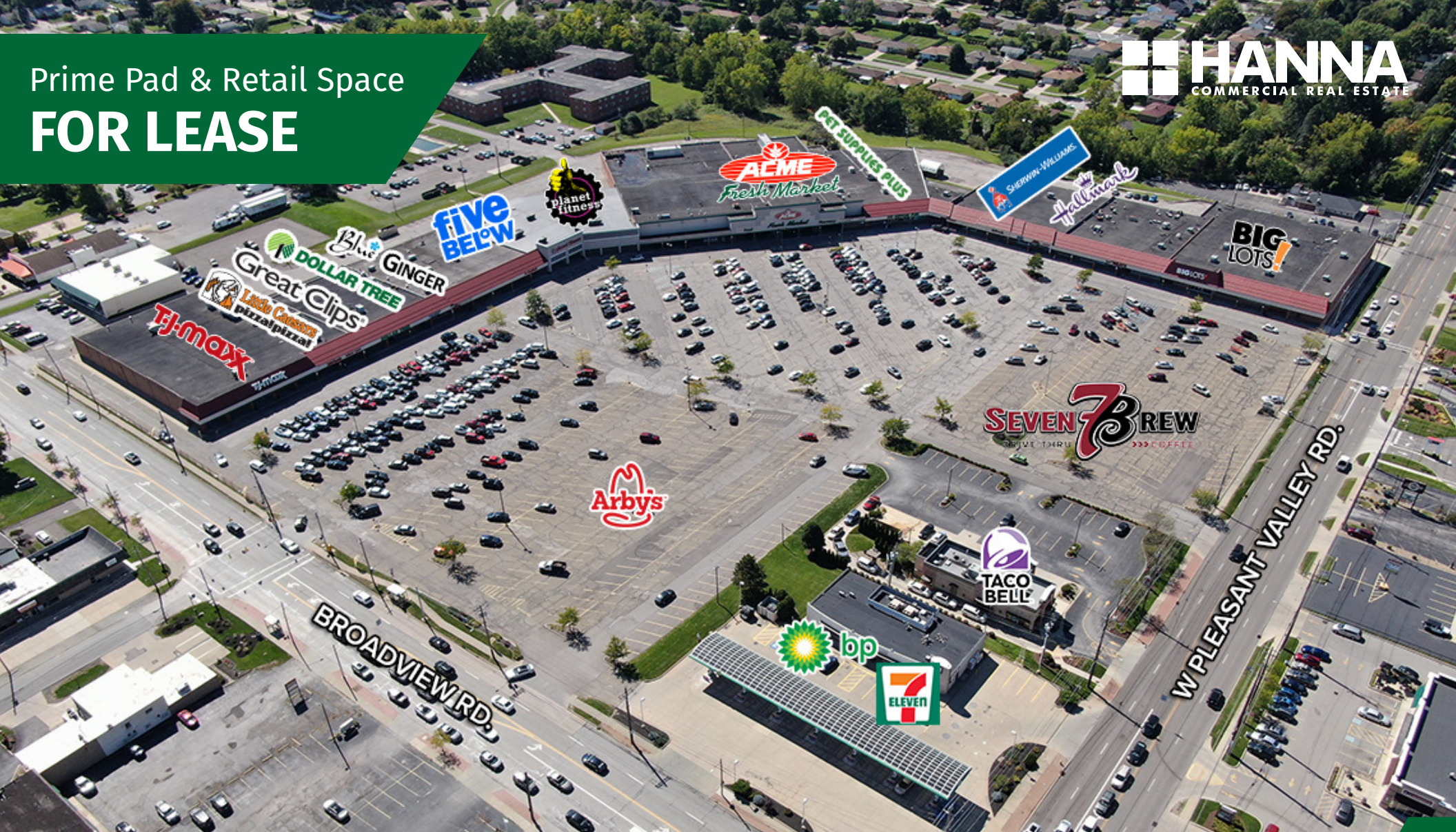


Prime Pad & Retail Space
FOR LEASE

HANNA
COMMERCIAL REAL ESTATE



Pleasant Valley Shopping Center

7542 Broadview Rd., Parma, OH 44134
Sean Wall & Tom Grasso

Pleasant Valley Shopping Center

7542 Broadview Rd., Parma, OH 44134

PROPERTY INFORMATION

- Located at the major intersection of Broadview Road and Pleasant Valley Road, with high visibility
- Strong traffic counts on both roads: 13,829 vpd & 22,934 vpd
- Established community center serving a trade area in excess of 170,000 people
- Five Below Coming Soon!
- Spaces ranging in size from 2,250 SF to 5,600 SF



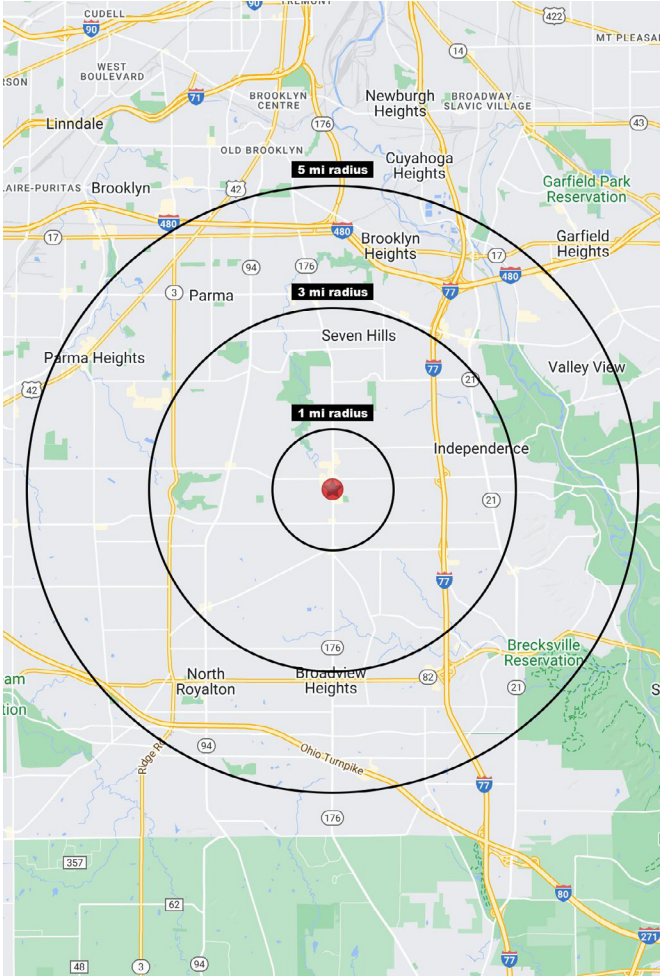
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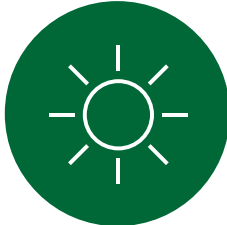


Pleasant Valley Shopping Center

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TOTAL POPULATION
170,953



TOTAL DAYTIME POPULATION
87,650



AVG. HH INCOME
\$103,712

2023 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	6,435	61,580	170,953
Households	2,805	25,971	74,483
Daytime Population	1,941	22,046	87,650

2023 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$98,837	\$116,755	\$103,712
Median Income	\$74,894	\$85,332	\$75,656

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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	4.08	9,800	70x140	Dollar Tree
6	1061	1.10	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)+(30x141/2)+(50x141/2)	Planet Fitness
19	1225	28.35	68,353	(259x200)+(251x80)+(16.5x55)+2(25.33x8)-2(6x8)+ Dock of 353 Second Flr-151x24.5 not included in leasable area	Acme Fresh Market
22	1301-B	7.49	18,056	(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
28/27	7532*	2.93	7,068	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)+(20x48)+(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)	Big Lots
TOTAL		100.00	241,094		
OUTLOTS					
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	6x8	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: 2.69

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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