

# Severance Town Center - Retail Space for Lease

## Multiple-Spaces Available - Including ±125,000 SF Anchor Space



3452-3628 Mayfield Road, Cleveland Heights, OH 44118



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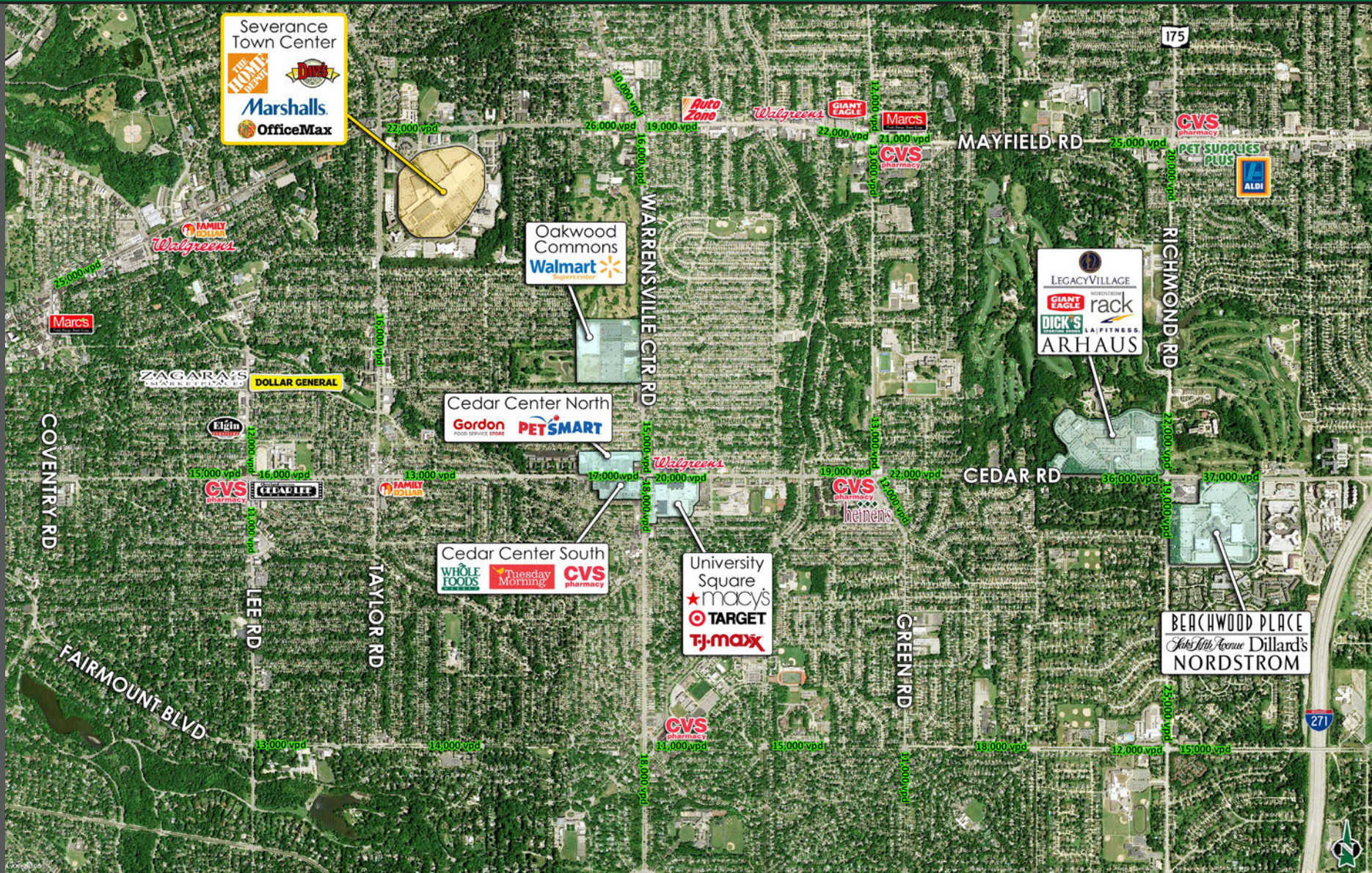
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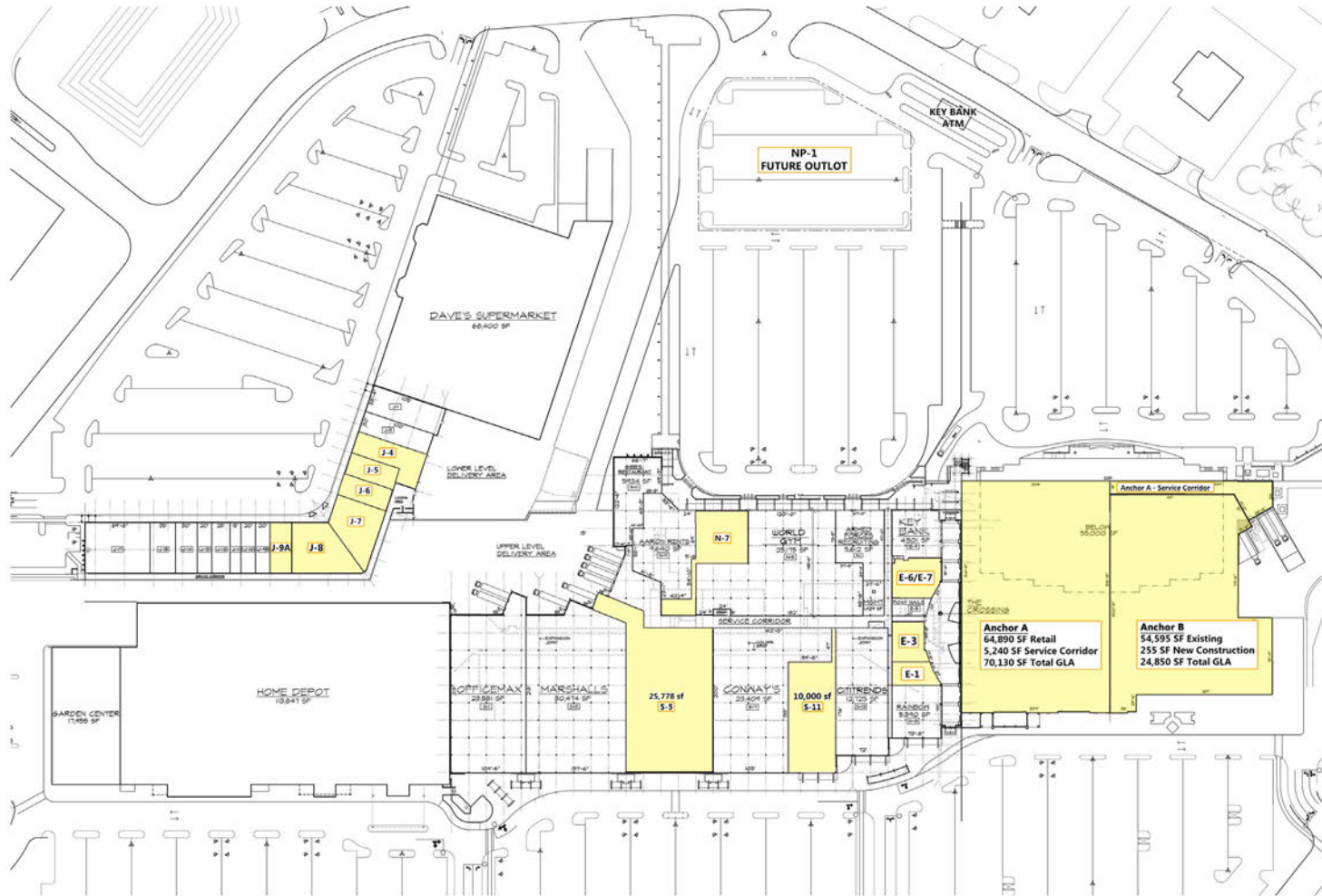
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LOWER LEVEL RETAIL		
J-1A	Dave's Markets	68,400 sf
J-1	Ashley Stewart	3,996 sf
J-3	Payless Shoes	3,000 sf
J-4	AVAILABLE	3,580 sf
J-5	AVAILABLE	2,130 sf
J-6	AVAILABLE	2,130 sf
J-7	AVAILABLE	4,658 sf
J-8	AVAILABLE	5,368 sf
J-9A	AVAILABLE	2,130 sf
J-9B	Gamestop	1,420 sf
J-10	GNC	1,420 sf
J-11	Subway	1,065 sf
J-12	China Dragon	1,775 sf
J-13	Best Cuts	1,420 sf
J-14	Great Expressions Dental	2,130 sf
J-15	Radio Shack	2,485 sf
J-17	Sneaker Villa	6,368 sf
SOUTH PLAZA		
EUL	Home Depot	113,847 sf
S-1	OfficeMax	23,581 sf
S-3	Marshall's	30,474 sf
S-5	AVAILABLE	25,778 sf
S-7	Conway	23,409 sf
S-11	AVAILABLE	10,000 sf
S-13	CitiTrends	12,725 sf
S-15	Rainbow	5,390 sf
ANCHOR		
ANCHOR A	AVAILABLE - retail	64,890 sf
	service corridor	5,240 sf
	Total GLA	70,130 sf
ANCHOR B	AVAILABLE - retail	54,595 sf
	service corridor	255 sf
	Total GLA	54,850 sf
Anchor spaces can be combined for up to 124,980 SF of contiguous space		
NORTH PLAZA		
N-1	Armed Forces Recruiting	5,612 sf
N-5	World Gym	25,175 sf
N-7	AVAILABLE	5,566 sf
N-9	Aaron Rents	9,641 sf
N-11	Gibb's Restaurant	5,934 sf
NLL	AVAILABLE	55,480 sf
THE CROSSING		
E-1	AVAILABLE	1,896 sf
E-3	AVAILABLE	2,569 sf
E-5	Foxy Nails	1,250 sf
E-6 / E-7	AVAILABLE	3,568 sf
E-9	Key Bank	4,501 sf
OUTPARCELS		
North Parking Lot		
	Key Bank ATM	324 sf
SP-1	Burger King	3,000 sf
SP-2	Outlot	4,993 sf
SP-3	Future Outlot	±2,600 sf
NP-1	Future Outlot	±6,180 sf
MY-1	Outlot	1.05 ac
MY-2	Outlot	1.15 ac

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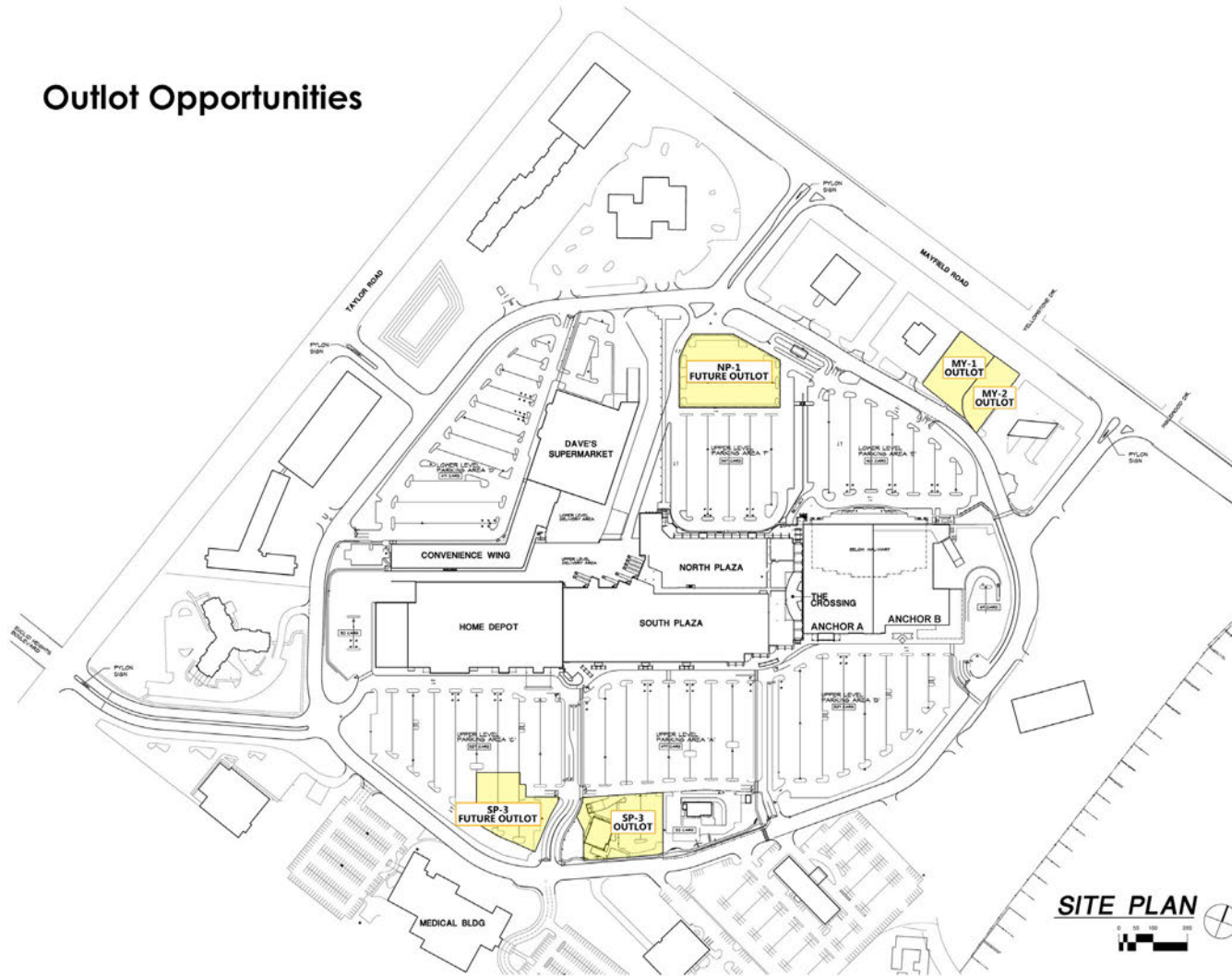
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### Outlot Opportunities



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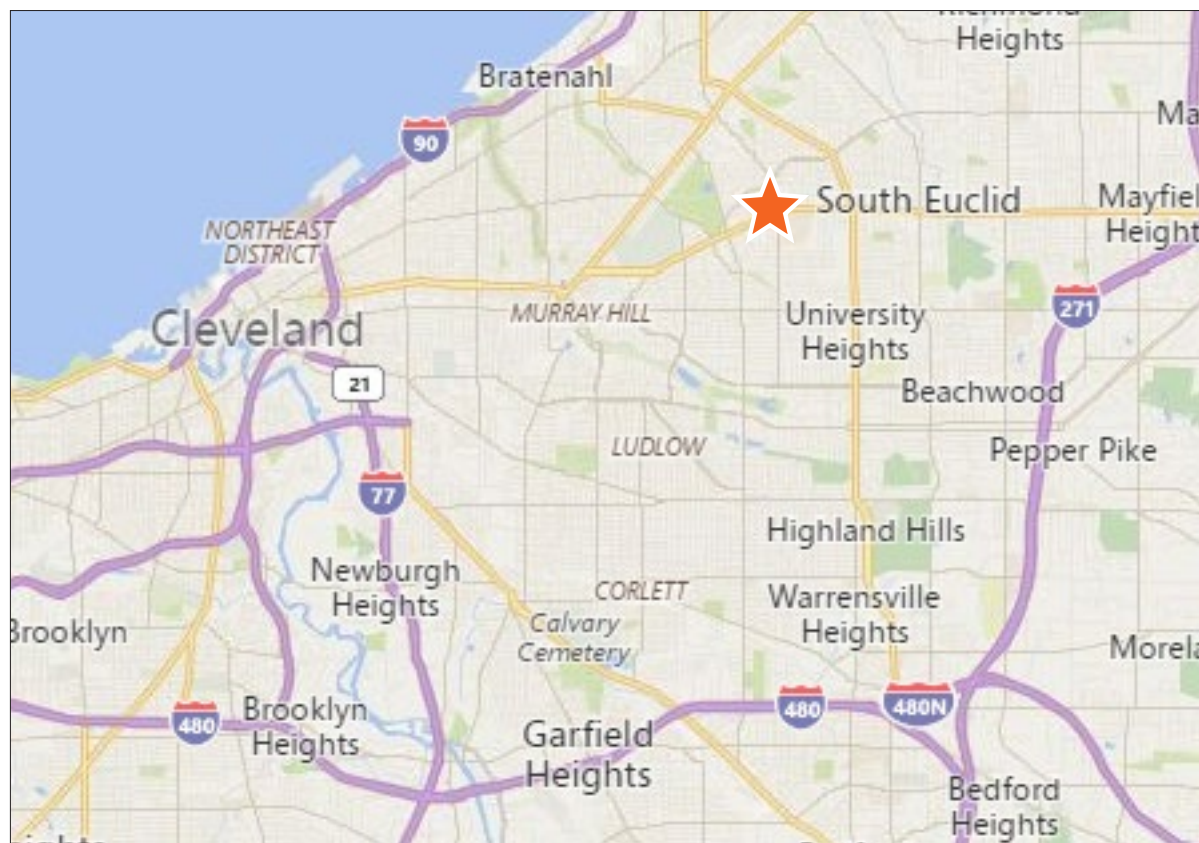
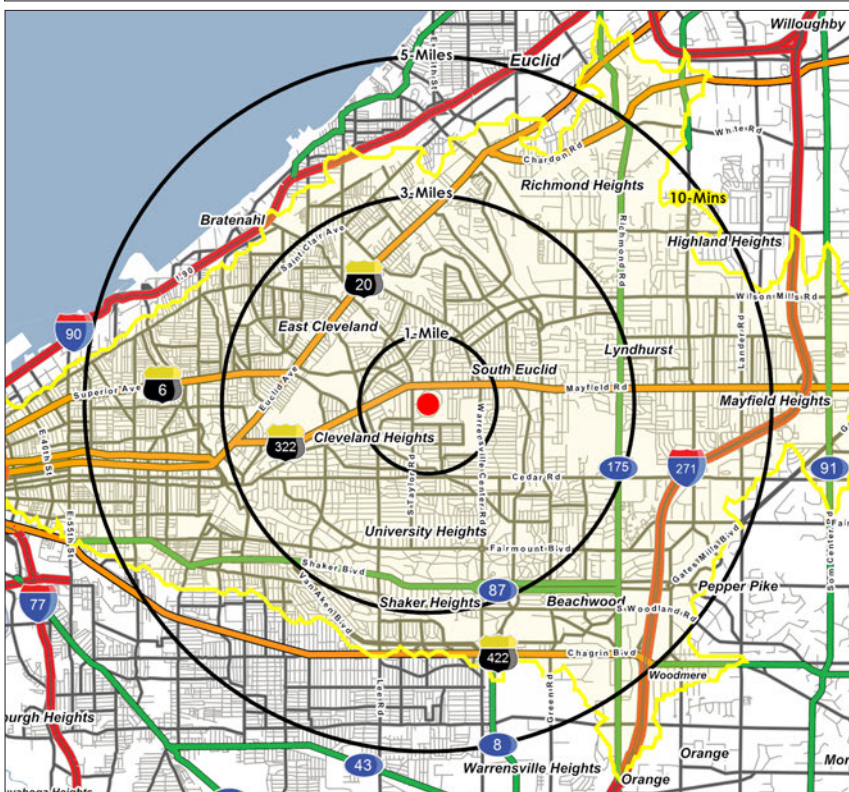
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### DEMOGRAPHIC SNAPSHOT (2010 Census; 2015 Estimate)

	1 Mile	3 Miles	5 Miles	10 Min
Population	17,426	150,991	357,895	321,137
Average HH Income	\$61,156	\$66,531	\$58,189	\$60,263
Median HH Income	\$45,702	\$51,005	\$44,278	\$45,377
Estimated Households	7,771	66,402	160,661	145,528
Daytime Population	7,149	49,687	176,768	253,073

### PROPERTY HIGHLIGHTS:

- Home Depot-Anchored Power Center
- Located in one of Suburban Cleveland's most Densely-Populated Areas
- Multiple-Spaces Available, including ±125,000 SF Anchor Space
- Outlot Opportunities also Available



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