



## Chagrin Blvd Retail

27879 Chagrin Blvd, Woodmere, OH 44122

### Property Description

Located in the heart of the Chagrin Boulevard retail corridor, this highly visible shopping center sits within one of Cleveland’s most established and affluent trade areas. Surrounding retailers within a quarter mile include high-performing national brands such as Trader Joes, Lululemon, Apple, Tiffany, Anthropologie and Texas de Brazil.

### Property Highlights

- Prime Retail Location along Chagrin Blvd, a Major East Side Retail Trade Area
- 2,800 SF Available Now!
- 20,000 VPD Directly in Front of the Center
- Affluent Trade Area with Strong Demographics
- Easy access from I-271 and nearby communities of Beachwood, Pepper Pike, Shaker Heights

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,645	18,970	79,860
Total Population	4,400	45,939	186,207
Average HH Income	\$172,802	\$154,889	\$115,665



### Building Summary

Building Size:	5,411 SF
Available SF:	2,800 SF
Lease Rate:	Negotiable
Operating Expenses:	\$13.71/SF

# Property Photos



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 BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# Property Photos



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# Retailer Map



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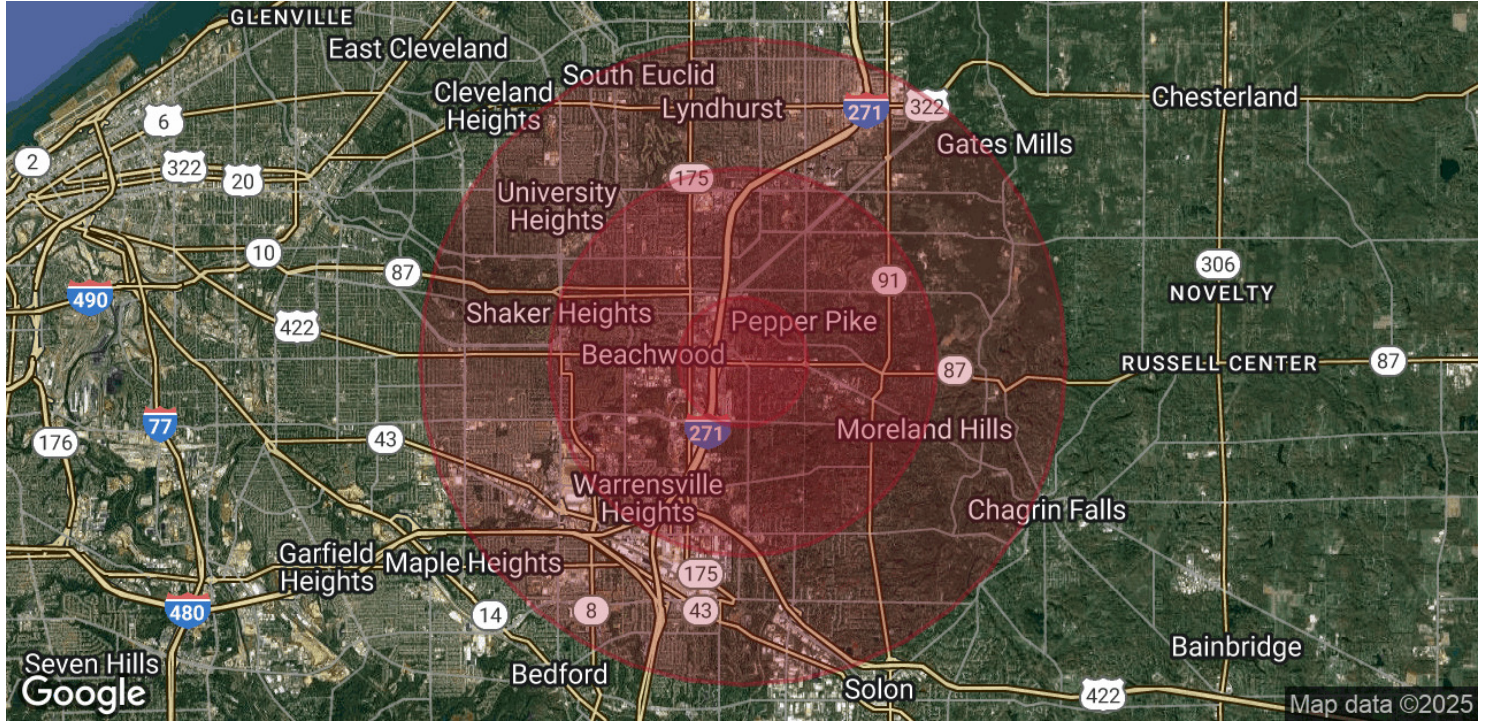


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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,400	45,939	186,207
Average Age	43	44	43
Average Age (Male)	42	42	41
Average Age (Female)	45	46	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,645	18,970	79,860
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$172,802	\$154,889	\$115,665
Average House Value	\$420,037	\$416,950	\$285,615

Demographics data derived from AlphaMap

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