



# 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:** **SALON LOFTS** **BURGERS & SHAKES**
- **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](http://www.goodmanrealestate.com)



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

**SITE SUMMARY**  
33,905 SQ. FT.

Unit	Tenant	Size (Sq. Ft.)
1	Trivs Premier Steakhouse	3,760
2	Available	1,300
3	Ledgewood Barber Shop	720
4	Star Nails	900
5	Mattress Warehouse	4,000
6	European Wax Center	1,800
7	Sprint	2,000
8	Foot Solutions	1,600
9	Available	3,264
10	Big Boy's Burgers & Shakes	3,263
11	Available	6,208
12	Salon Lofts	5,280



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](http://goodmanrealestate.com)

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