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216.381.8200

STEELYARD COMMONS PAD BUILDING

Cleveland, Ohio



FEB 24

HIGHLIGHTS

- **AVAILABLE:** Up to 4,262 SF
 - 1,862 SF (drive-thru possible)
 - 2,400 SF former restaurant endcap
 - Previous tenant operated in space for 15 years before relocating within Steelyard Commons to freestanding drive-thru location
 - Restaurant upgrades include: 2-inch water line, 1,000-gallon grease trap, 4-inch sanitary line, 2.5-inch gas line, 12-foot hood
 - Existing enclosed patio
- **CUSTOMERS:** Over 8 million customers annually
- **TRAFFIC:** Traffic on Steelyard Drive reaches over 5 million vehicles annually
- **HIGHWAY ACCESS:** Directly from I-71 and SR 176
- **DAYTIME POPULATION:** Over 225,000 employees within a 5-mile radius

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	135,830	306,136	538,860
2025 Estimate	131,577	307,799	547,575
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$69,734	\$66,962	\$73,109
2025 Median	\$46,996	\$48,176	\$52,478
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	76,583	229,139	351,628

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
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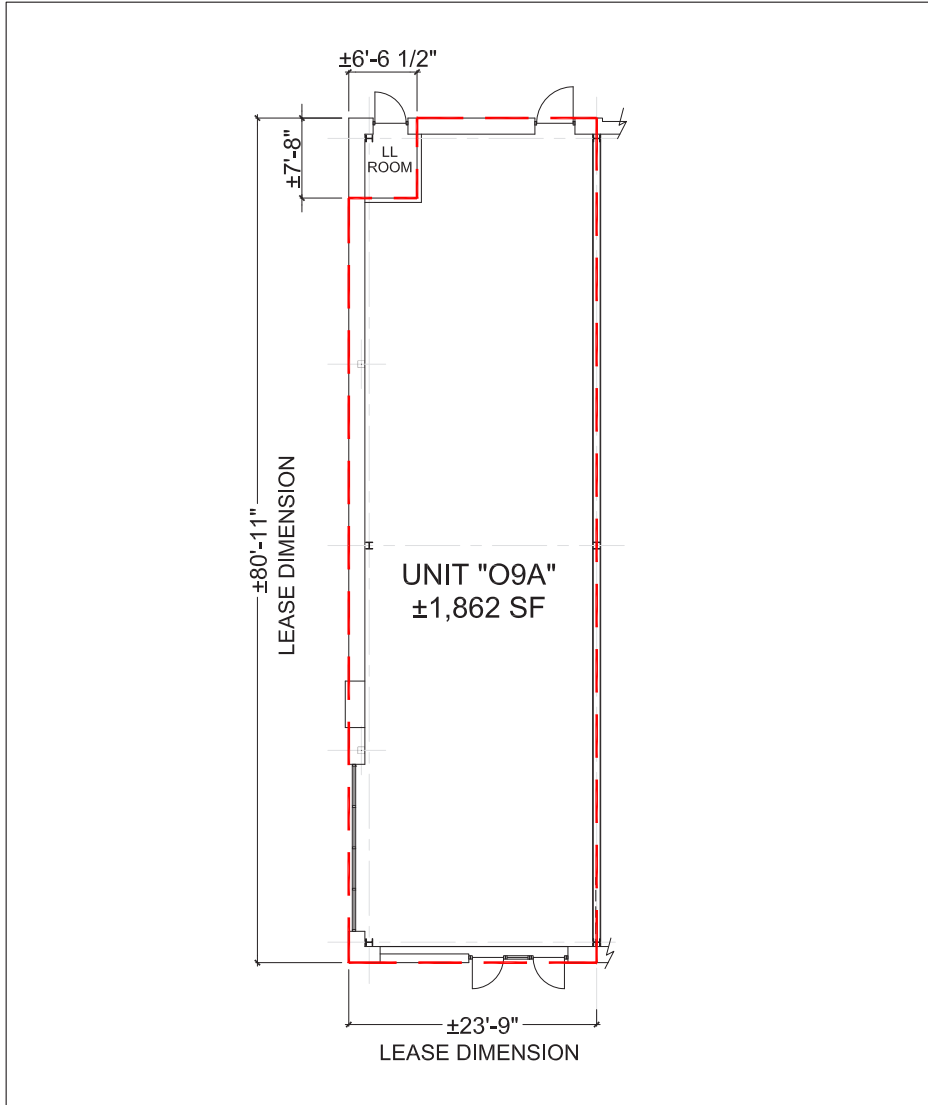
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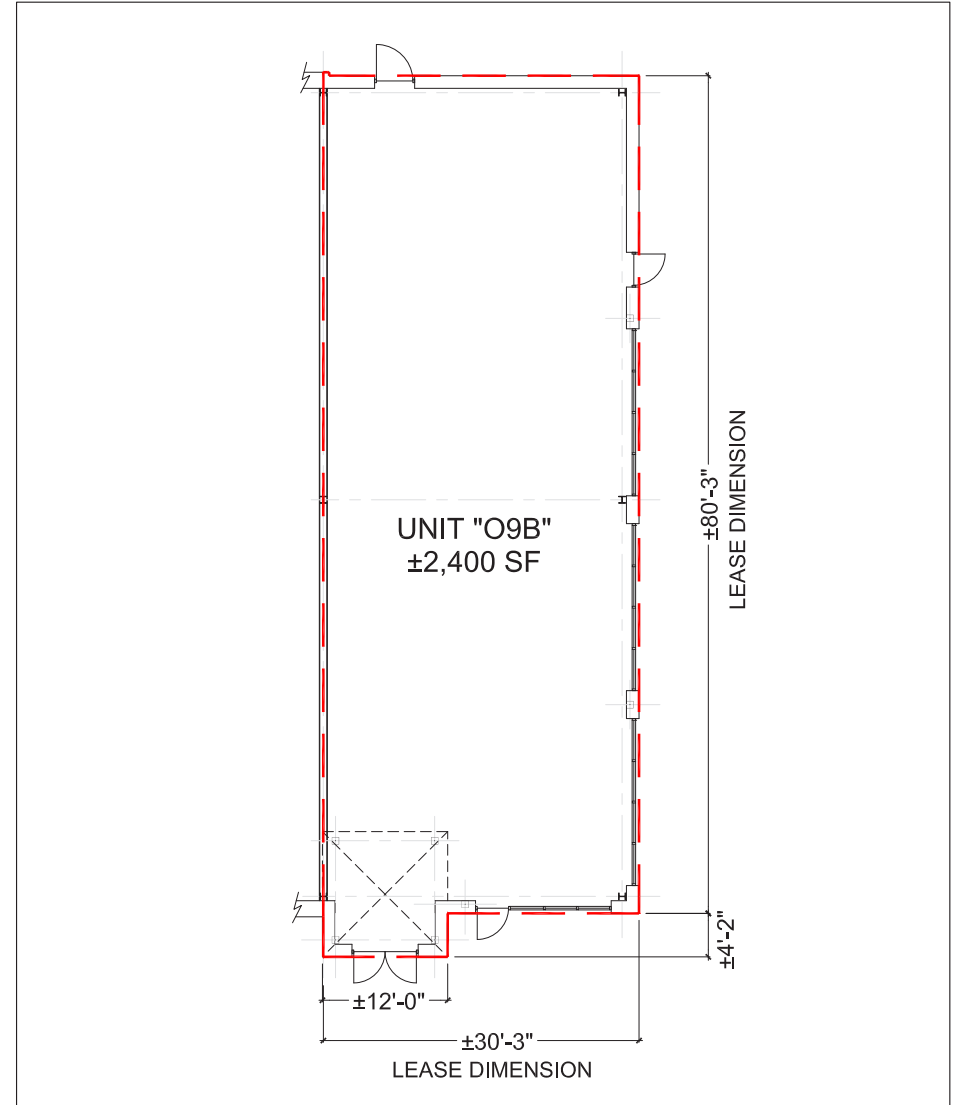
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Cleveland, Ohio



SHEET LOD	Date: 05/06/2025	UNIT "O9A" LOD	FIRST INTERSTATE PROPERTIES, LTD. <i>The Offices at Legacy Village 25333 Cedar Road, Suite 300 Lyndhurst, Ohio 44124</i>
	Approx. Scale: None		
	SYC Outlot 9.dwg		
		STEELYARD COMMONS SHOPPING CENTER CLEVELAND, OHIO	



SHEET LOD	Date: 12/19/2022	UNIT "O9B" LOD	FIRST INTERSTATE PROPERTIES, LTD. <i>The Offices at Legacy Village 25333 Cedar Road, Suite 300 Lyndhurst, Ohio 44124</i>
	Approx. Scale: None		
	SYC Outlot 9.dwg		
		STEELYARD COMMONS SHOPPING CENTER CLEVELAND, OHIO	