

# SEVERANCE TOWN CENTER

Cleveland Heights, Ohio



**3640 Mayfield Road  
Cleveland Heights, OH 44118**

### PROPERTY DESCRIPTION

- 652,904 SF Town Center located in a highly populated suburb of Cleveland, near signalized intersection of Mayfield Road (18,306 VPD) and South Taylor Road (10,483 VPD).
- Anchor, in-line, and pad space available
- Excellent roadside signage
- Easily accessible center with ample parking
- Anchors include Home Depot, Dave's Supermarket, Marshall's, and Office Max.

### DEMOGRAPHICS

|                | 1 Mile   | 3 Mile    | 5 Mile   |
|----------------|----------|-----------|----------|
| Population     | 17,363   | 137,082   | 313,519  |
| Households     | 7,723    | 59,208    | 140,112  |
| Avg. HH Income | \$91,838 | \$100,851 | \$92,111 |

### CONTACT:

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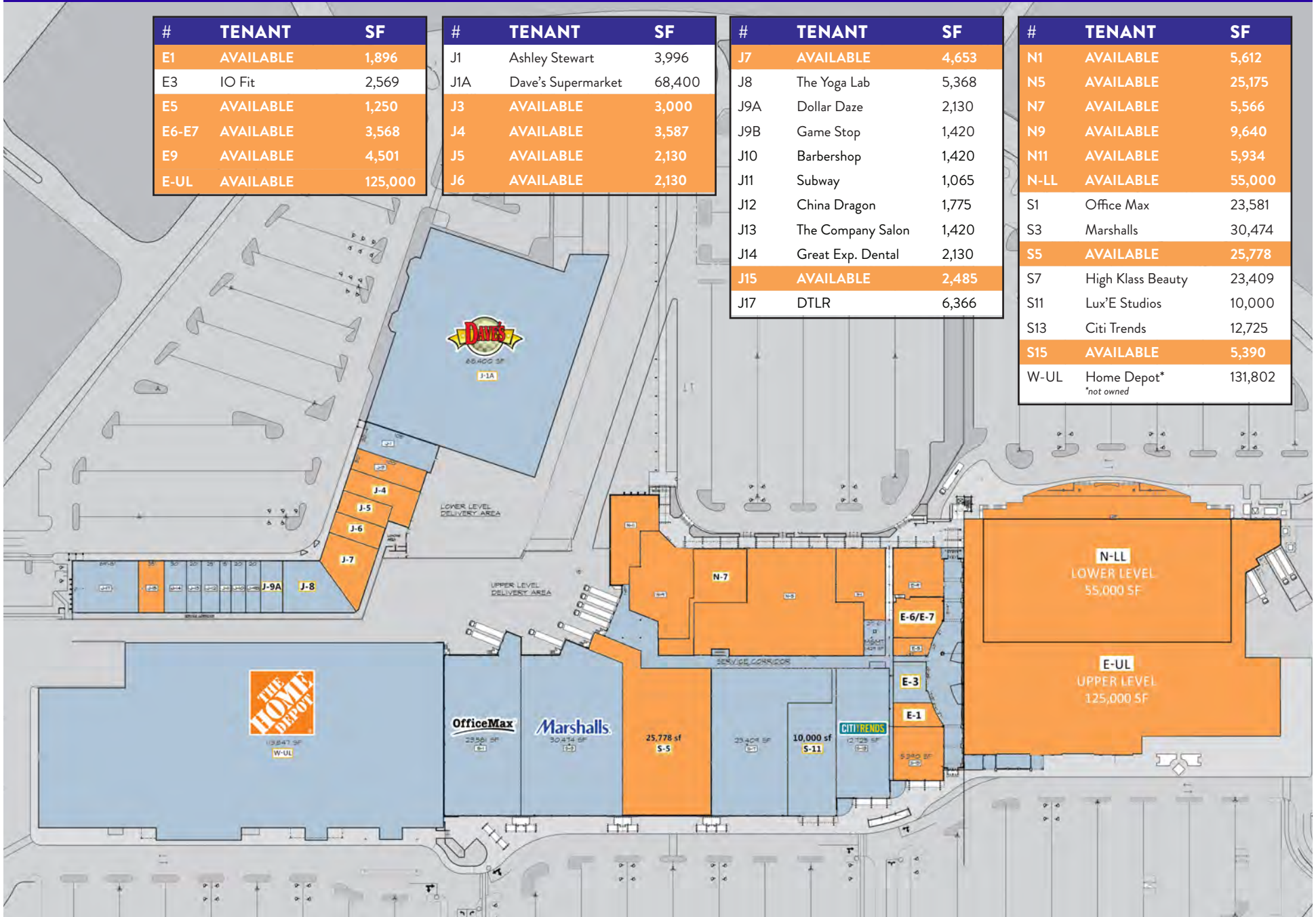
| #     | TENANT    | SF      |
|-------|-----------|---------|
| E1    | AVAILABLE | 1,896   |
| E3    | IO Fit    | 2,569   |
| E5    | AVAILABLE | 1,250   |
| E6-E7 | AVAILABLE | 3,568   |
| E9    | AVAILABLE | 4,501   |
| E-UL  | AVAILABLE | 125,000 |

| #   | TENANT             | SF     |
|-----|--------------------|--------|
| J1  | Ashley Stewart     | 3,996  |
| J1A | Dave's Supermarket | 68,400 |
| J3  | AVAILABLE          | 3,000  |
| J4  | AVAILABLE          | 3,587  |
| J5  | AVAILABLE          | 2,130  |
| J6  | AVAILABLE          | 2,130  |

| #   | TENANT            | SF    |
|-----|-------------------|-------|
| J7  | AVAILABLE         | 4,653 |
| J8  | The Yoga Lab      | 5,368 |
| J9A | Dollar Daze       | 2,130 |
| J9B | Game Stop         | 1,420 |
| J10 | Barbershop        | 1,420 |
| J11 | Subway            | 1,065 |
| J12 | China Dragon      | 1,775 |
| J13 | The Company Salon | 1,420 |
| J14 | Great Exp. Dental | 2,130 |
| J15 | AVAILABLE         | 2,485 |
| J17 | DTLR              | 6,366 |

| #    | TENANT            | SF      |
|------|-------------------|---------|
| N1   | AVAILABLE         | 5,612   |
| N5   | AVAILABLE         | 25,175  |
| N7   | AVAILABLE         | 5,566   |
| N9   | AVAILABLE         | 9,640   |
| N11  | AVAILABLE         | 5,934   |
| N-LL | AVAILABLE         | 55,000  |
| S1   | Office Max        | 23,581  |
| S3   | Marshalls         | 30,474  |
| S5   | AVAILABLE         | 25,778  |
| S7   | High Class Beauty | 23,409  |
| S11  | Lux'E Studios     | 10,000  |
| S13  | Citi Trends       | 12,725  |
| S15  | AVAILABLE         | 5,390   |
| W-UL | Home Depot*       | 131,802 |

\*not owned



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to accuracy. It is the buyer or lessee's responsibility to independently confirm accuracy and completeness.

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