



— the —
SHOPPES
— at PARMA —

7671 W Ridgewood Dr, Parma, OH 44129

**MULTIPLE RETAIL OPPORTUNITIES AT THE SHOPPES AT PARMA,
A 756,000 SF DOMINANT, DYNAMIC POWER CENTER IN NE OHIO**



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UNDER NEW OWNERSHIP

CBRE

#1

Most visited power center
in a 15 mile radius



#4

Most visited shopping center in the
state of Ohio (99th percentile)



98%

521 out of 32,367 ranked
shopping center in the
country (7.7M annual visits)



Source: Placer.ai (2022)

the OPPORTUNITY

- The Shoppes at Parma is a 734,500 SF power center and is one of Northeast Ohio's most visited power centers and retail destinations (source: Placer)
- Anchors include: Walmart, Dicks Sporting Goods, Burlington, Marc's, Fitworks, Old Navy, Ulta, and more
- The project recently underwent a \$100 M redevelopment which transformed the former Parmatown mall into a mixed-use power center
- Potential for large land development site/pads on Day Drive and Ridgewood Drive
- Parma is a super-regional trade area with a dense population

AVAILABLE SPACES

1,600 - 5,000 SF - Proposed Multi-Tenant Outparcel or Ground Lease

Space #807	7,791 SF Wall of Books
Space #824	1,256 SF inline (expandable to 2,017 SF)
Space #909	910 SF inline former medical clinic
Space #825	761 SF inline (expandable to 2,017 SF)

DEMOGRAPHICS WITHIN 5 MILES



DAYTIME
POPULATION
232,188



2026
POPULATION
243,891



2026
HOUSEHOLDS
107,760



2026
POPULATION
25 & OVER
182,315



2026
AVG. HH INCOME
\$94,517

the _____ POWER CENTER AVAILABILITY



SPACE 807
7,791 SF
(Former Wall of Books)

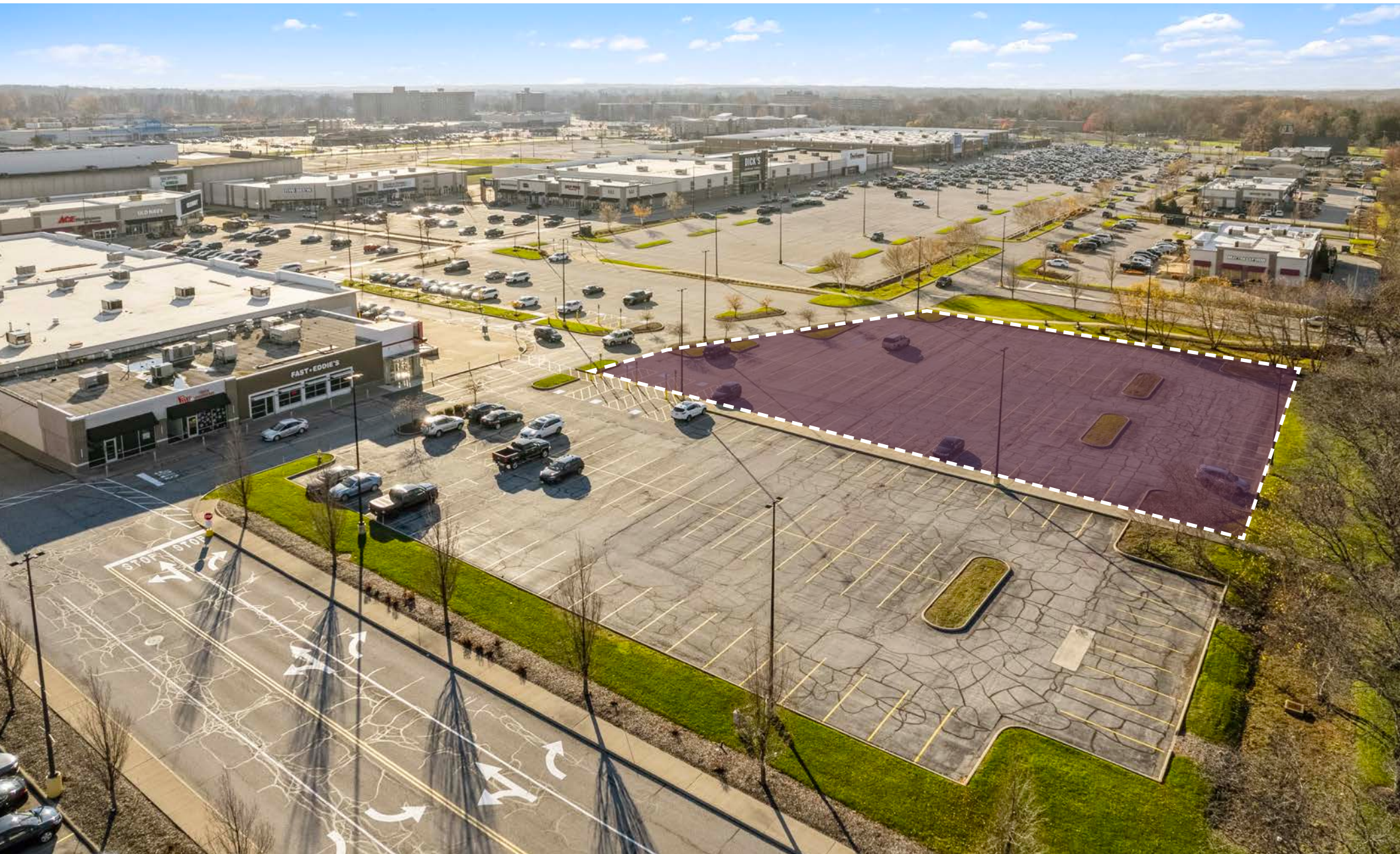


the _____ POWER CENTER AVAILABILITY



New Outparcel Opportunity

1,600 SF - 5,000 SF



the _____ STRIP CENTER AVAILABILITY

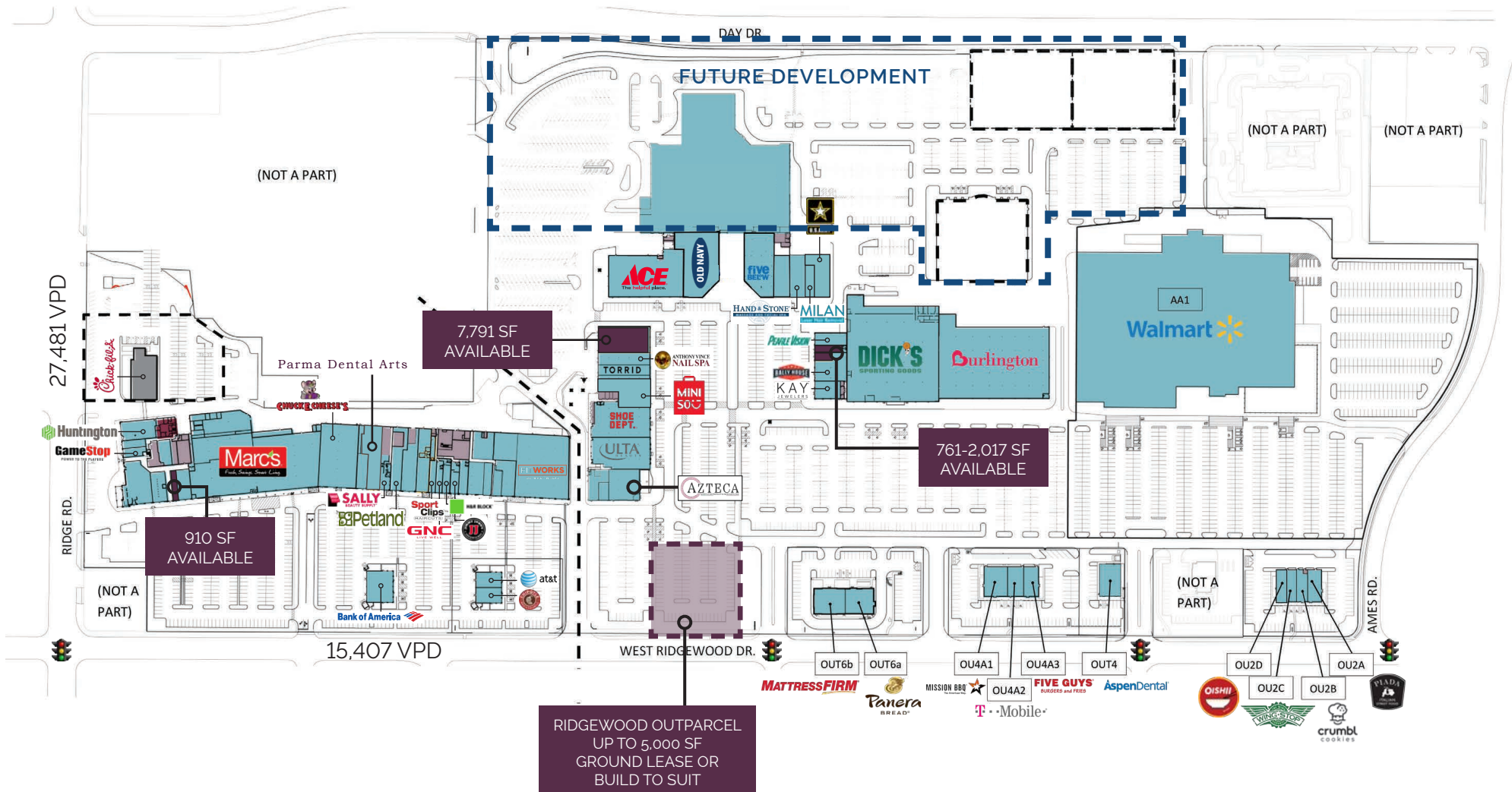


SPACE 909 - 910 SF
(White Box Retail)



the FULL PICTURE

— the —
SHOPPES
— at PARMA —



the

SITE PLAN - POWER CENTER



UNIT	TENANT	SF
800b	Astro Bros Coffee & Ice Cream	2,449 SF
800b	Pulp Juice & Smoothie Bar	1,000 SF
801	Azteca Mexican Restaurant (coming Spring '26)	5,300 SF
802	Ulta	10,002 SF
803	Shoe Dept.	10,752 SF
804	Miniso	6,949 SF
805	Torrid	3,073 SF
806	A. Vince Nail Spa	3,500 SF
807	AVAILABLE	7,791 SF
809	ACE Hardware	18,000 SF
810	Old Navy	12,803 SF
813	Five Below	9,065 SF
815	Army Recruiting Center	4,590 SF
821	Hand & Stone	3,810 SF
823	Milan Laser Hair Removal	1,542 SF
819	UPS Store	3,960 SF
823	Pearle Vision	2,200 SF
824	AVAILABLE	1,256 - 2,017 SF
825	AVAILABLE	761 - 2,017 SF
826	Rally House	4,346 SF
827	Kay Jewelers	2,500 SF
835	Dick's Sporting Goods	50,000 SF
836	Burlington	45,079 SF
AA1	Walmart	179,982 SF
OU2A	Piada Italian	2,537 SF
OU2B	Crumb Cookies	1,902 SF
OU2C	Wingstop	1,500 SF
OU2D	Oishi Ramen & Poke	2,000 SF
OUT4	Aspen Dental	3,750 SF
OU4A1	Mission BBQ	3,850 SF
OU4A2	T-Mobile	2,574 SF
OU4A3	Five Guys	2,448 SF
OUT6A	Panera Bread	4,200 SF
OUT6B	Mattress Firm	4,500 SF

the SITE PLAN - STRIP CENTER



UNIT	TENANT	SF
900	Huntington Bank	3,796 SF
901	Mgmt Office	
902	Russo Rosalina Attorneys	864 SF
903	Game Stop	1,226 SF
904	Decommissioned	
905	Tasco	1,739 SF
906	Decommissioned	
907	Masala Monsoon - Coming Soon	5,400 SF
908	Bella Nails	2,262 SF
909	AVAILABLE	910 SF
910	Best Cuts	2,288 SF
911	Marc's	48,688 SF
912	Chuck E Cheese	13,500 SF
913	Batteries + Bulbs	2,630 SF
914b	Parma Dental Arts	4,528 SF
914a	Vision World	1,612 SF
915	Sally's	2,612 SF
916	Petland	4,000 SF
917	Audiology Services	4,480 SF
918	Best Wok	1,165 SF
919	Sport Clips	1,193 SF
920	GNC	1,251 SF
921	H&R Block	1,400 SF
922	Jimmy Johns	1,647 SF
923a	Music & Arts	2,500 SF
923b	CLE Podiatrist	1,820 SF
924	The Joint	1,496 SF
925	Hometown Urgent Care	3,010 SF
926	Fitworks	25,231 SF
OU7a	AT&T	2,200 SF
OU7b	Chipotle	2,200 SF

the COMPANY YOU'LL KEEP



The Shoppes at Parma is a comprehensive, multi-phase redevelopment in suburban Cleveland, Ohio. The 734,500 square foot shopping center features an inviting new town center for shopping, dining, and entertainment. The mixed-use development includes a power center, grocery-anchored strip center, outparcels, and an office building. The center is situated in a densely populated area south of I-480 between I-71 and I-77 with traffic counts in excess of 60,000+ vehicles per day.



STUDY PERIOD: AUGUST 2025 - JULY 2026

Metrics

The Shoppes at Parma
W Ridgewood Drive, Parma, OH

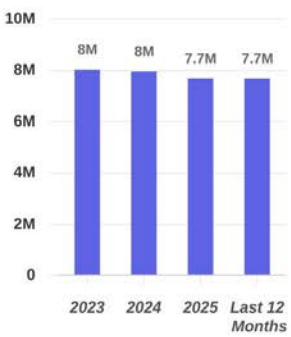
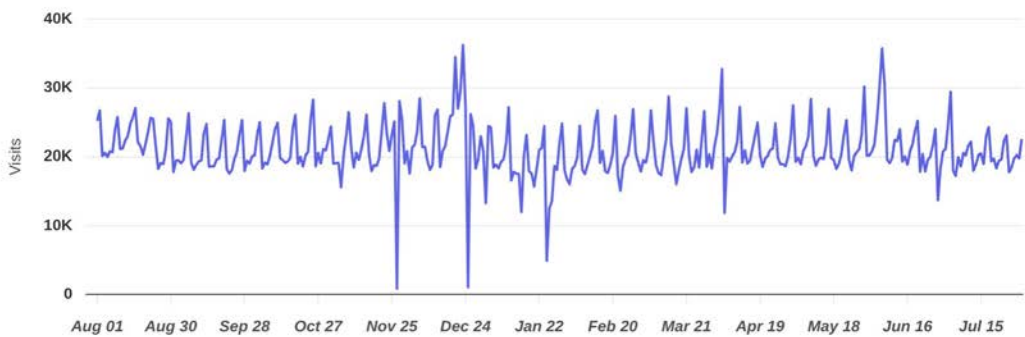
Visits	7.7M	Avg. Dwell Time	35 Min
Visits / sq ft	10.47	Panel Visits	506.7K
Size - sq ft	734.5K (GLA)	Visits YoY	-0.5%
Visitors	739.4K	Visits Yo2Y	-5.2%
Visit Frequency	10.4	Visits Yo3Y	-3.9%

Aug 1st, 2025 - Jul 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

The Shoppes at Parma
W Ridgewood Drive, Parma, OH





the SHOPPES at PARMA

MAJOR OFFICE BUILDINGS
292,087 Total SF

1. UH Parma Education Ctr - 81,416 SF
2. Rockside Plaza - 66,774 SF
3. Medical Arts Center 2 - 50,565 SF
4. Parmatown Medical South - 50,000 SF
5. Medical Arts Center 1 - 43,332 SF

MAJOR EMPLOYERS

1. University Hospitals Parma Med - 1,328
2. Cuyahoga County Public Library - 600
3. Pleasant Lake Villa - 350
4. Pleasantview Care Center - 300
5. Mount Alverna Village - 250

DEMOGRAPHICS WITHIN 3 MILES IN 2026

State Road & W Ridgewood Drive

POPULATION
104,446

HOUSEHOLDS
46,488

BUSINESSES
2,902

DAYTIME
POPULATION
89,465

AVERAGE
HH INCOME
\$91,003

EMPLOYEES
40,902

the DEMOGRAPHICS

— the —
SHOPPES
— at PARMA —



POPULATION

2026 Population

1 MILE

15,360

3 MILES

104,446

5 MILES

243,891



DAYTIME POPULATION

2026 Daytime Population

1 MILE

14,725

3 MILES

89,465

5 MILES

232,188

Daytime Workers

7,765

42,267

118,607

Daytime Residents

6,960

47,198

113,581



HOUSEHOLD INCOME

2026 Households

1 MILE

7,225

3 MILES

46,488

5 MILES

107,760

2026 Average Household Income

\$78,441

\$91,003

\$94,517

2031 Average Household Income

\$89,971

\$104,954

\$109,554

2026 Median Household Income

\$63,104

\$75,373

\$75,493



EDUCATION

2026 Population 25 and Over

1 MILE

11,565

3 MILES

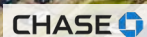
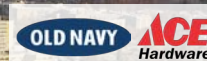
78,703

5 MILES

182,315

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