



ALPHA DRIVE & WILSON MILLS RD, HIGHLAND HEIGHTS, OH 44143



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PASSOV GROUP
COMMERCIAL BROKERAGE

THE SHOPPES AT ALPHA

PROPERTY HIGHLIGHTS

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- High visibility 1,520 SF space facing Wilson Mills available
- 1,756 SF end cap former salon
- 5,100 SF Restaurant Endcap available
- Great signage available
- Located at I-271 & Wilson Mills Road with almost 30,000 VPD on Wilson Mills Rd and 108,000 VPD on I-271
- Join Malley's, Key Bank, Poke Fresh, Discount Drug Mart, Pella Windows & Doors, and The Little Gym
- Conveniently located near Park Place Technologies which employs over 500 people and down the street from Mayfield High School with an enrollment of over 1,700 students.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	6,252	54,014	141,760
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	584	2,608	5,997
2023 Estimated Total Employees	11,972	47,249	80,731
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$114,835	\$120,853	\$115,639
2023 Estimated Median Household Income	\$89,150	\$87,459	\$83,118



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PHOTOS



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SITE AERIAL



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SITE PLAN



NO.	TENANT
1.	Discount Drug Mart
2.	The Little Gym
3.	PENDING - 11,700 SF
4.	Pella Windows & Doors
5.	Shuttlers Apparel Inc.
6.	Title Boxing Club
7.	La Fiesta
8.	Galleria Gowns
9.	AVAILABLE - 1,756 SF
10.	AVAILABLE - 5,100 SF
11.	Poke Fresh
12.	Burgers 2 Beer
13.	AVAILABLE - 1,520 SF
14.	Kane and Figler Optometry
15.	Malley's Chocolate
16.	Verizon Wireless
17.	Key Bank
18.	Alpaca Audiology
19.	AVAILABLE - 1,378 SF
20.	Dental Essentials - second floor
21.	Modern Edge Salon

* ALL MEASUREMENTS ARE APPROXIMATE

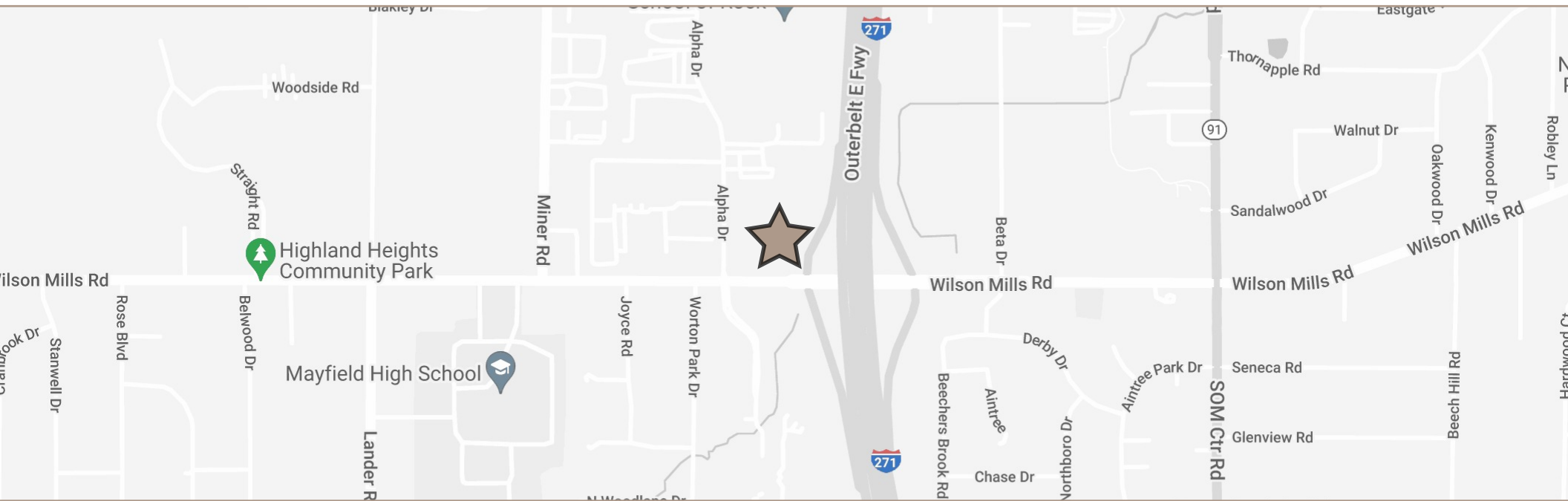
THE SHOPPES AT ALPHA

TRADE AERIAL



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LOCATION OVERVIEW



Highland Heights, Ohio, a small but rapidly growing suburb east of Cleveland, presents a promising landscape for commercial real estate investment. Situated near major highways and key economic centers, this city offers strategic advantages for businesses looking to establish a foothold in the Greater Cleveland area. The proximity to major healthcare and educational institutions, including the renowned Cleveland Clinic, positions Highland Heights as an ideal location for medical facilities, research centers, and related commercial ventures.

One of the notable features of Highland Heights is its burgeoning tech industry, bolstered by nearby university research centers and corporate parks. This tech-savvy environment creates an

opportunity for investors in commercial real estate to develop and lease properties catering to the tech sector. This includes office spaces, research facilities, and innovation hubs that can foster collaboration and growth within the burgeoning tech community.

Furthermore, Highland Heights places a strong emphasis on sustainable development and green initiatives. The city's commitment to environmentally friendly practices presents an opportunity for eco-conscious commercial real estate ventures, such as LEED-certified buildings, energy-efficient office spaces, and green business parks. Investors keen on aligning their projects with sustainability goals will find Highland Heights an attractive location for eco-friendly commercial real estate ventures.