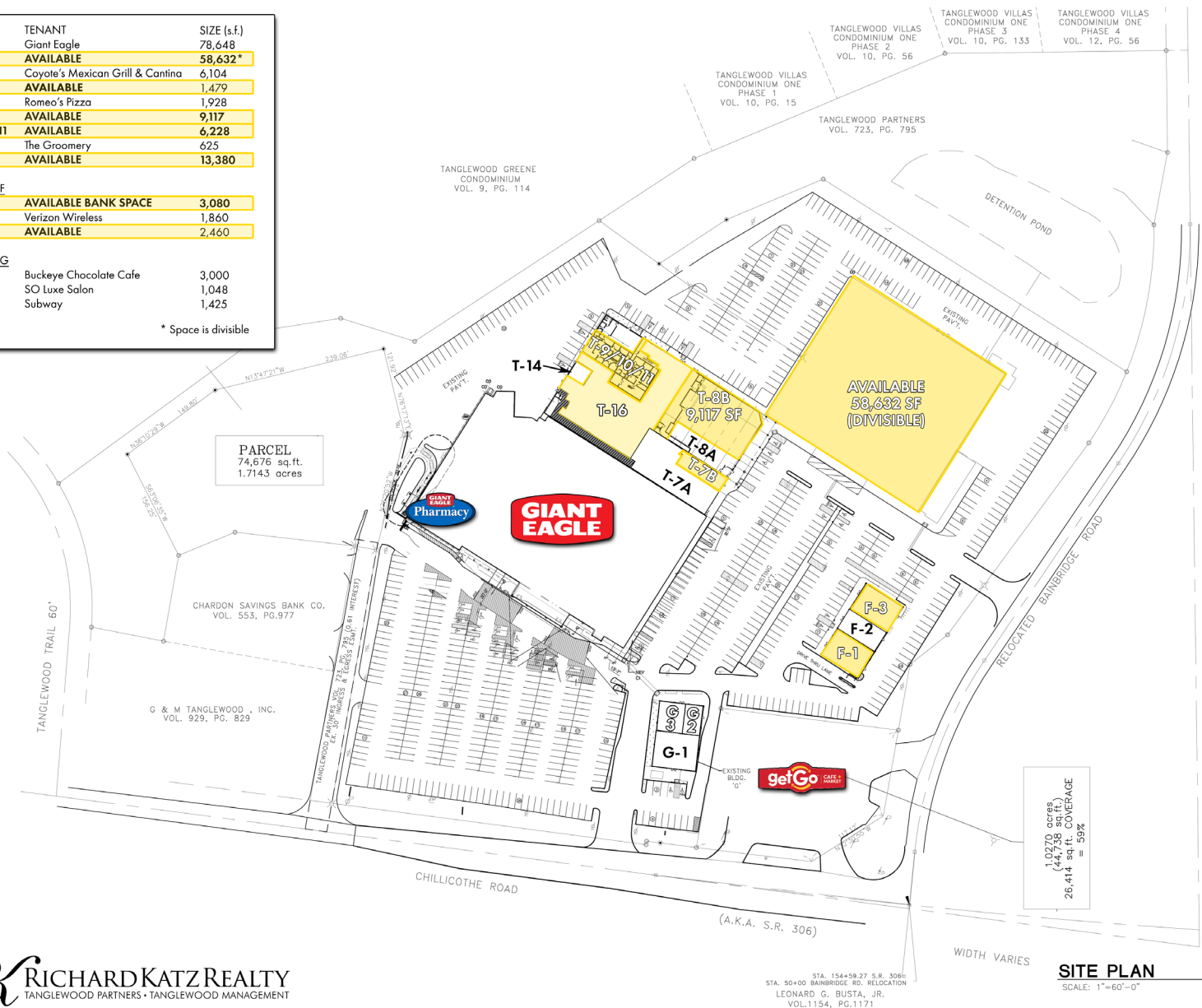
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SPACE	TENANT	SIZE (s.f.)
--	Giant Eagle	78,648
B-1	AVAILABLE	58,632*
T-7A	Coyote's Mexican Grill & Cantina	6,104
T-7B	AVAILABLE	1,479
T-8A	Romeo's Pizza	1,928
T-8B	AVAILABLE	9,117
T-9-10-11	AVAILABLE	6,228
T-14	The Groomery	625
T-16	AVAILABLE	13,380
Building F		
F-1	AVAILABLE BANK SPACE	3,080
F-2	Verizon Wireless	1,860
F-3	AVAILABLE	2,460
Building G		
G-1	Buckeye Chocolate Cafe	3,000
G-2	SO Luxe Salon	1,048
G-3	Subway	1,425

* Space is divisible



LS ARCHITECTS
2207 CENTER RIDGE ROAD
MARIETTA, OH 44130
PHONE: 216-403-9551 FAX: 440-885-8964

TANGLEWOOD SQUARE

RICHARD KATZ REALTY
TANGLEWOOD PARTNERS • TANGLEWOOD MANAGEMENT

HANNA
COMMERCIAL REAL ESTATE

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Click here to view
3D Walkthrough



UNIT T9 - MEDI SPA SPACE

- 6,228 SF Medi-Spa or Office Space
- Completely Finished
- Plug-in Medical or Professional Office Space
- Divisible to 2,000 SF



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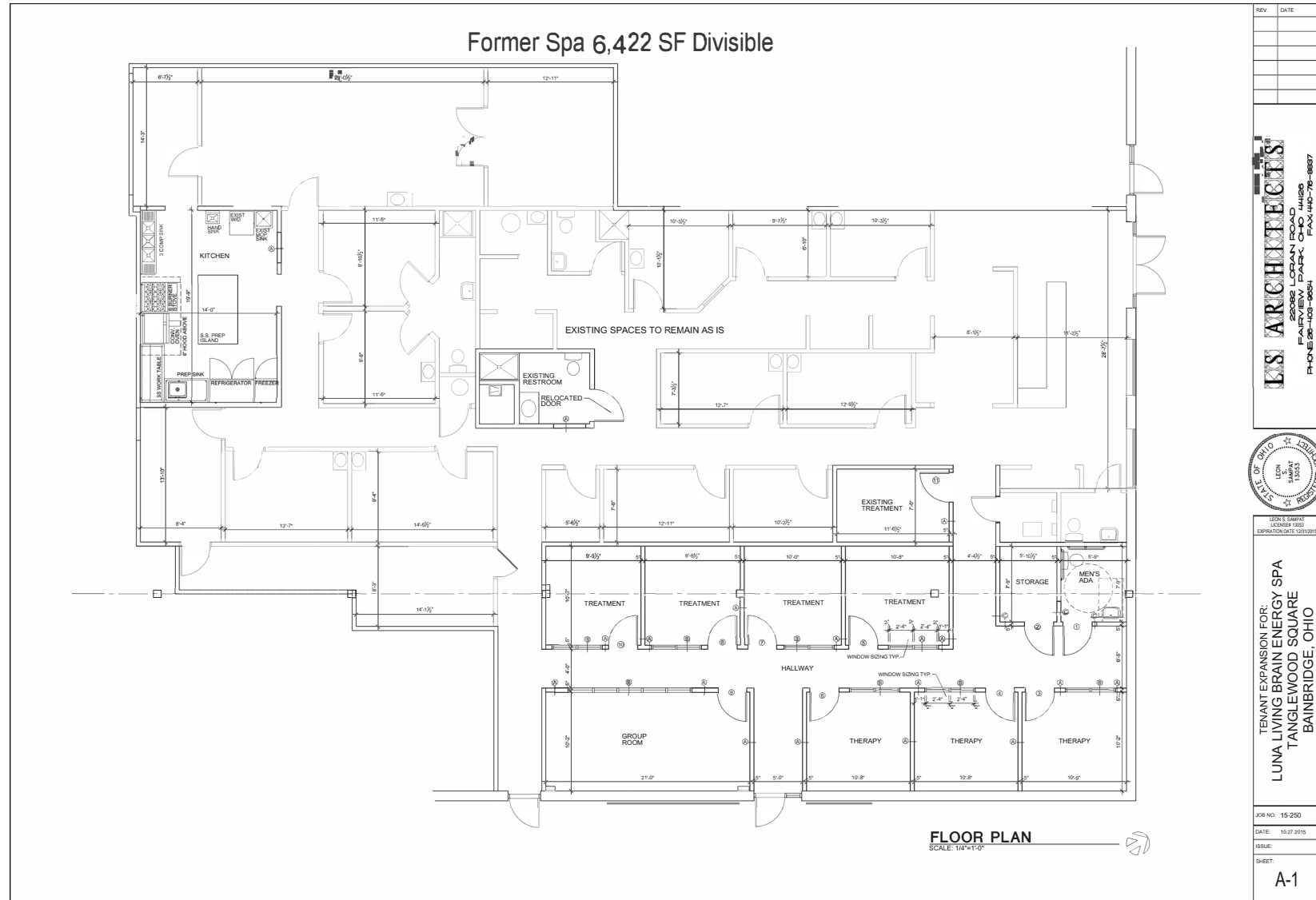
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UNIT T9 - MEDI SPA SPACE FLOOR PLAN



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Click here to view
3D Walkthrough

UNIT F1 - FORMER BANK

- 3,080 SF Former Bank Space



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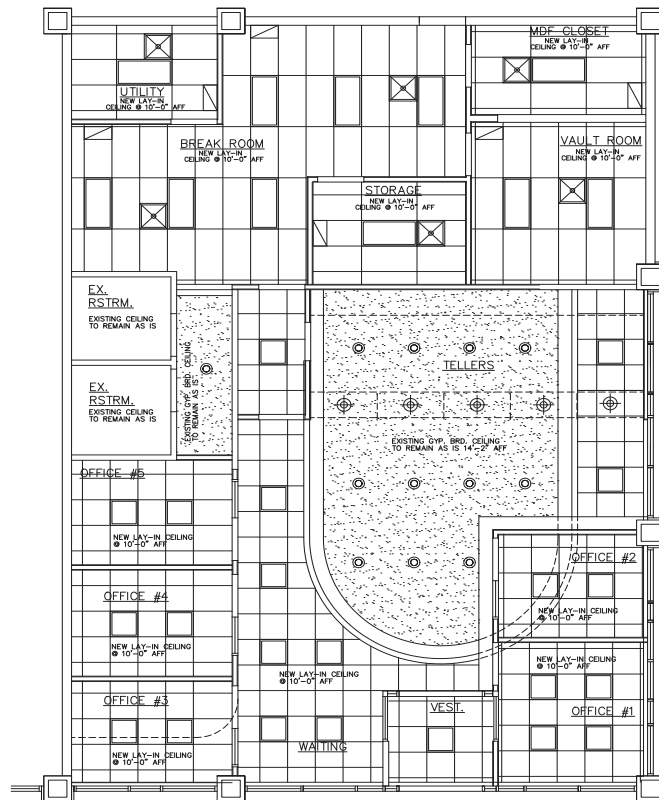
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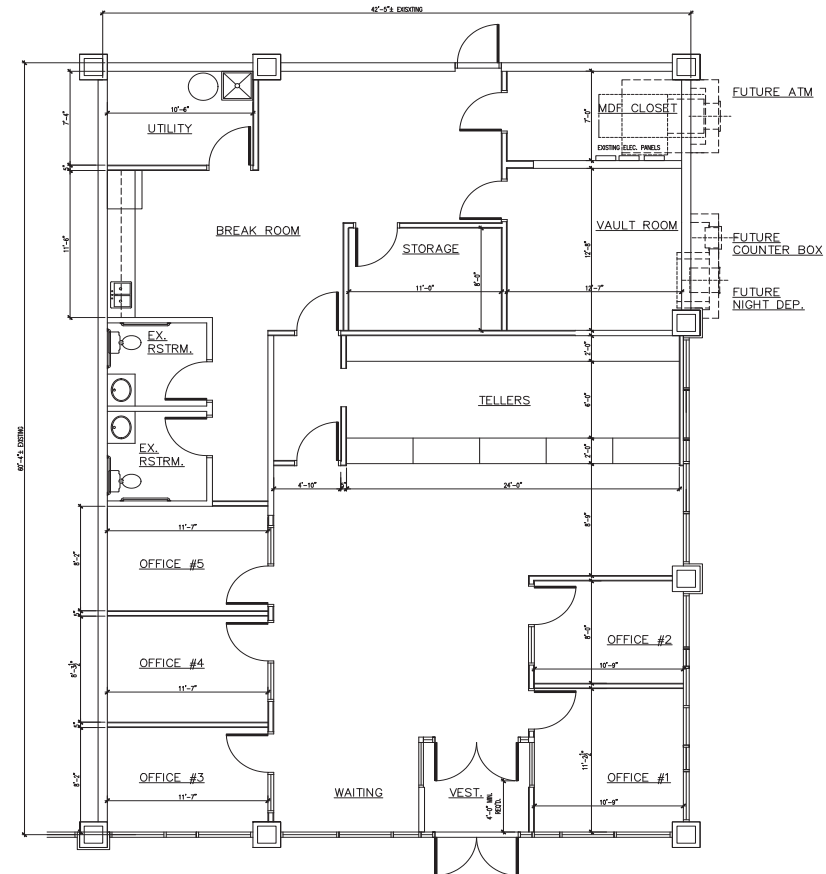
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UNIT F1 - FORMER BANK FLOOR PLAN



FLOOR PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

2002 LORAIN ROAD
FAIRVIEW PARK CHINA TOWNSHIP
OHIO 44023
PHONE: 440-765-6887

INTERIOR ALTERATION FOR:
TANGLEWOOD SQUARE
SPACE
RT. 306 & BAINBRIDGE RD.
BAINBRIDGE, OHIO

DATE: 2/4/09
SCALE:
DRAWN BY:
JOB NO:
SHEET
A-1
OF SHEETS



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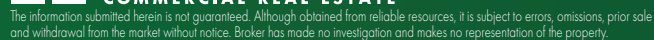
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Architectural floor plan of the second floor of the University of Maryland Eastern Shore campus. The plan shows various rooms and their dimensions:

- SPINNING ROOM 700 SQ. FT. (18'-7" x 30'-5")
- EXISTING TENANT-THE GROOMERY (28'-5" x 24'-5")
- EXISTING RESTROOM (4'-11" x 5'-0")
- KIDS CORNER (14'-4" x 7'-0")
- EXISTING TENANT-BARTHIA'S LA LOOK SALON (24'-5" x 38'-5")
- EXISTING TENANT-ARTISTIC HAIRWARE DESIGN (24'-5" x 38'-5")
- EXISTING TENANT-MARTIN'S LA LOOK SALON (24'-5" x 38'-5")
- NEW EGRESS CORRIDOR FOR MARTIN'S LA LOOK SALON (8'-3" x 5'-0")
- OPEN OFFICE (8'-3" x 5'-0")
- OFFICE (8'-3" x 5'-0")
- LL OFFICE (8'-3" x 5'-0")
- RISER ROOM (8'-3" x 5'-0")
- SECURITY OFFICE (8'-3" x 5'-0")
- RECP. (8'-3" x 5'-0")
- ENTRY (8'-3" x 5'-0")
- CARDIO MACHINES (38'-5" x 39'-5")
- WEIGHT MACHINES/ FREE WEIGHTS (38'-5" x 39'-5")
- SPECIAL TRAINING (24'-5" x 38'-5")
- GROUP EXERCISE (38'-5" x 39'-5")
- MENS LOCKER RM. (8'-3" x 5'-0")
- WOMENS LOCKER RM. (8'-3" x 5'-0")
- EXISTING MENS RSTRM. (8'-3" x 5'-0")
- EXISTING WOMENS RSTRM. (8'-3" x 5'-0")
- LL STORAGE AREA (8'-3" x 5'-0")
- BASKETBALL HOOP (48'-0" x 11'-8")
- ELEC. RM. (8'-3" x 5'-0")

The plan also indicates existing egress corridors, a new egress corridor for Martin's La Look Salon, and a new wall (sound buffer). Dimensions are provided for many rooms and corridors.



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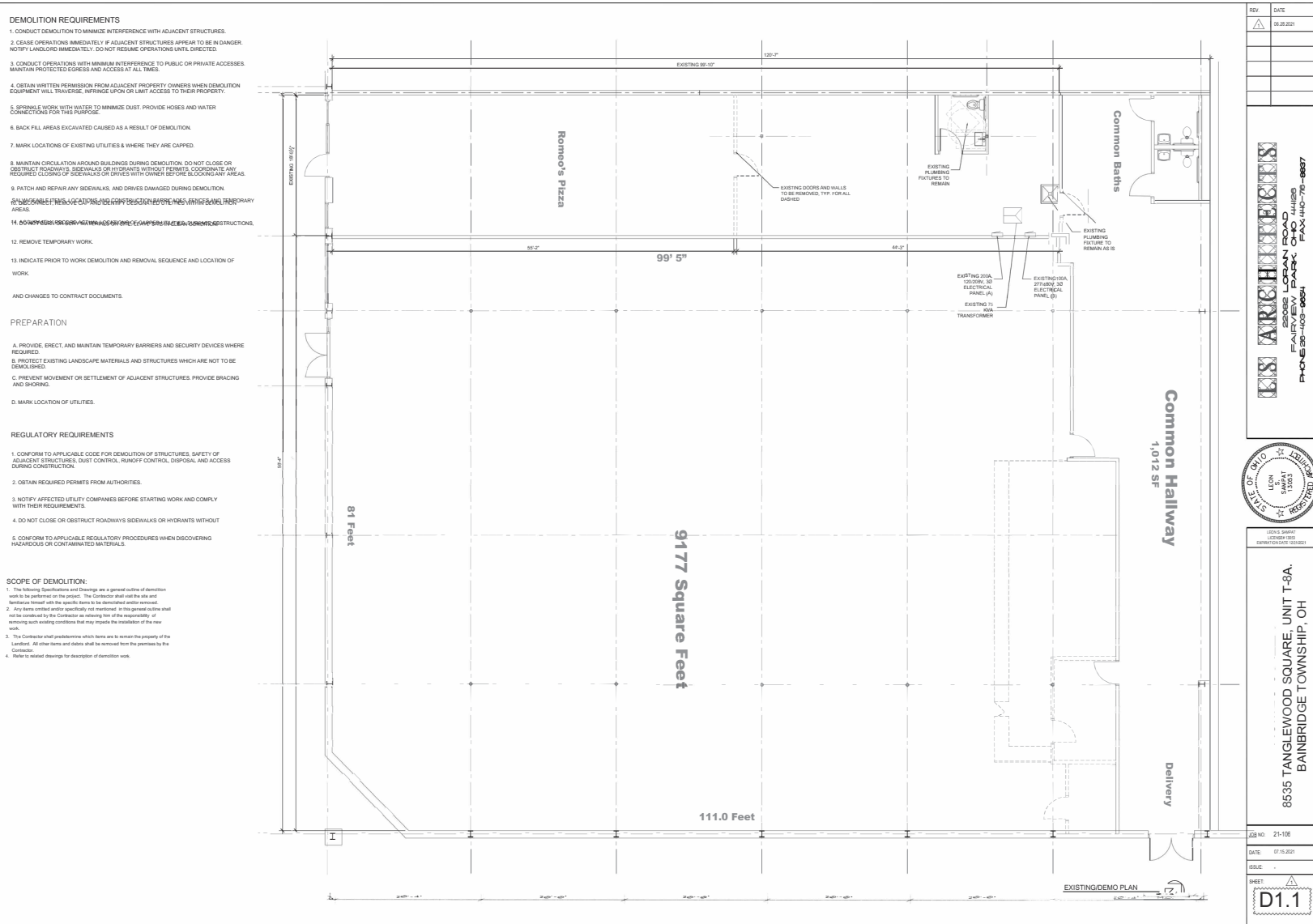
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UNIT T-8B - FLOOR PLAN



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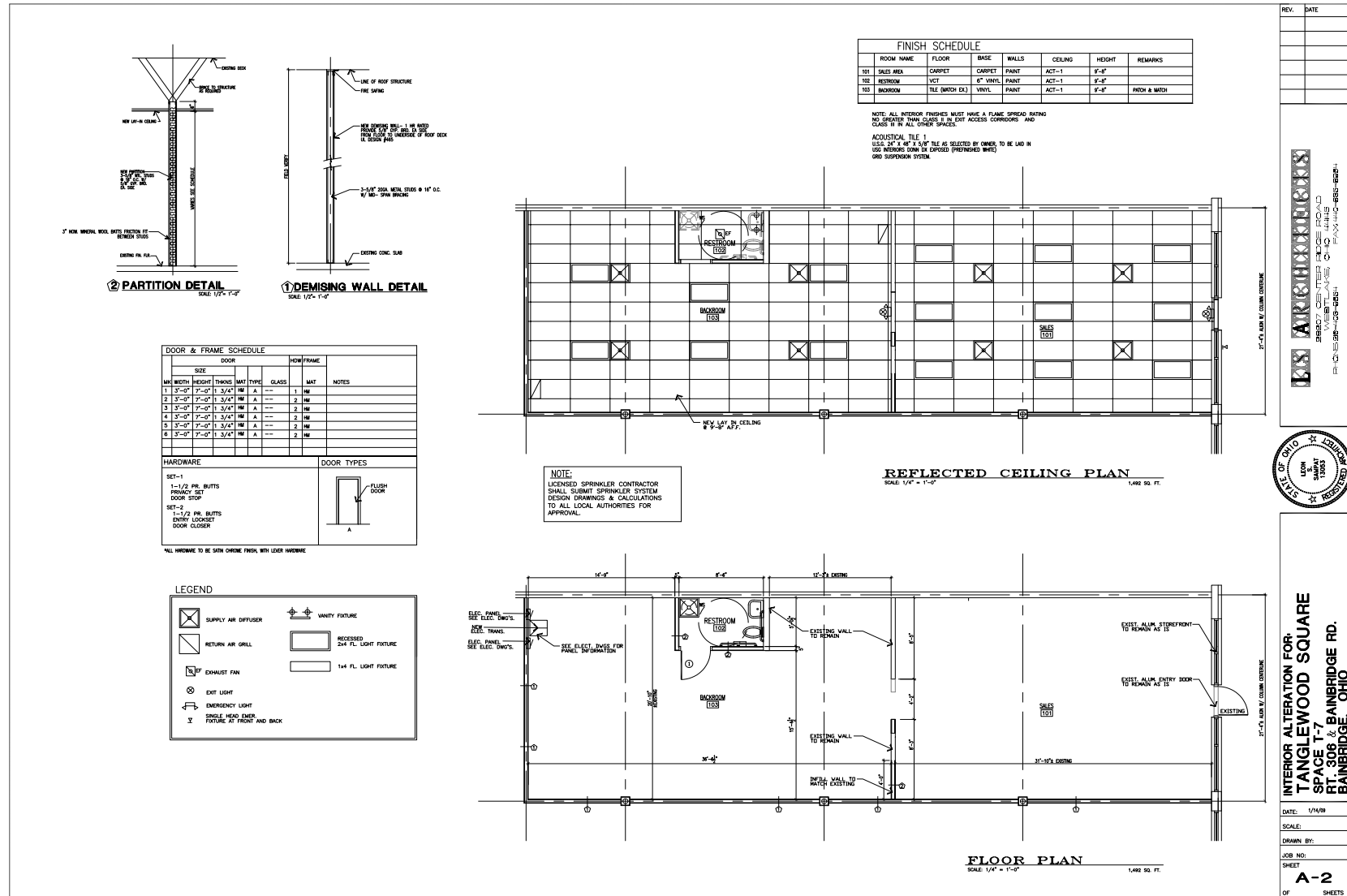
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UNIT T-7B - FLOOR PLAN

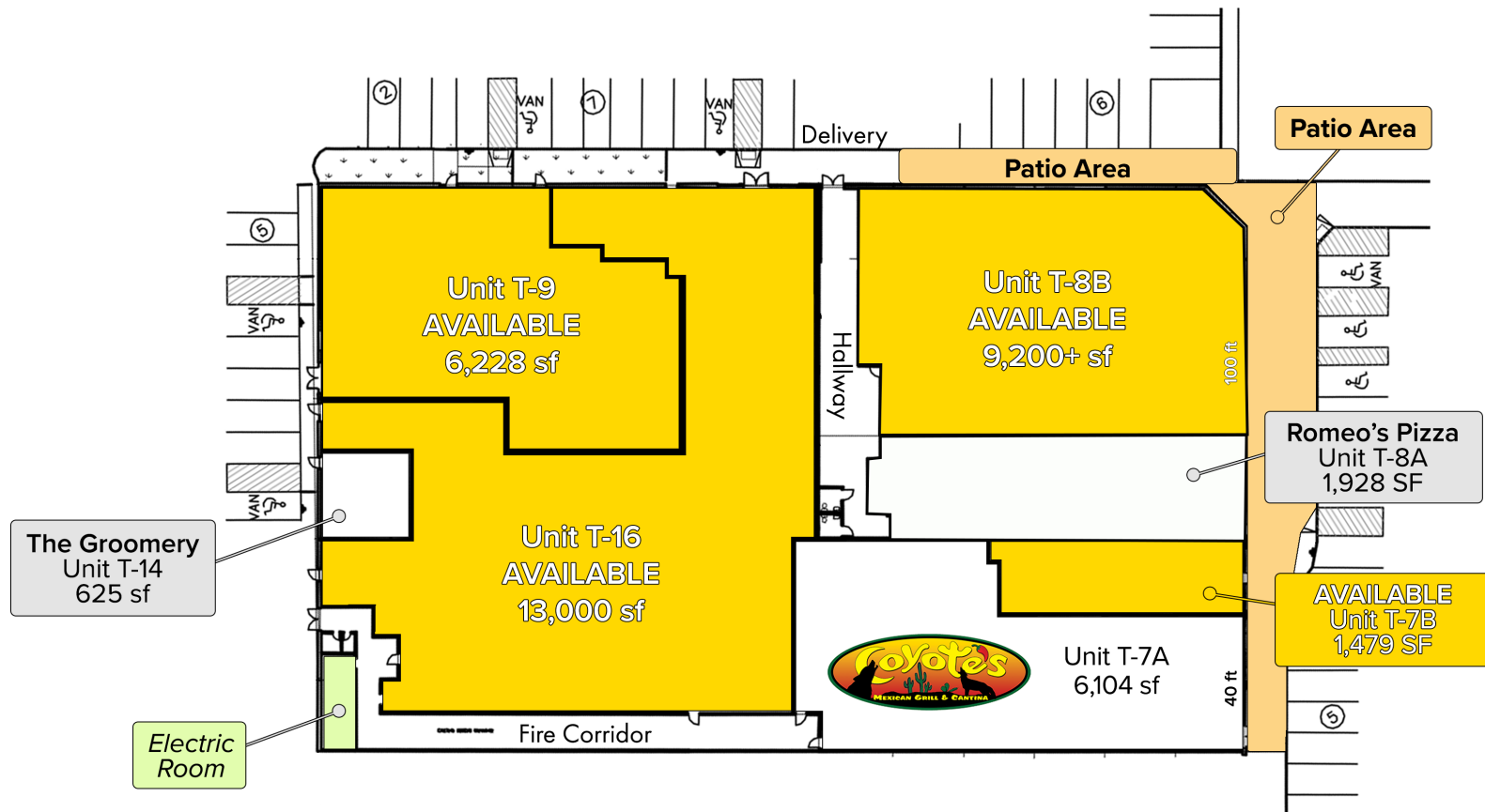


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Tanglewood Square Shopping Center Main Building (Building T)



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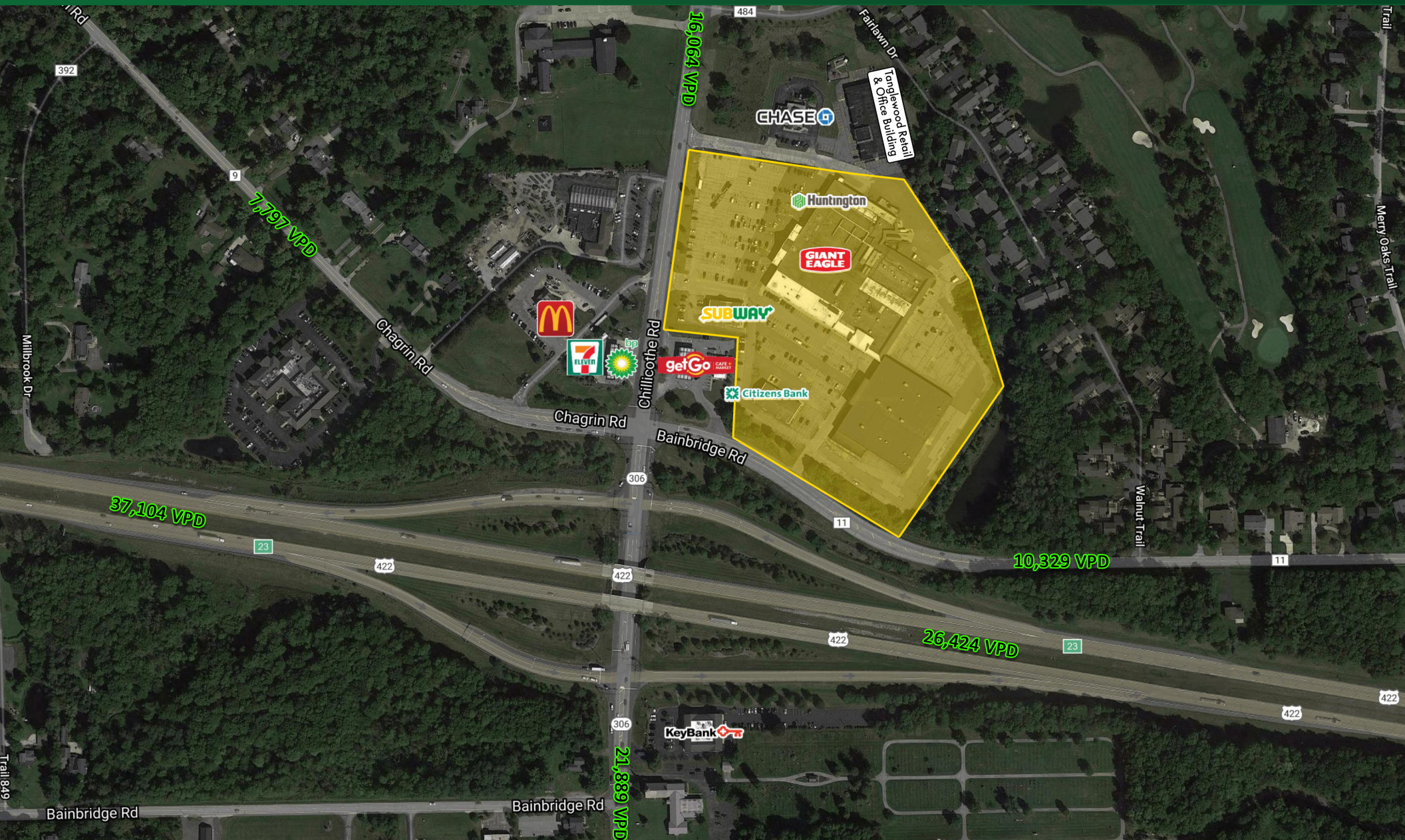
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