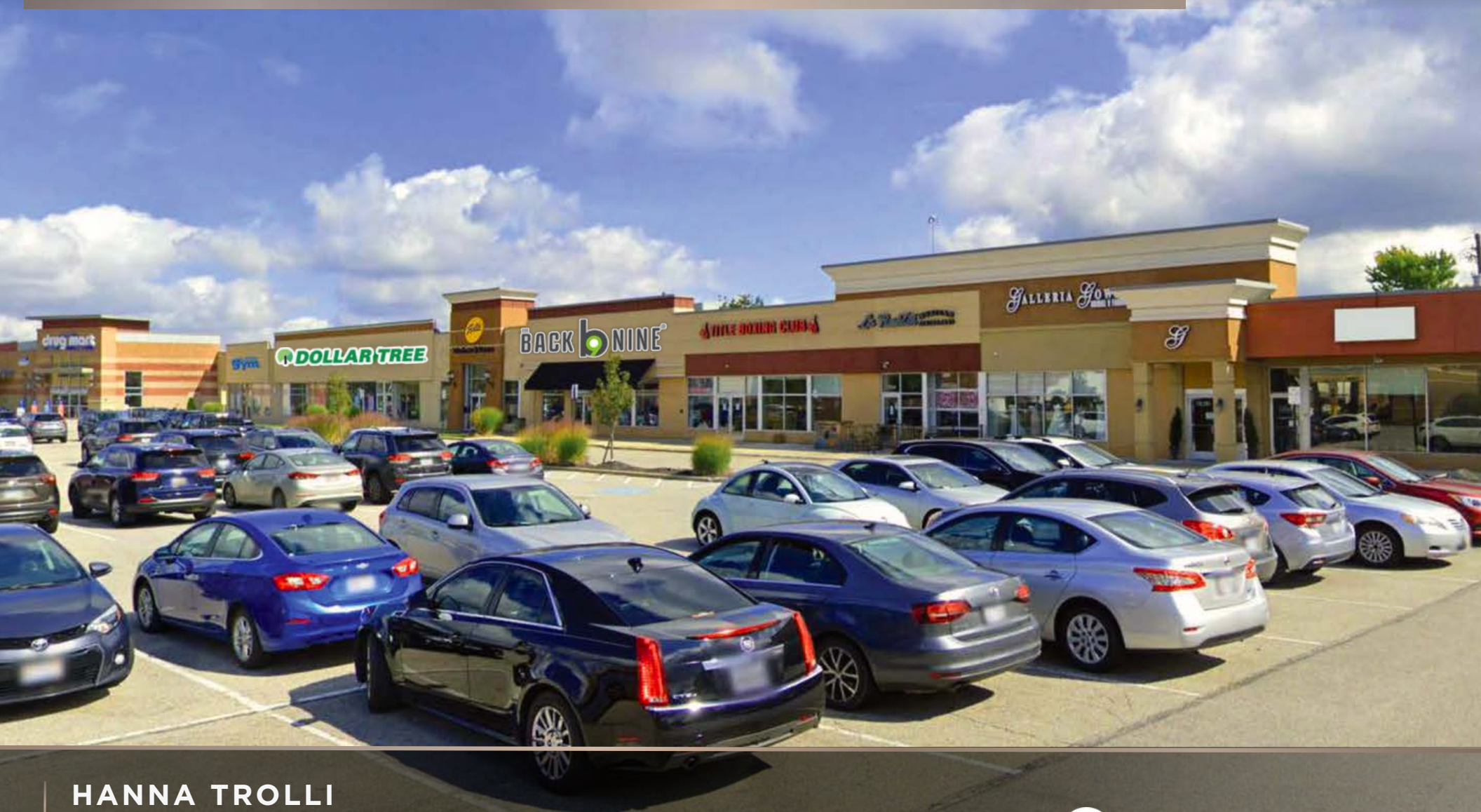


THE SHOPPES AT ALPHA PLACE

AVAILABLE FOR LEASE

ALPHA DRIVE & WILSON MILLS RD, HIGHLAND HEIGHTS, OH 44143



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PASSOV GROUP
COMMERCIAL BROKERAGE

THE OPPORTUNITY

THE SHOPPES AT ALPHA PLACE
HIGHLAND HEIGHTS, OH 44143

ALPHA DRIVE & WILSON MILLS RD, HIGHLAND HEIGHTS, OH 44143

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- **1,520 SF** and **2,448 SF** Second Gen Restaurant endcap available.
- Just leased - 2nd Gen (breakfast, brunch) and the Back Nine
- Dynamic tenant mix featuring retail, dining, fitness, medical and service users
- Signalized access at Wilson Mills Rd & Alpha Drive
- Visibility to 27,500+ VPD on Wilson Mills Rd and 108,000+ VPD on I-271
- Strong demographics with average household income exceeding \$120,000 within 3 miles
- Conveniently located near Mayfield High School, Park Place Technologies and major East Side employers
- Ideal opportunity for boutique retail, medical, wellness, beauty or professional service users

AVAILABILITY	SIZE	PRICING
General Retail	1,520 SF	Call Broker
2 nd Gen Restaurant	2,448 SF	Call Broker



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,212	51,609	138,508
Total Households	2,209	24,303	62,251
Total Employees	12,331	48,416	82,246
Average Household Income	\$140,745	\$124,311	\$122,712
Median Household Income	\$112,185	\$94,734	\$92,146

PROPERTY PHOTOS

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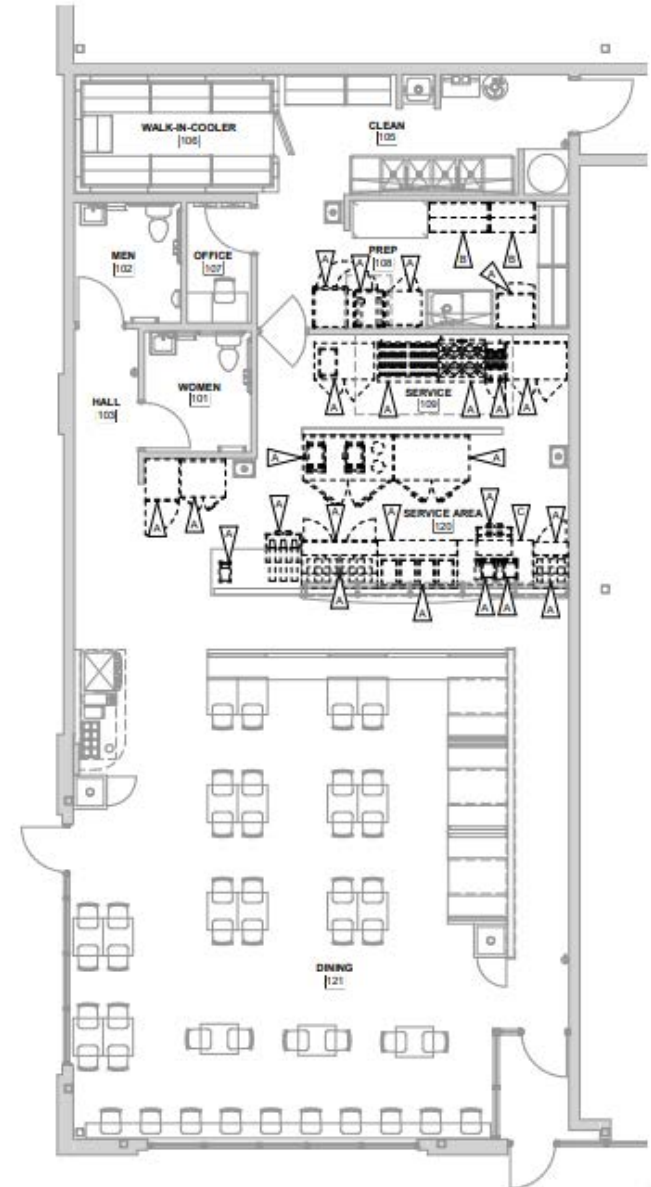
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SITE PLAN

2,448 SF

2ND GEN RESTAURANT

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1 PLAN DEMOLITION
3/16" = 1'-0"

CLOSE AERIAL

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SITE PLAN

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NO. - TENANT

1. Discount Drug Mart
2. The Little Gym
3. Dollar Tree
4. Pella Windows & Doors
5. The Back Nine
6. Title Boxing Club
7. La Fiesta
8. Galleria Gowns
9. R&S Salon
10. 2ND Gear
11. **AVAILABLE - 2,448 SF**
12. Burgers 2 Beer
13. **AVAILABLE - 1,520 SF**
14. Kane and Figler Optometry
15. Malley's Chocolate
16. Verizon Wireless
17. Key Bank
18. Alpaca Audiology
19. CLE Foot & Ankle
20. Dental Essentials - second floor
21. Hair by Kristen Bova
22. Shari Rambaldo

* ALL MEASUREMENTS ARE APPROXIMATE

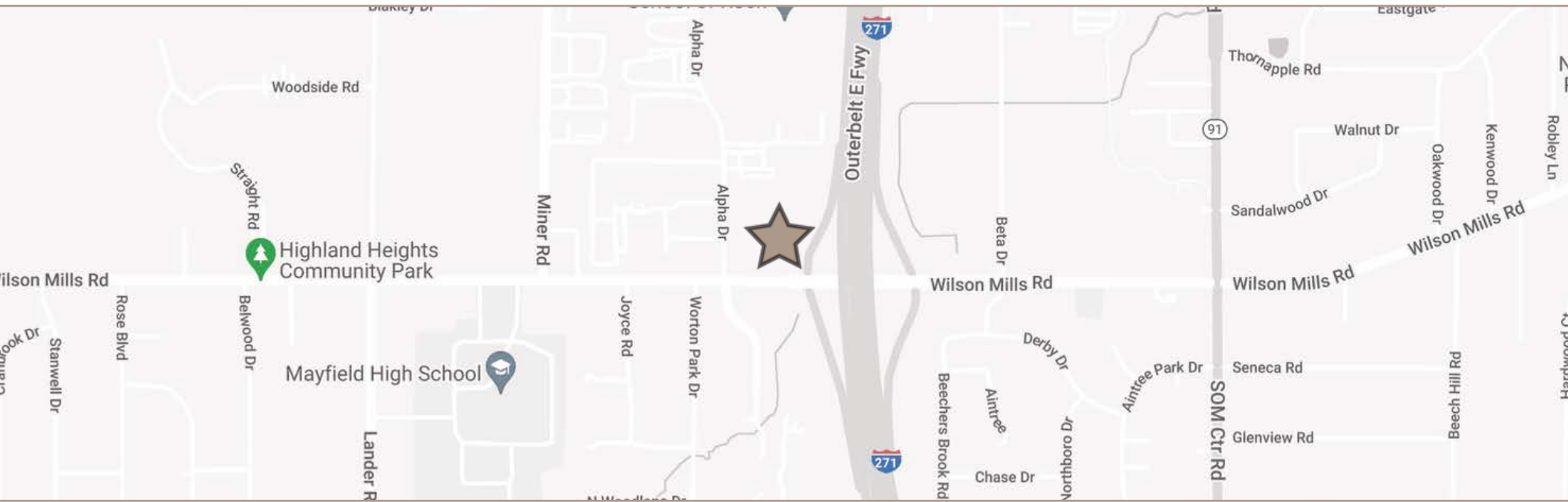
TRADE AERIAL

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LOCATION OVERVIEW

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Highland Heights, Ohio, a small but rapidly growing suburb east of Cleveland, presents a promising landscape for commercial real estate investment. Situated near major highways and key economic centers, this city offers strategic advantages for businesses looking to establish a foothold in the Greater Cleveland area. The proximity to major healthcare and educational institutions, including the renowned Cleveland Clinic, positions Highland Heights as an ideal location for medical facilities, research centers, and related commercial ventures.

One of the notable features of Highland Heights is its burgeoning tech industry, bolstered by nearby university research centers and corporate parks. This tech-savvy environment creates an opportunity

opportunity for investors in commercial real estate to develop and lease properties catering to the tech sector. This includes office spaces, research facilities, and innovation hubs that can foster collaboration and growth within the burgeoning tech community.

Furthermore, Highland Heights places a strong emphasis on sustainable development and green initiatives. The city's commitment to environmentally friendly practices presents an opportunity for eco-conscious commercial real estate ventures, such as LEED-certified buildings, energy-efficient office spaces, and green business parks. Investors keen on aligning their projects with sustainability goals will find Highland Heights an attractive location for eco-friendly commercial real estate ventures.