



**BOSTON
SQUARE II**

19712-19820 W 130th Street
Strongsville, Ohio 44136

FOR LEASE

Retail Space

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HIGHLIGHTS

- ▶ Availability Includes:
 - 1,801 SF (Unit 19844)*
 - 1,853 SF (Unit 19784)
 - 2,973 SF (Unit 19832)*
 - 4,078 SF (Unit 19748)
- * Can be combined
- ▶ Prime intersection that connects Strongsville, Brunswick, North Royalton, and Hinckley
- ▶ Across from the proposed Royalton Corners retail, office, and residential development
- ▶ Excellent demographics with HH income of \$161,067 within a 1-mile radius
- ▶ Co-tenants include: Tutor Time Learning Center, Giovanni's Pizzeria, Great Clips, VitalEyes, and Merit Dental

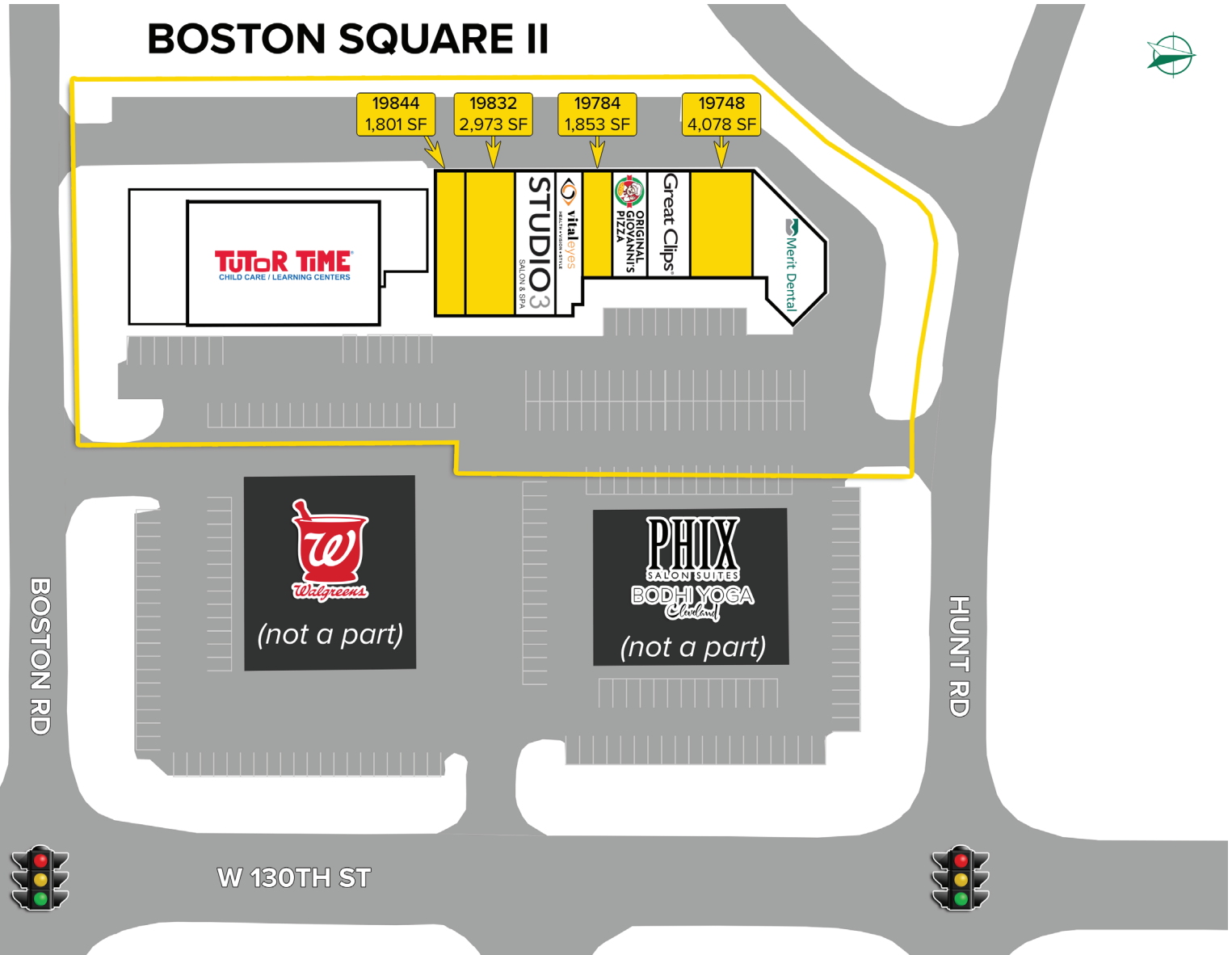
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| Unit | Tenant | SF |
|-------|------------------|--------------------------|
| 19844 | VACANT | 1,801 |
| 19832 | VACANT | 2,973 |
| 19820 | Studio3 | - |
| 19796 | VitalEyes | 2,000 (can be relocated) |
| 19784 | VACANT | 1,853 |
| 19772 | Giovanni's Pizza | 1,600 (can be relocated) |
| 19760 | Great Clips | - |
| 19748 | VACANT | 4,078 |
| 19712 | Merit Dental | - |



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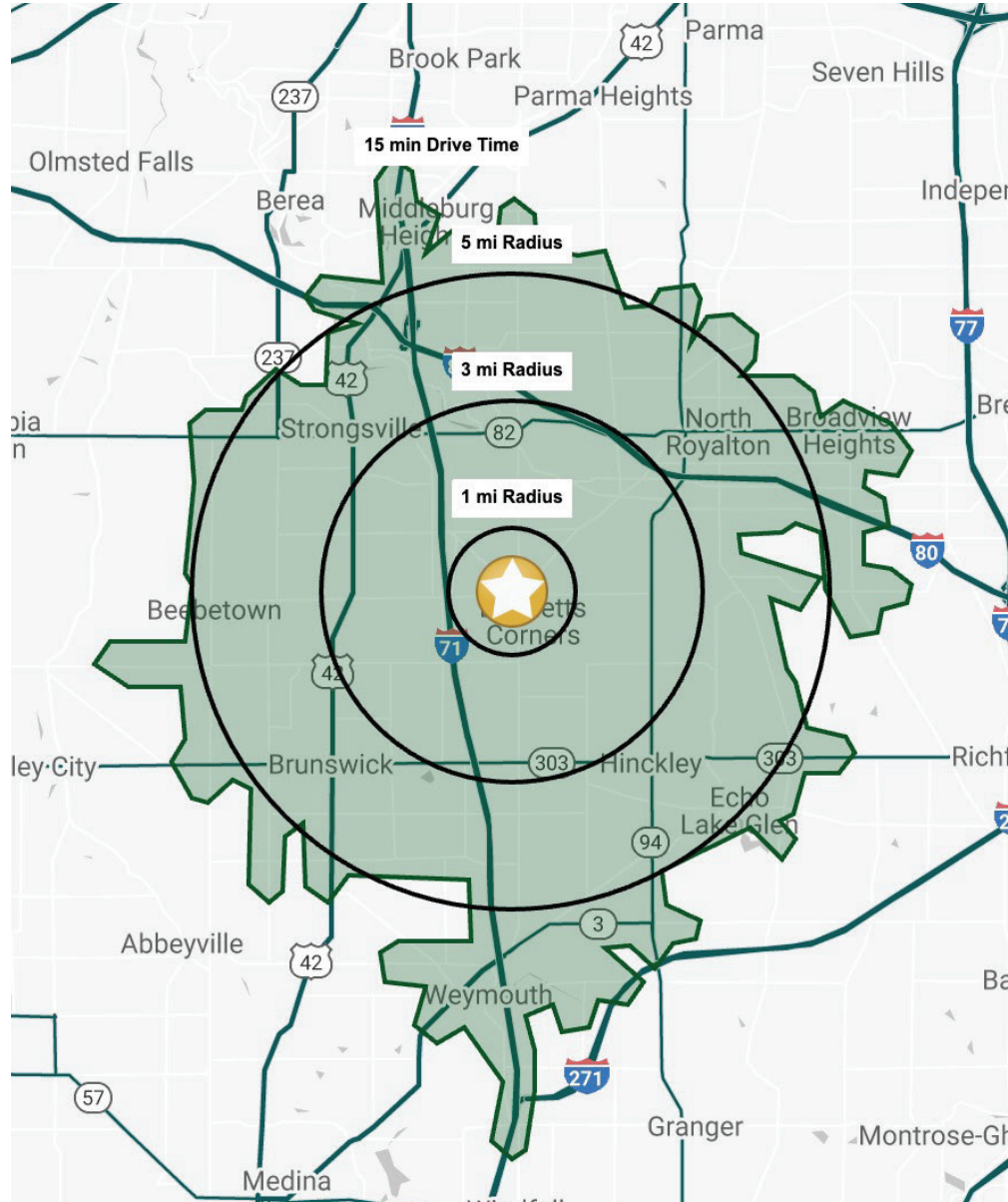


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DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES | 15 MIN DRIVE |
|------------------------|-----------|-----------|-----------|--------------|
| POPULATION | 7,676 | 39,630 | 111,904 | 126,440 |
| HOUSEHOLDS | 2,831 | 15,848 | 46,691 | 52,593 |
| MEDIAN AGE | 44.2 | 43.3 | 44.1 | 43.8 |
| AVERAGE HH INCOME | \$161,067 | \$130,790 | \$124,992 | \$125,630 |
| MEDIAN HH INCOME | \$125,993 | \$104,792 | \$96,760 | \$96,863 |
| BUSINESSES | 157 | 1,322 | 3,855 | 4,428 |
| EMPLOYEES | 911 | 11,650 | 38,001 | 44,348 |
| EDUCATION: BACHELORS + | 47.0% | 42.7% | 39.7% | 40.4% |



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