

FOR LEASE

Retail Space Available at Yorktown Plaza

RETAIL

6333-6339 OLDE YORK ROAD, PARMA HEIGHTS, OH 44130



PROPERTY INFO

- + Multiple retail spaces available for lease at the grocery anchored Yorktown Plaza in Parma Heights!
 - + Space D is a 5,250 SF former restaurant space with restaurant infrastructure in place!
 - + Space C-F can be combined to create one Big Box space totaling 23,509 SF
- + **CURRENTLY OFFERING:** 6 Month Base Rent Abatement for all new Tenants
- + Proposed redevelopment for national credit tenants, see page 3 renderings.
- + Signalized 1 acre outparcel opportunity for ground lease or build to suit!
- + Located minutes from Shoppes of Parma retail power center, which includes Walmart, Dicks, Burlington, Marcs, Old Navy, Ulta & more!
- + Dense population of 109,908 in a 3 mile radius, with a daytime population of 94,999 in a 3 mile radius.
- + High traffic counts of 19,540 VPD on Pearl Road (Source: ODOT TIMS).
- + Large local employers include University Hospitals, Cuyahoga Community College and GM Metal Fabrication Division.
- + Large surface parking lot and monument signage available.



Yorktown Plaza

FOR LEASE

Retail Space Available at Yorktown Plaza

6333-6339 OLDE YORK ROAD, PARMA HEIGHTS, OH 44130

RETAIL

PROPOSED REDEVELOPMENT



EXISTING SHOPPING CENTER



Yorktown Plaza

FOR LEASE

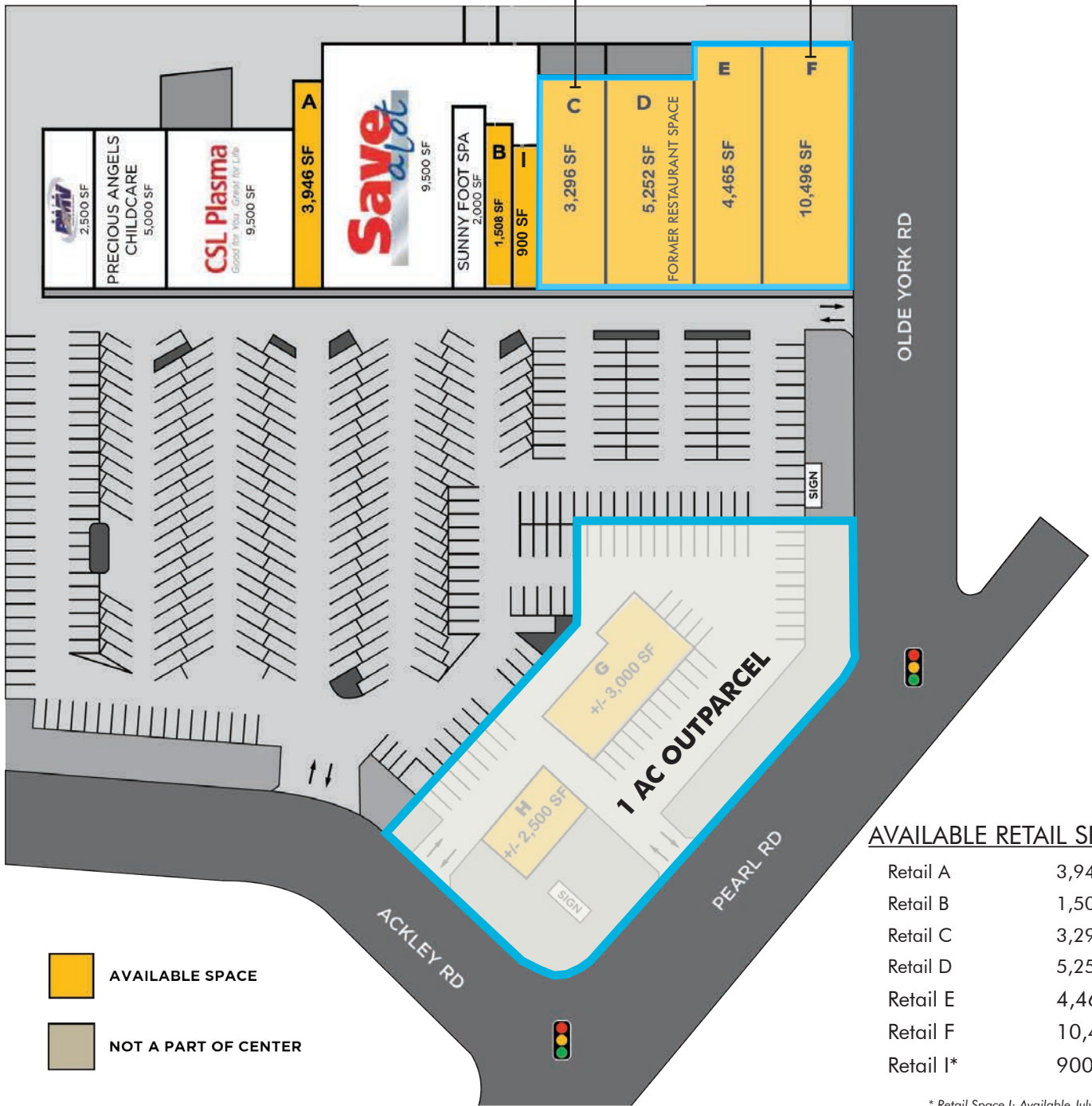
Retail Space Available at Yorktown Plaza

6333-6339 OLDE YORK ROAD, PARMA HEIGHTS, OH 44130

RETAIL

SITE PLAN

**C-F Big Box Space
23,509 SF**



- AVAILABLE SPACE
- NOT A PART OF CENTER

AVAILABLE RETAIL SPACE

Retail A	3,946 SF
Retail B	1,508 SF
Retail C	3,296 SF
Retail D	5,252 SF
Retail E	4,465 SF
Retail F	10,496 SF
Retail I*	900 SF

* Retail Space I: Available July 1, 2020
Retail spaces B - F & I can be aggregated.

Retail G & H 2,500 - 5,000 SF

Outlots on separate legal parcels.
Parcels can be aggregated.



6333-6339 OLDE YORK ROAD, PARMA HEIGHTS, OH 44130

Yorktown Plaza

PARMA TRADE AREA



PEARL ROAD SHOPPING CENTER
BIG LOTS! **HARBOR FREIGHT TOOLS**

YORKTOWN PLAZA
Save a lot
 food stores

THE SHOPPES OF PARMA
JCPenney **Walmart**
Marc's **DICK'S** **ULTA**
petvalu **BALLY HOUSE** **SHOE DEPT. ENCORE**
FITWORKS **MATTRESS FIRM** **rue21**
Antonio's **FIVE GUYS** **KAY**
PARMA **FAST EDDIE'S**
CHUCK E. CHEESE'S **MISSION BBQ**
 2019: **Burlington**

RIDGE DAY PLAZA
DOLLAR TREE
Save a lot
 food stores

THE SHOPS AT PEARL & 130th
OLD TIME **bakers square**
 Veterinary

94

3

42

42

11,525

5,124

10,975

21,810

16,338

19,540

23,551

22,346

10,575

14,590

18,739

14,691

883

9,228

15,959

UH Parma Health Education Ctr

Cuyahoga Community College Western Campus

Valley Forge High School

Parma High School

Padua High School

Polish Village

PARMA

Kaiser Permanente

South Park Plaza

Ukrainian Village

DOLLAR GENERAL

DOLLAR GENERAL

FAMILY DOLLAR

CVS pharmacy

Chuppa's Marketplace

Little Polish Diner

Baselin

CHEVROLET BLVD

SNOW RD

SNOW RD

PEARL RD

RIDGE RD

W 54TH ST

W 130TH ST

BIG CREEK PKWY

PEARL RD

STUMPH RD

YORK RD

W RIDGEWOOD DR

W RIDGEWOOD DR

3

94

STATE RD

STATE RD

Ukrainian Village

FOR LEASE

Retail Space Available at Yorktown Plaza

6333-6339 OLDE YORK ROAD, PARMA HEIGHTS, OH 44130

RETAIL

DEMO BROCHURE

6339 OLDE YORK RD

	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Population - Current Year Estimate	16,254	109,908	267,448
2024 Population - Five Year Projection	16,064	108,105	263,558
2010 Population - Census	16,465	113,335	274,152
2000 Population - Census	17,070	118,666	287,293
2010-2019 Annual Population Growth Rate	-0.14%	-0.33%	-0.27%
2019-2024 Annual Population Growth Rate	-0.23%	-0.33%	-0.29%
DAYTIME POPULATION			
2019 Daytime Population	9,808	94,999	232,496
Daytime Workers	2,174 22.2%	43,150 45.4%	103,097 44.3%
Daytime Residents	7,634 77.8%	51,849 54.6%	129,399 55.7%
HOUSEHOLD INCOME			
2019 Households	7,461	47,971	114,386
Under \$15,000	773 10.4%	4,610 9.6%	13,364 11.7%
\$15,000-\$24,999	873 11.7%	5,081 10.6%	12,595 11.0%
\$25,000-\$34,999	840 11.3%	5,471 11.4%	13,000 11.4%
\$35,000-\$49,999	1,291 17.3%	7,557 15.8%	17,595 15.4%
\$50,000-\$74,999	1,560 20.9%	10,124 21.1%	22,170 19.4%
\$75,000-\$99,999	936 12.5%	6,936 14.5%	15,411 13.5%
\$100,000-\$149,999	873 11.7%	6,253 13.0%	14,534 12.7%
\$150,000-\$199,999	226 3.0%	1,153 2.4%	3,323 2.9%
\$200,000 and Over	88 1.2%	786 1.6%	2,394 2.1%
2019 Average Household Income	\$61,276	\$64,280	\$64,298
2024 Average Household Income	\$71,248	\$74,705	\$75,263
2019 Median Household Income	\$49,253	\$52,078	\$50,468
2024 Median Household Income	\$54,724	\$58,665	\$57,377
2019 Per Capita Income	\$28,420	\$28,090	\$27,574
2024 Per Capita Income	\$33,209	\$32,829	\$32,425
EDUCATION			
2019 Population 25 and Over	12,151	82,218	195,072
Less than 9th Grade	286 2.4%	2,054 2.5%	6,063 3.1%
9-12th Grade - No Diploma	654 5.4%	5,335 6.5%	15,355 7.9%
High School Diploma	3,364 27.7%	26,302 32.0%	57,885 29.7%
GED or Alternative Credential	412 3.4%	4,117 5.0%	9,823 5.0%
Some College - No Degree	3,084 25.4%	19,029 23.1%	44,710 22.9%
Associate's Degree	1,219 10.0%	7,833 9.5%	17,072 8.8%
Bachelor's Degree	2,170 17.9%	12,187 14.8%	29,569 15.2%
Graduate or Professional Degree	962 7.9%	5,361 6.5%	14,595 7.5%

CONTACT US

Kate Gottlieb

818 636 2355

kate@rea-incorp.com

Alan Gottlieb

818 633 2340

agottlieb@rea-incorp.com



Real Estate Affiliates, Inc.