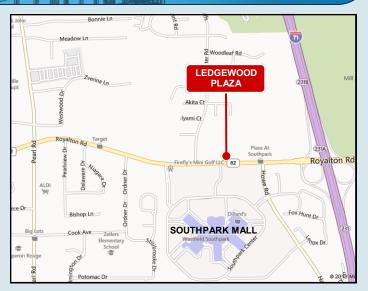


## LEDGEWOOD PLAZA

## 17100 Royalton Road (SR 82), Strongsville, Ohio

- Ledgewood Plaza shares the primary signalized entrance to the super-regional, five-anchor SouthPark Mall; located on Royalton Road (State Route 82) 0.3 miles west of the Interstate 71 interchange in Strongsville, Ohio
- Trade area offers access to more than 50,000 people who live within 3 miles with a median income of \$80,052 and over 133,000 people in 5 miles
- High traffic counts in excess of 41,680+ VPD
- Visibility and exposure are the best in the trade area
- New monument sign with space for all tenants, and a new directional sign will be installed Spring 2017
- Under Construction: (3) SALON LOFTS: PRINCES
- Coming Soon: (2018)
- Now Available:

1,300 SF former optical store with pylon signage 3,264 SF with a large tower feature for signage 6,208 SF available Spring 2017



Population	1 Mile	3 Mile	5 Mile	Income	1 Mile	3 Mile	5 Mile	Households	1 Mile	3 Mile	5 Mile
2021 Projection	3,940	51,343	131,793	2016 Average	\$72,699	\$94,224	\$84,292	2021 Projection	1,915	21,985	56,037
2016 Estimate	3,993	52,081	133,331	2016 Median	\$62,570	\$80,052	\$71,629	2016 Estimate	1,906	21,842	55,393



FOR FURTHER INFORMATION, PLEASE CONTACT ZACHARY SOGOLOFF or SETH MARKS at 216.381.8200, or visit www.goodmanrealestate.com





Goodman Real Estate Services Group LLC Legacy Village 25333 Cedar Road, Suite 305 Lyndhurst, Ohio 44124

Tel: (216) 381-8200 Fax: (216) 381-8211

For Leasing Information

Please call

(216) 381-8200

or visit

goodmanrealestate.com

Managed by:

Capital Properties

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## LEDGEWOOD PLAZA

Strongsville, Ohio Royalton Road (S.R. 82)

## SITE SUMMARY 33,905 SQ. FT.

N . D

Av	ailable Leased	d Not Part
Unit	Tenant	Size (Sq. Ft.)
1	Trivs Premier Steakho	ouse 3,760
2	Available	1,300
3	Ledgewood Barber S	hop 720
4	Star Nails	900
5	Mattress Warehouse	4,000
6	European Wax Cente	r 1,800
7	Sprint	2,000
8	Foot Solutions	1,600
9	Available	3,264
10	Big Boy's Burgers & S	hakes 3,263
11	Available	6,208
12	Salon Lofts	5,280