

OFFERING MEMORANDUM · FOR LEASE

21190 Center Ridge Road

Rocky River, Ohio 44116 · Center Ridge Corridor / Cuyahoga County

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A Full Repositioning on the Rocky River Center Ridge Corridor

21190 Center Ridge Road is a freestanding, multi-tenant building undergoing a complete 2026 renovation on one of Rocky River’s busiest retail retail corridors. The repositioning delivers ±18,399 SF of flexible retail, office, and office, and warehouse / showroom space across two levels, with suites that demise that demise from ±258 SF or combine up to ±4,100 SF to fit a wide range of users. of users.

The exterior is a 100% transformation, including new aluminum storefront and window systems. A new centralized entry, accessible restrooms, and ADA-compliant entrance, ramps, and railings bring the property fully up to current standards. All office and retail suites will be delivered in premium white-box condition, ready for tenant fit-out.

With 101' of frontage and strong visibility on Center Ridge Road (35,120 VPD), 24 on-site parking spaces, and building plus pylon signage, this is a rare move-in-ready opportunity in a supply-constrained submarket. Asking rents vary by use and space; space is available upon completion of renovation.

PROPERTY FACTS

Detail	Specification
Building Size	±18,399 SF (GLA)
Land Area	0.51 AC (22,412 SF)
Built / Renovated	1961 / 2026
Configuration	Two levels — lower + first floor
Available Uses	Retail · Office · Warehouse/Showroom
Frontage	101' on Center Ridge Road
Parking	24 surface spaces (1.30 / 1,000 SF)
Zoning	Commercial
Parcel	303-23-002 (Cuyahoga County)
Asking Rent	Available on request — varies by space

PROPERTY HIGHLIGHTS

Why 21190 Center Ridge

- 100% renovated — full exterior transformation with new storefront, signage, and ADA and ADA upgrades
- Flexible space across two levels — retail, office, and warehouse / showroom
- Demisable & combinable layouts ranging from ± 250 SF to $\pm 4,100$ SF
- $\pm 18,399$ SF freestanding building on 0.51 acres, fully repositioned
- 101' of frontage and strong visibility on Center Ridge Road (35,120 VPD)
- On-site surface parking plus building and pylon signage
- Commercial zoning in a mature, supply-constrained Rocky River Center Ridge Corridor Ridge Corridor market
- Rents flex by space and use — available on request



Proposed renderings — Onward Design Collaborative

100% EXTERIOR UPLIFT

From Dated Strip to Modern Storefront

BEFORE



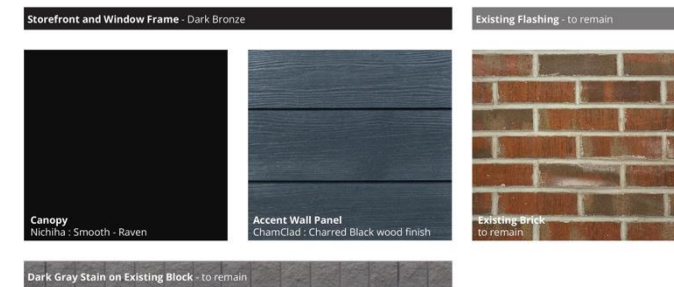
AFTER



RENOVATION SCOPE

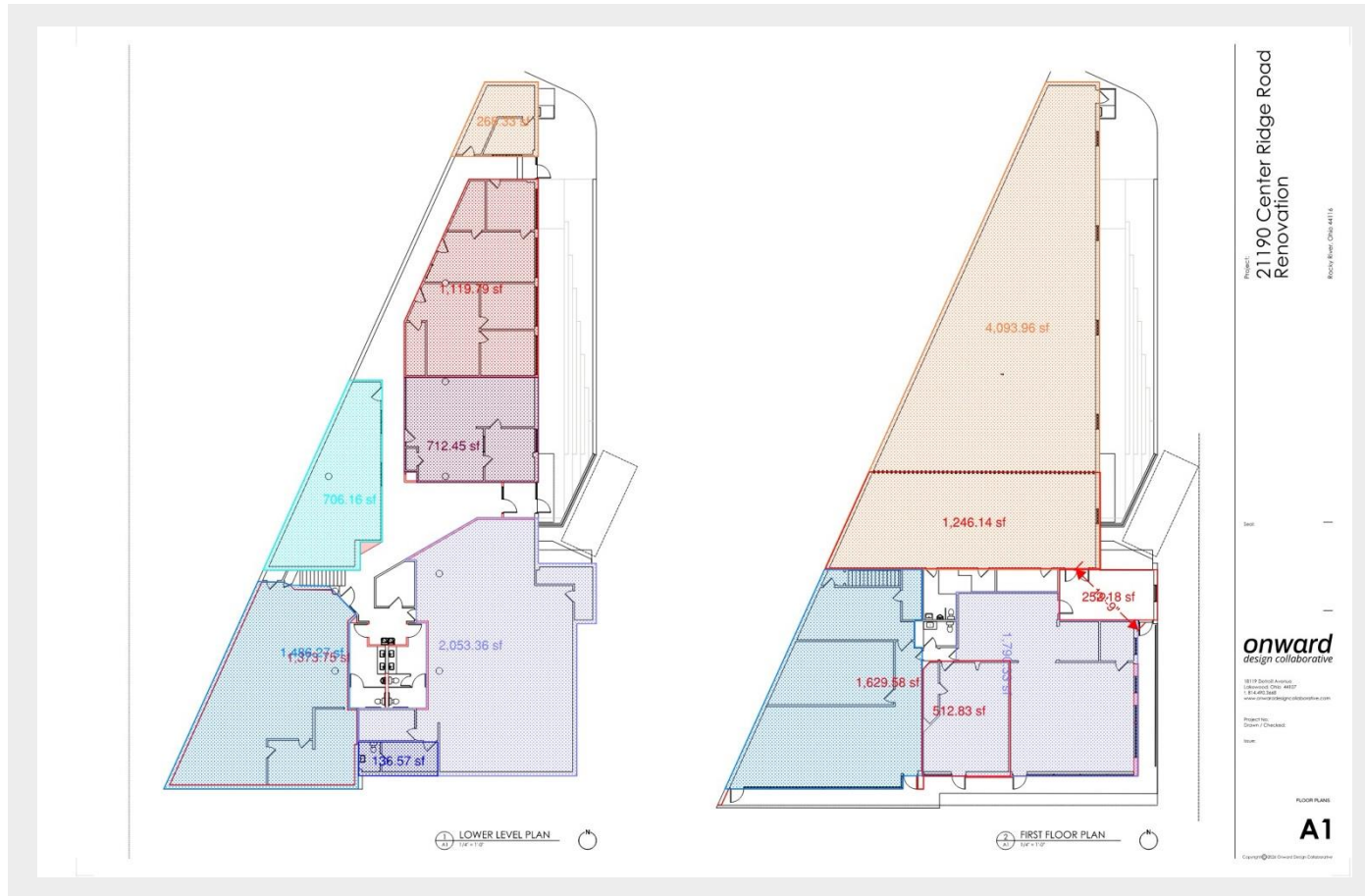
- New aluminum storefront & window systems — dark-bronze frames
- Fiber-cement canopy + charred-black wood-finish accent cladding
- Existing red brick retained; block base refinished in dark-gray stain
- New centralized entry, accessible restrooms & ADA parking ramps and rails

MATERIAL PALETTE



AVAILABLE SPACES

Flexible Floor Plans — Demise or Combine



Lower Level Plan (left) and First Floor Plan (right) — areas per architectural drawings, approximate

Built for flexibility.

Spaces can be leased individually or combined across both levels to suit retail, office, or warehouse / showroom users. Rent varies by space and use.

±250

SF — SMALLEST SUITE

±4,100

SF — LARGEST SUITE

REPRESENTATIVE SUITE AREAS

- First floor: ±4,094 · 1,630 · 1,246 SF and more
- Lower level: ±2,053 · 1,489 · 1,120 · 706 SF and more
- Suites combine for larger footprints

LOCATION OVERVIEW

The Heart of the Center Ridge Corridor

21190 Center Ridge Road sits squarely on the Rocky River Center Ridge corridor — one corridor — one of Greater Cleveland’s most active retail arteries — in the heart of heart of Rocky River. The property fronts Center Ridge Road, the primary east-west east-west commercial spine serving the area’s affluent western suburbs, with with immediate access to Interstate 90 and dense, established rooftops on all sides. all sides.

It sits squarely between two dominant retail nodes: Westwood Town Center and River Plaza to the west, and Westgate Shopping Center to the east — capturing cross-shopping traffic flowing in both directions. The trade area covers four upper-income communities: Rocky River, Fairview Park, Bay Village, and Westlake.



Site plan — Center Ridge Road & Plymouth Avenue frontage

35,120

VPD · CENTER RIDGE RD

107,270

VPD · INTERSTATE 90

±10 mi

TO DOWNTOWN CLEVELAND

LOCATION HIGHLIGHTS

Between Two Established Retail Centers

- Premier location directly on Center Ridge Road — the Rocky River Center Ridge corridor's dominant retail artery
- Exceptional traffic: 35,120 VPD on Center Ridge Road and 107,270 VPD on adjacent I-90
- Affluent trade area — four upper-income suburbs with household incomes from ~\$94K to ~\$132K
- Metro accessibility: ~10 miles to Downtown Cleveland; 13-minute drive to Cleveland-Hopkins International

ESTABLISHED CO-TENANCY ALONG THE CORRIDOR

To the West

WESTWOOD TOWN CENTER · RIVER PLAZA

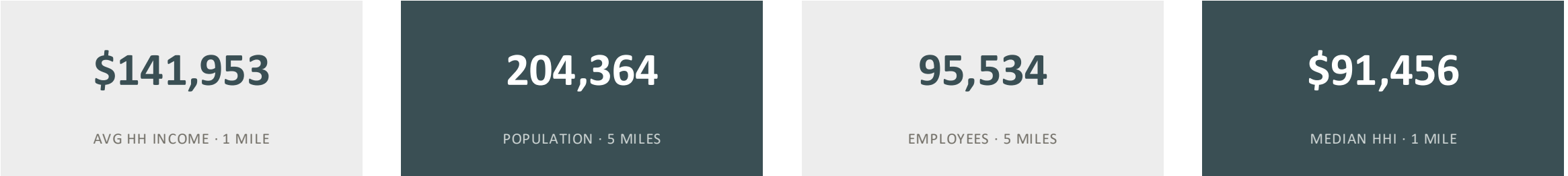
Home Depot, Marc's, AMC, Dollar Tree, plus River Plaza daily-needs and dining tenancy.

To the East

WESTGATE SHOPPING CENTER

~311,000 SF power center, ~97% leased — Target, Lowe's, Kohl's, Marshalls & Petco.

An Affluent, Densely Populated Market



	1 MILE	3 MILE	5 MILE
2024 Population	13,399	88,885	204,364
Avg . Household Income	\$141,953	\$122,599	\$109,921
Median Household Income	\$91,456	\$89,791	\$81,113
Total Businesses	604	3,678	8,657
Total Employees	5,123	33,131	95,534

Source: trade-area demographic rings, Center Ridge Road corridor (2024 estimates). Figures approximate; verify prior to lease.

FOR LEASING INFORMATION

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The information contained herein was obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy or completeness. All figures, square footages, renovation details, and demographic data are approximate and subject to change, errors, omissions, prior lease, or withdrawal without notice. Prospective tenants should verify all information independently.



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