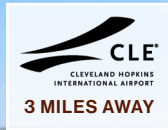


OUTPARCEL AT THE FULLY LEASED SHOPPES AT NORTH OLMSTED

26662 BROOKPARK ROAD EXTENSION NORTH OLMSTED, OHIO 44070

CBRE

GROUND LEASE / BUILD TO SUIT



SITE
PROPOSED 0.5 AC OUTPARCEL

±217'
±100'
±217'
±100'

Sparky Ln

Lorain Rd - 23,828 VPD



Brookpark Ext



EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- Approximately .5 AC outparcel for ground lease or build to suit. Join Ollies, future Slick City (2027), Recess Games and the DMV at The Shoppes at North Olmsted
- The property located in the heart of the North Olmsted retail trade area, positioned across to the 900,000 SF Great Northern Mall and 630,000 SF Great Northern Plaza
- The property has a 5 mile population of 168,286 people and average household income of \$130,900
- North Olmsted is experiencing strong development growth and will benefit from the future Browns stadium in neighboring Brook Park



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
170,673



POPULATION
168,286



HOUSEHOLDS
72,722



POPULATION
25 & OVER
124,313



AVG. HOUSEHOLD
INCOME
\$130,900

SITE PLAN

Current Retailers

N.A.P.	N.A.P.	0 SF
01A	Ollie's	31,736 SF
01B	Slick City (coming 2027)	27,030 SF
03	Suburban Collision	1,516 SF
04	Recess	5,208 SF
05	North Olmsted License Bureau	4,645 SF



RETAIL TRADE MAP



NORTH OLMSTED RETAIL TRADE AREA

TRADE AREA INFO

Brookpark Rd & Great Northern Blvd
(3 Miles)

- Population: 64,244
- Daytime Population: 65,249
- Total Households: \$27,517
- Median HH Income: \$69,914
- Total Businesses: 2,093
- Total Employees: 33,534

MAJOR OFFICE BUILDINGS

797,447 Total SF
(Source, CoStar)

1. Great Northern Corp. Center I, II, III - 459,338 SF
2. Moen - 141,221 SF
3. Millennium Place East - 70,200 SF
4. Millennium Place West - 70,200 SF
5. The Community Bldg. - 56,488 SF

HOTELS

10 Hotels/1,079 Rooms
(Source, CoStar)

1. Radisson - 140 Rooms
2. Aloft - 137 Rooms
3. Extended Stay - 127 Rooms
4. Sonesta Suites - 125 Rooms
5. Courtyard - 121 Rooms
6. Hampton Inn - 118 Rooms
7. La Quinta - 103 Rooms
8. Extended Stay - 92 Rooms
9. Motel 6 - 59 Rooms
10. Economy Inn - 57 Rooms

MAJOR EMPLOYERS

1. Moen - 550 employees
2. Manor Care Health - 200 employees
3. FM Global - 200 employees
4. North Olmsted High School - 130 employees
5. Professional Travel - 100 employees

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Updated: March 21, 2024 (422944)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	8,169	64,813	168,286
2025 Daytime Population	10,534	62,131	170,673
2025 Households - Current Year Estimate	3,314	28,009	72,722
2025 Average Household Income	\$124,260	\$132,602	\$130,900
2030 Average Household Income Projection	\$146,246	\$151,588	\$148,631
2025 Median Household Income	\$90,302	\$95,766	\$94,963
2025 Per Capita Income	\$50,719	\$57,570	\$56,586
2025 Population Over 25	5,933	48,963	124,313

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