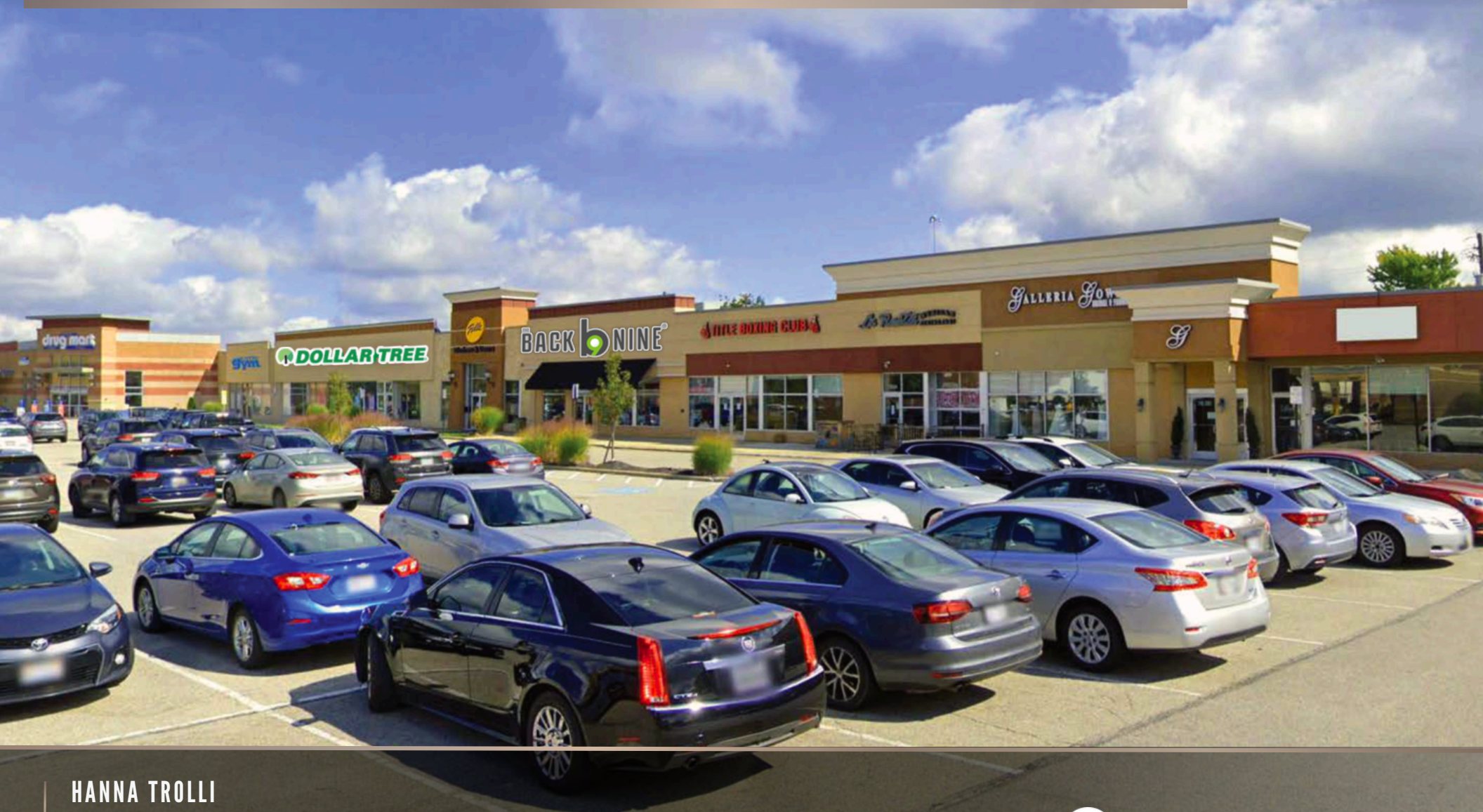


THE SHOPPES AT ALPHA PLACE

AVAILABLE FOR LEASE

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



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PASSOV GROUP
COMMERCIAL BROKERAGE

THE OPPORTUNITY

THE SHOPPES AT ALPHA PLACE
HIGHLAND HEIGHTS, OH 44143

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

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Last remaining space available: 1,520 SF
- Just leased - 2nd Gear (breakfast, brunch) and the Back Nine
- Dynamic tenant mix featuring retail, dining, fitness, medical and service users
- Signalized access at Wilson Mills Rd & Alpha Drive
- Visibility to 27,500+ VPD on Wilson Mills Rd and 108,000+ VPD on I-271
- Strong demographics with average household income exceeding \$120,000 within 3 miles
- Conveniently located near Mayfield High School, Park Place Technologies and major East Side employers
- Ideal opportunity for boutique retail, medical, wellness, beauty or professional service users

AVAILABILITY

Last Remaining Space

SIZE

1,520 SF

PRICING

Call Broker



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

Total Population	5,212	51,609	138,508
Total Households	2,209	24,303	62,251
Total Employees	12,331	48,416	82,246
Average Household Income	\$140,745	\$124,311	\$122,712
Median Household Income	\$112,185	\$94,734	\$92,146

PROPERTY PHOTOS

THE SHOPPES AT ALPHA PLACE
HIGHLAND HEIGHTS, OH 44143



SITE PLAN

1,520 SF

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GENERAL NOTES - WALL TYPES

- ALL DIMENSIONS ARE TO FACE OF STUD AND/OR MASONRY (UNLESS NOTED OTHERWISE).
- USE 1/2" CEMENT BOARD FOR ALL WALLS TO RECEIVE CERAMIC TILE, UNO MATCH HEIGHT OF CEMENT BOARD WITH TILE.
- FIRE SAFE ALL JOINTS AND PENETRATIONS AT FIRE RATED PARTITIONS.
- UL NUMBERS LISTED APPLY ONLY TO THE TESTED MANUFACTURERS. EQUAL MANUFACTURERS EQUIPMENT INFORMATION MUST BE APPROVED BY ARCHITECT.
- SOUND ATTENUATION BATTIS TO BE INSTALLED IN ALL INTERIOR PARTITIONS UNO. INSULATION MUST EXTEND FULL HEIGHT OF PARTITION. INSTALL ACOUSTIC SEALANT AT BOTH SIDES, ALONG THE TOP AND BOTTOM, AND AT INTERSECTING PARTITIONS AS REQUIRED BY STC RATINGS.
- REFER TO FINISH PLAN AND INTERIOR DESIGN DRAWINGS FOR FINISHES.

ROOM FINISH SCHEDULE					
ROOM NO.	SPACE	FLOOR	BASE	WALLS	REMARKS
101	RECEPTION	ETB	RSB	ETB	1, 2
102	RECEPTION	ETB	RSB	ETB	1, 2
103	RECEPTION	ETB	RSB	ETB	1, 2
104	RECEPTION	ETB	RSB	ETB	1, 2
105	RECEPTION	ETB	RSB	ETB	1, 2
106	RECEPTION	ETB	RSB	ETB	1, 2
107	RECEPTION	ETB	RSB	ETB	1, 2
108	RECEPTION	ETB	RSB	ETB	1, 2
109	RECEPTION	ETB	RSB	ETB	1, 2
110	RECEPTION	ETB	RSB	ETB	1, 2
111	RECEPTION	ETB	RSB	ETB	1, 2

FINISH REMARKS

- COORDINATE FINAL COLOR SELECTIONS WITH TENANT.
- EVALUATE CONDITION OF EXISTING BASE AND REPLACE AS REQUIRED.

BASE

- ETB EXISTING CERAMIC TILE UP TO 4" A.F.F. TO REMAIN.
- RSB 1/2" RUBBER COVE, JOHNSONITE OR EQUAL, COLOR BY OWNER.

WALLS

- P1 PAINTED GYPSUM BOARD (5) COATS LATEX PRIMER, (2) COATS LATEX, EGG-SHELL - COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER.
- P2 EPOXY PAINTED GYPSUM BOARD, SEMI-GLOSS SHERWIN WILLIAMS SAMPLER INTERIOR WALL SYSTEM - COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER.

FLOORS

- ETB EXISTING TO REMAIN

WALL TYPE DESCRIPTION LEGEND

THE DESCRIPTION LEGEND IS ONLY FOR TAGGED WALL TYPES.

ALPHA NUMERIC
A.B.C. 1-2-3

REFERS TO WALL COMPOSITION
REFERS TO WIDTH OF STRUCTURAL CORE

CORE WIDTH

- A: 1 1/2" METAL FURRING @ 16" O.C.
- B: 3 1/2" METAL STUDS @ 16" O.C.

WALL COMPOSITION

- 1- 5/8" TYPE 'X' GYP. BD. ON ONE SIDE OF WALL.
- 2- 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES OF WALL.

WALL TAG HEIGHT NOTE

WALLS ARE TO EXTEND TO THE SPECIFIED HEIGHT ADJACENT TO THE WALL TAG (EX. 8'-0"). IN MOST CASES THE WALL WITH A HEIGHT ASSOCIATED IS 4" ABOVE FINISHED CEILING. IF A WALL DOES NOT HAVE A HEIGHT ADJACENT TO IT, THEN IT IS TO EXTEND TO THE DECK/FRAMED CEILING ASSEMBLY ABOVE. FOR WALL TYPE CONSTRUCTION/ASSEMBLY, REFER TO WALL TYPE DESCRIPTION LEGEND.

MOISTURE RESISTANT GYPSUM BOARD NOTE

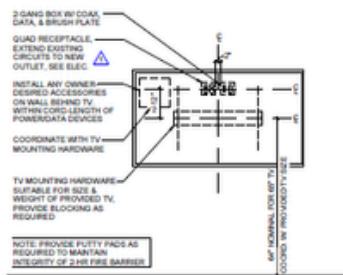
IN LOCATIONS OF RESTROOMS, JANITOR CLOSETS, AND WET ROOMS USE MOISTURE RESISTANT GYPSUM BOARD ON ALL WALLS.

FIREBLOCKING NOTE

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRING SPACES, AT THE CEILING AND FLOOR LEVEL. PER CBC 719.2.2.

WALL TYPE LABELS

CONTRACTOR IS TO STENCIL WALL PROTECTION TYPES AND RATING DURATIONS ABOVE CEILING AT ALL CONCEALED LOCATIONS. WALL TYPES INCLUDE FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS. (EX. 1-HOUR FIRE BARRIER).



3 DETAIL TELEVISION MOUNTING



GENERAL NOTES - FLOOR PLAN

- ALL DIMENSIONS ARE TO FACE OF STUD AND/OR MASONRY (UNLESS NOTED OTHERWISE).
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL CONDITIONS, CONTACT THE ARCHITECT FOR CLARIFICATION.
- WALL THICKNESS INDICATED ON DRAWINGS SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF THE WALL (UNO).
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED FOR DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. WOOD BLOCKING MUST BE FIRM.
- ALL OUTSIDE GYPSUM CORNERS THROUGHOUT THE INTERIOR SPACE TO HAVE METAL CORNER BEADS.
- SNIP-OUT OR TOOLS CONTROL JOINTS AT INTERIOR EXPOSED CONCRETE FLOORS SHALL BE CAULKED WITH SEALANT AS REQUIRED.

FLAG NOTES - FLOOR PLAN

- ENSURE NEW WALL DOES NOT INTERRUPT CONTINUITY OF EXISTING 2-HR FIRE BARRIER.
- NO WORK IN THIS ROOM.
- PATCH AND REPAIR DRYWALL AT TV MOUNTING AS REQUIRED.
- PATCH AND REPAIR DRYWALL AT TV MOUNTING AS REQUIRED. WALL TO CONFORM TO 2-HR RATED FIRE BARRIER AND BE REPAIRED PER UL ASSEMBLY UHS.
- FRESH OPENING WITH NEW 5/8\"/>

SYMBOL LEGEND

- ROOM NAME [n] INDICATES ROOM NAME AND NUMBER, REFER TO SHEET A.1 FOR ROOM FINISHES.
- INDICATES WALL CONSTRUCTION TYPE & HEIGHT, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS.
- INDICATES DOOR TYPE - REFER TO SHEET A.1 FOR DOOR SCHEDULE & DOORFRAME MATERIALS & ELEVATIONS.
- EXISTING
- NEW WORK
- DEMOLISHED

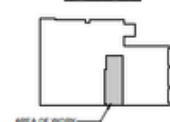
GENERAL NOTES - DEMOLITION

- COMPLY WITH OHIO BUILDING CODE, NATIONAL ELECTRIC CODE, ASHRAE, AND SMASHA RECOMMENDATIONS.
- DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOLLOWING THE REQUIREMENTS FOR DEMOLITION WORK WITHIN THE GOVERNING MUNICIPALITY.
- THE OWNER HAS FIRST RIGHT OF ALL MATERIALS, FIXTURES, AND DEVICES REMOVED AS A RESULT OF THE DEMOLITION OF EXISTING CONDITIONS. ANY UNCLAIMED ITEMS BY THE OWNER ARE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR TO BE REMOVED AND DISCARDED FROM THE PROJECT SITE.
- ALL DEMOLITION AND MATERIAL REMOVAL OPERATIONS SHALL BE CAREFULLY AND SAFELY CARRIED OUT DAILY TO ACCOMMODATE FUTURE NEW CONSTRUCTION. THE DEMOLITION CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR SAFE PROCEDURES, PRACTICES AND OPERATION.
- TEMPORARY SIGNAGE - IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY SIGNAGE, WARNING LIGHTS, BARRICADES, DANGER SIGNS, TEMPORARY FENCING AND ALL OTHER RELATED SAFETY PRECAUTIONS TO PROTECT ALL PERSONS AND PROPERTY EITHER DIRECTLY RELATED OR INCIDENTAL TO THE PROJECT FROM INJURY OR DAMAGE FROM ANY CAUSE. PROTECT ALL STRUCTURAL COMPONENTS FROM DAMAGE.
- CONTRACTOR TO PROVIDE TEMPORARY BRACING AS REQUIRED THROUGHOUT DEMOLITION AND CONSTRUCTION PROCESS.
- ALL WALLS, PARTITIONS, FRAMES AND OTHER MATERIALS SHOWN TO BE REMOVED SHALL HAVE NEATLY REMOVED CUT EDGES WHERE THEY WILL BE VISIBLE AFTER THE NEW CONSTRUCTION HAS BEEN COMPLETED.
- ALL CONCRETE SLABS THAT ARE CUT OR REMOVED SHALL BE PROPERLY PATCHED TO MATCH EXISTING FRESH FLOOR.
- ALL SURFACES, FURNISHINGS, EQUIPMENT, ETC. ADJACENT TO DEMOLITION AREAS SHALL BE PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO ACCOMPLISH CONSTRUCTION OF THE PROJECT. PLUMBING, MECHANICAL AND ELECTRICAL SUB-CRACKERS SHALL ALSO REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION ON DEMOLITION.
- ALL DEAD AND ABANDONED UTILITY LINES ARE TO BE DISCONNECTED AND REMOVED IN THEIR ENTIRETY.
- EXISTING GAS, SANITARY, AND ELECTRICAL SERVICES TO BE REWORKED AS REQUIRED. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- ALL ABANDONED PLUMBING LINES SHALL BE CAPPED OVER WITH CONCRETE AT FRESH FLOOR.
- SOME NON-DEMO ITEMS MAY BE INDICATED ON THE DEMOLITION PLAN WHICH ARE INCLUDED TO DESCRIBE THE OVERALL SCOPE OF THE PROJECT AND TO AID IN THE CONTRACTOR'S COORDINATION.
- PROVIDE WEATHER TIGHT TEMPORARY CONSTRUCTION FOR AREAS OF REMOVED WALLS AS REQUIRED PRIOR TO COMPLETION OF NEW CONSTRUCTION UNDER THE CONTRACT.
- ALL NON-COMPLAINT WOOD DISCOVERED DURING DEMOLITION AND/OR RECONSTRUCTION TO BE REMOVED.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS AS NECESSARY TO PREVENT DUST, DRIFT, SMOKE, OSMELLS, ETC. FROM ENTERING THE ADJACENT TENANT SPACES.

FLAG NOTES - DEMOLITION PLAN

- A REMOVED WALL IN ITS ENTIRETY. PATCH ADJACENT WALLS, FLOORS, AND CEILINGS AS REQUIRED AND SHOWN ON NEW WORK PLAN.
- NOT USED.
- C REMOVE PORTION OF EXISTING WALL FOR NEW DOOR OPENING. SEE DOOR SCHEDULE, PATCH ADJACENT WALLS, FLOORS, AND CEILINGS AS REQUIRED AND SHOWN ON NEW WORK PLAN.
- D REMOVE DOOR, FRAME, AND HARDWARE.
- E DEMO WALL UP TO 1\"/>

KEY PLAN



CLOSE AERIAL

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SITE PLAN

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NO. - TENANT

- 1. Discount Drug Mart
- 2. The Little Gym
- 3. Dollar Tree
- 4. Pella Windows & Doors
- 5. The Back Nine
- 6. Title Boxing Club
- 7. La Fiesta
- 8. Galleria Gowns
- 9. R&S Salon
- 10. 2ND Gear
- 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. CLE Foot & Ankle
- 20. Dental Essentials - second floor
- 21. Hair by Kristen Bova
- 22. Shari Rambaldo

* ALL MEASUREMENTS ARE APPROXIMATE

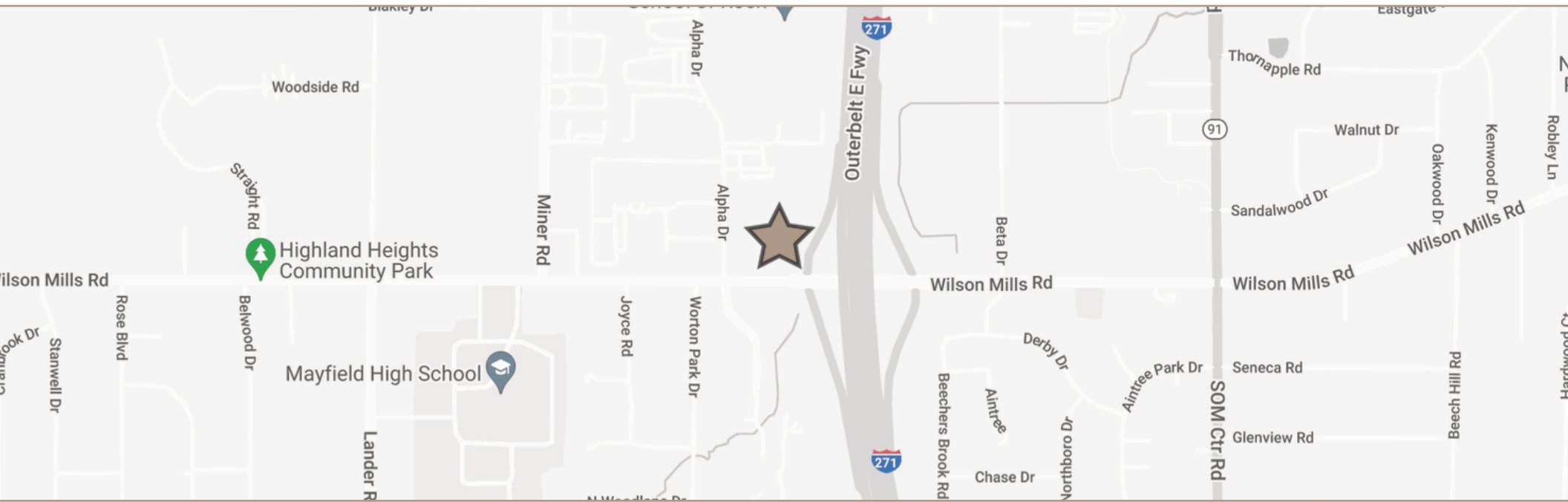
TRADE AERIAL

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LOCATION OVERVIEW

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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.