



**CLASS A RETAIL SHOPPING CENTER - PRIME LOCATION!**

## WASHINGTON SQUARE

8531-8559 WASHINGTON STREET, CHAGRIN FALLS, OH

### THE PROPERTY

- Up to 4,000 SF of retail space for lease
- Approximately 2,000 SF end-cap space with drive-thru available; 39' of frontage on E. Washington Street
- 2,000 SF restaurant space available
- **PULP JUICE & SMOOTHIE BAR - COMING SOON (SPRING 2022)**
- Located at the busy intersection of E. Washington Street and RT 306 in Chagrin Falls
- Approved digital message center for Tenants at main intersection
- **New facade and exterior renovations underway**

#### Contact Agent:

Amy Doroba (216) 514-1400 ext 124 adoroba@kowitzrealstate.com

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# RETAIL SPACE FOR LEASE

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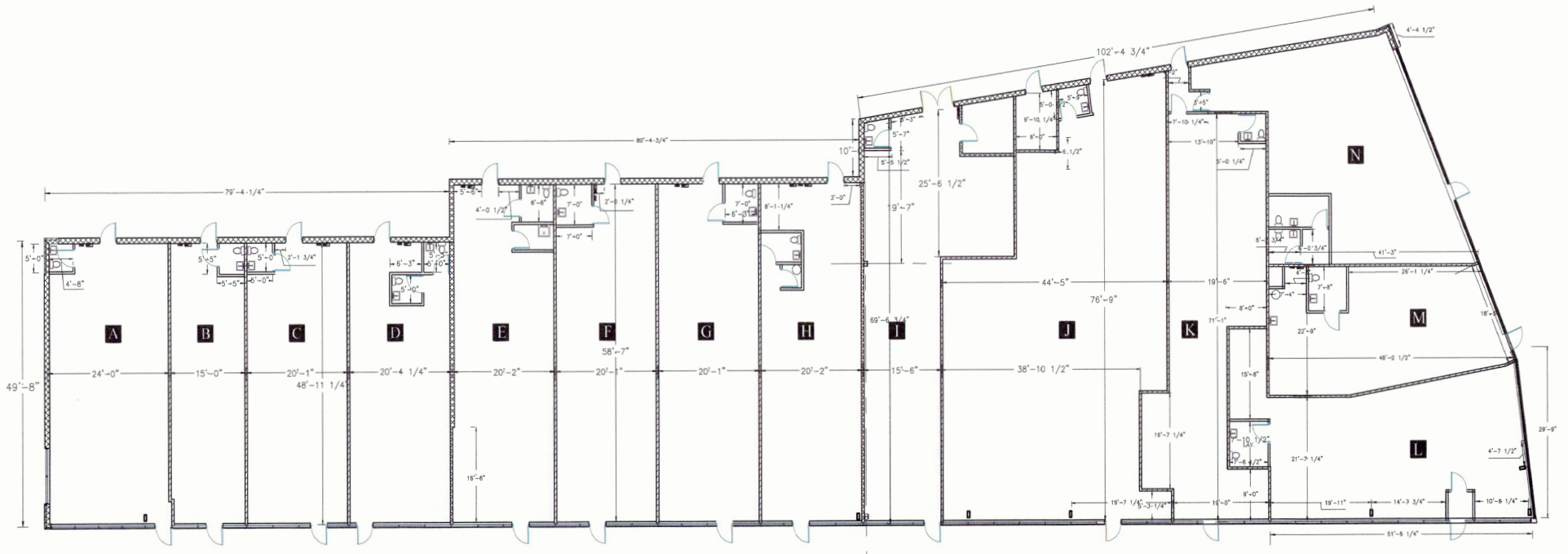
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**MASTER LEASING PLAN**  
SCALE 3/32"=1'-0"

<b>A</b> VACANT (1,192 SQ. FT.)	<b>I</b> VACANT (1,487 SQ. FT.)
<b>B</b> MAENZA'S HAIR SALON (745 SQ. FT.)	<b>J</b> CERHA KITCHEN & BATH (2,972 SQ. FT.)
<b>C</b> NIMBUS VAPORS (998 SQ. FT.)	<b>K</b> VACANT (1,299 SQ. FT.)
<b>D</b> SUBWAY (1,009 SQ. FT.)	<b>L</b> ANTHONY'S HAIR SALON (1,352 SQ. FT.)
<b>E</b> VACANT (2,000 SQ. FT.)	<b>M</b> COIN SHOP (953 SQ. FT.)
<b>F</b> GIONINO'S PIZZA (1,195 SQ. FT.)	<b>N</b> PULP JUICE & SMOOTHIE BAR™ (1,458 SQ. FT.)
<b>G</b> FALLS FLOORING (1,195 SQ. FT.)	
<b>H</b> THON BURI RESTAURANT (2,000 SQ. FT.)	

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8531 E Washington St Chagrin Falls, OH 44023		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	1,886	17,806	34,549
	2025 Projected Population	1,847	17,376	33,416
	2010 Census Population	1,989	17,798	35,073
	2000 Census Population	1,775	17,141	33,241
	Projected Annual Growth 2020 to 2025	-0.4%	-0.5%	-0.7%
	Historical Annual Growth 2000 to 2020	0.3%	0.2%	0.2%
	2020 Median Age	47.3	47.9	47.3
HOUSEHOLDS	2020 Estimated Households	746	7,115	13,547
	2025 Projected Households	757	7,164	13,477
	2010 Census Households	765	6,874	13,347
	2000 Census Households	637	6,250	12,139
	Projected Annual Growth 2020 to 2025	0.3%	0.1%	-0.1%
	Historical Annual Growth 2000 to 2020	0.9%	0.7%	0.6%
	2020 Estimated White	94.8%	94.2%	92.0%
RACE AND ETHNICITY	2020 Estimated Black or African American	2.2%	2.9%	3.5%
	2020 Estimated Asian or Pacific Islander	1.2%	1.2%	2.8%
	2020 Estimated American Indian or Native Alaskan	-	-	-
	2020 Estimated Other Races	1.8%	1.6%	1.6%
	2020 Estimated Hispanic	1.6%	1.7%	1.8%
	INCOME	2020 Estimated Average Household Income	\$207,439	\$188,359
2020 Estimated Median Household Income		\$133,171	\$120,818	\$125,527
2020 Estimated Per Capita Income		\$82,074	\$75,282	\$76,347
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.6%	0.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.4%	1.7%	1.9%
	2020 Estimated High School Graduate	8.8%	10.9%	13.8%
	2020 Estimated Some College	12.9%	15.4%	15.7%
	2020 Estimated Associates Degree Only	5.7%	6.0%	6.3%
	2020 Estimated Bachelors Degree Only	47.2%	41.2%	36.8%
	2020 Estimated Graduate Degree	23.3%	24.2%	24.8%
BUSINESS	2020 Estimated Total Businesses	269	1,029	1,766
	2020 Estimated Total Employees	2,842	9,261	15,615
	2020 Estimated Employee Population per Business	10.6	9.0	8.8
	2020 Estimated Residential Population per Business	7.0	17.3	19.6

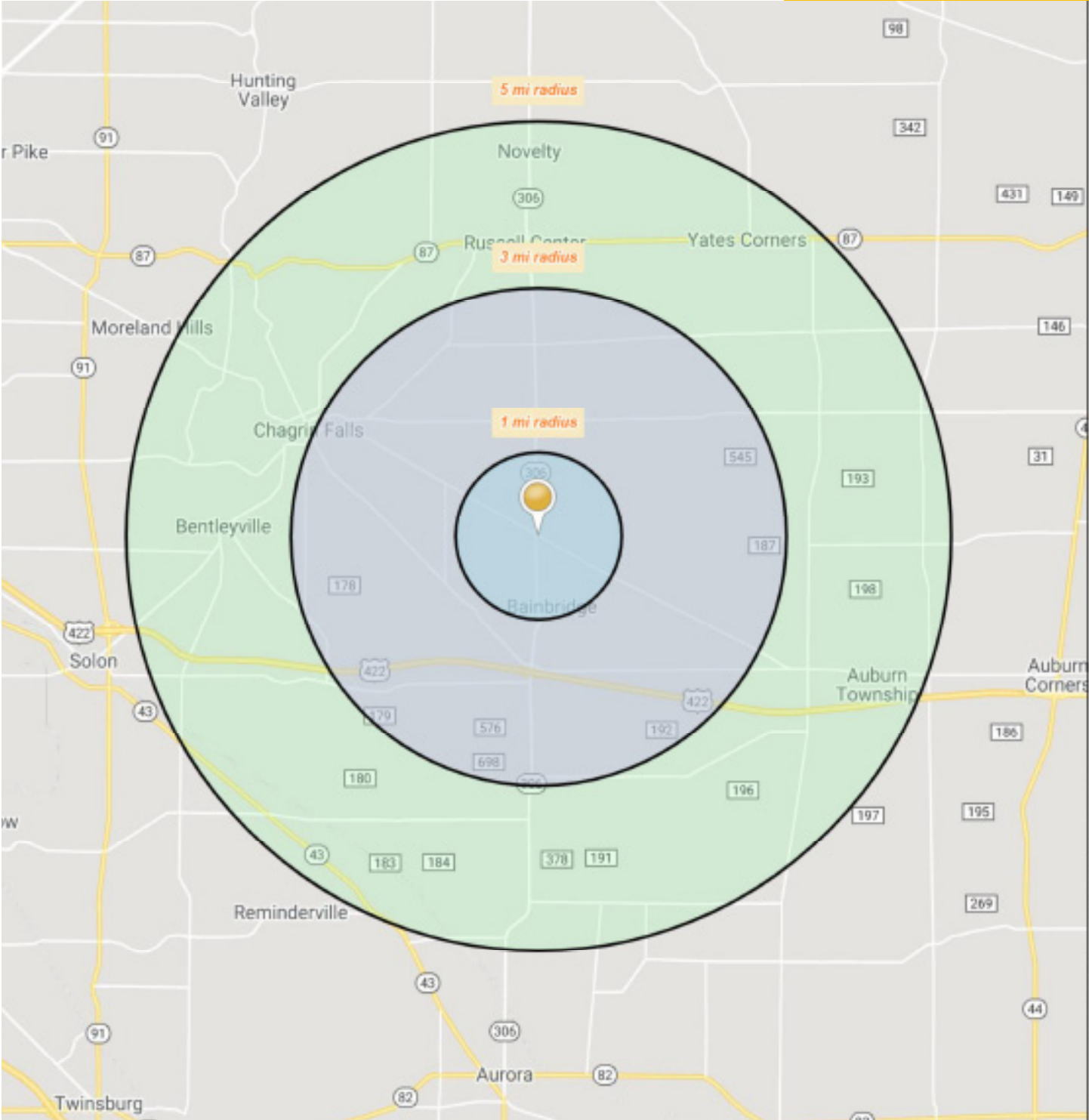
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