



FOUNDATION
software
400+ Employees

SKECHERS

HomeGoods

honeygrow

IMAGE STUDIOS

restore

CONDADO

SPECTRUM

TERYAKI
MADNESS

sleep
number

Panera
BREAD

OUTBACK
STEAKHOUSE

tropical
SMOOTHIE CAFE

RED WING

ROYALTON RD

FALLING WATER RD

82

AVAILABLE
± 3,000 SF

AVAILABLE FOR LEASE
± 3,000 SF

17800 Royalton Road
Strongsville, Ohio 44136

AVAILABLE FOR LEASE

± 3,000 SF

ROYALTON COLLECTION
17800 Royalton Road | Strongsville, Ohio 44136



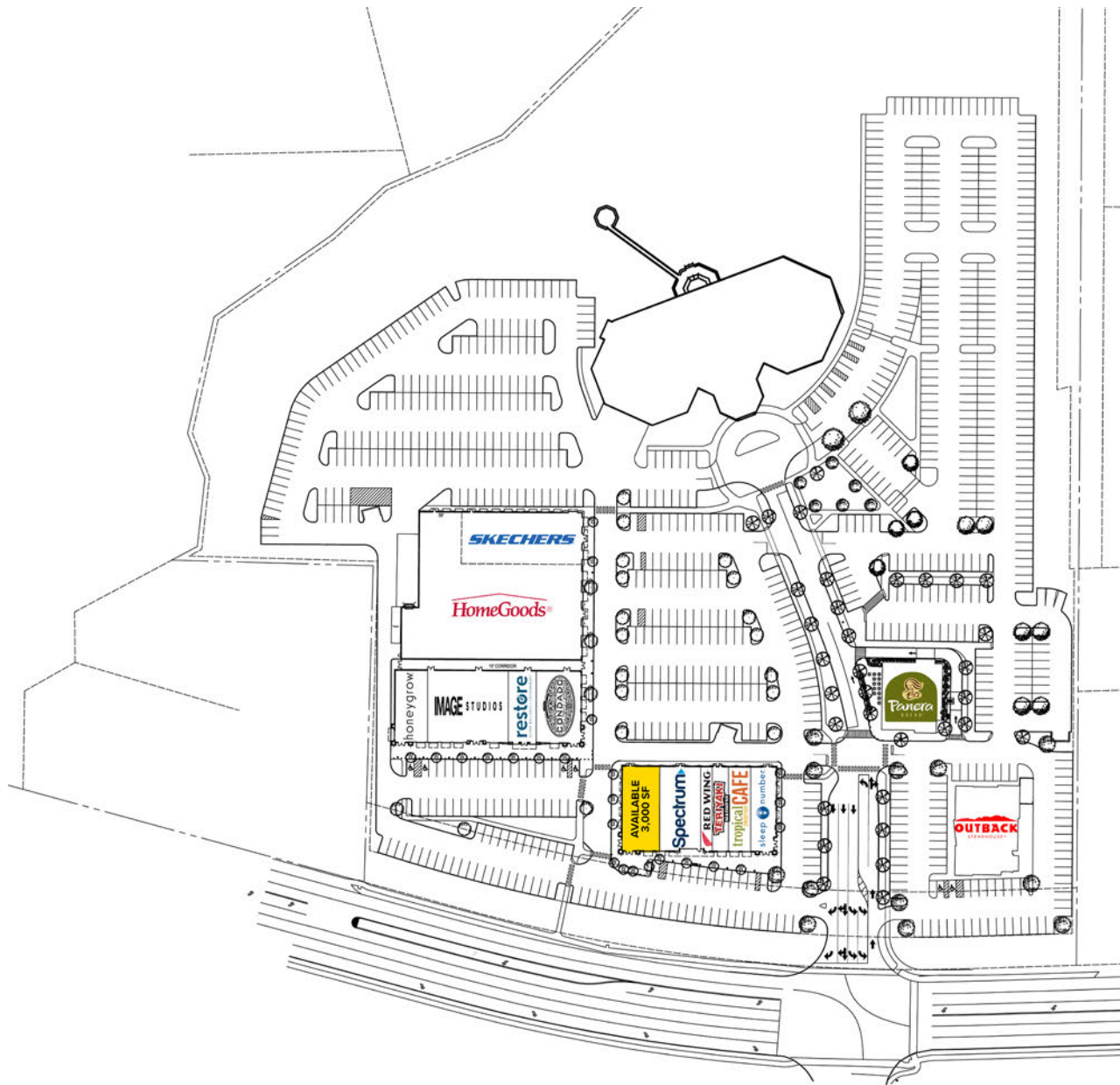
HIGHLIGHTS

- ▶ ± 3,000 SF (divisible) available for lease
- ▶ Join HomeGoods, Skechers, Panera Bread, Outback Steakhouse, Sleep Number, Tropical Smoothie, Condado Tacos, Restore Hyper Wellness, Red Wing, Spectrum, Honeygrow, and Teriyaki Madness
- ▶ Signalized access for the 49,905 vehicles per day on Royalton Road
- ▶ Premier regional location in southwest Cleveland trade area across from SouthPark Mall (1.7M SF) and the Cleveland Clinic | Strongsville Family Health & Surgery Center
- ▶ Located in front of 100,000 SF office user, Foundation Software, with ± 400 employees

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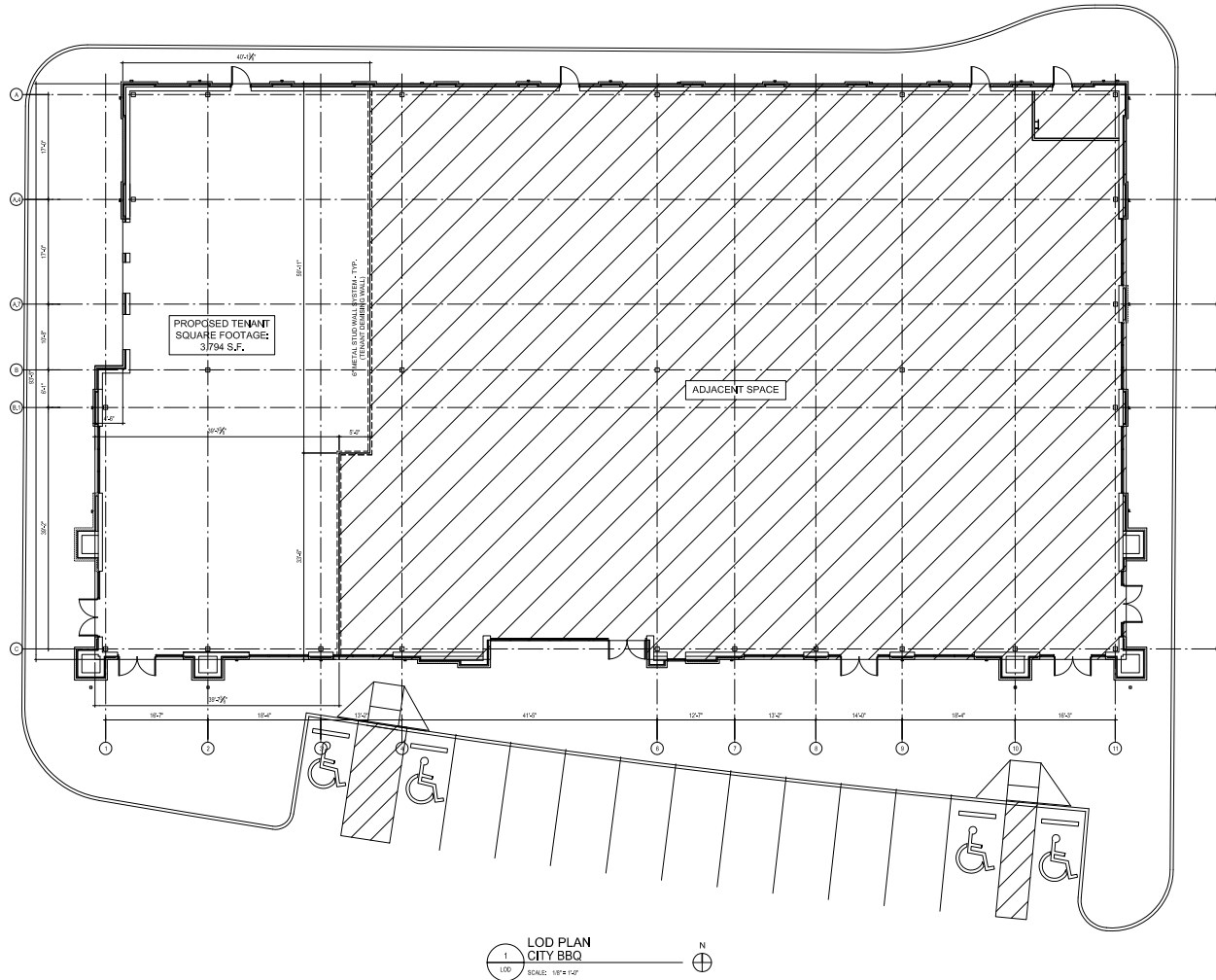


TENANT	SF
AVAILABLE	3,000
Spectrum	4,000
Red Wing Shoes	1,555
Teriyaki Madness	1,555
Tropical Smoothie Cafe	1,768
Sleep Number	2,820
Skechers	7,673
HomeGoods	22,400
Honeygrow	3,000
Image Studios	7,000
Restore Hyper Wellness	2,500
Condado Tacos	4,000
Panera Bread	4,800
Outback Steakhouse	6,500
TOTAL	73,271

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± 3,000 SF

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130 W. 32ND ST.
NEW YORK, NY 10018
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someraoffice.com



ROYALTON COLLECTION
17800 ROYALTON RD.
STRONGSVILLE, OH 44136

FOR CONTRACTS, SPECIFICATIONS, RULES, REGULATIONS AND OTHER INFORMATION, REFER TO THE PROJECT MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ISSUE

NO.	DATE	DESCRIPTION
1	11/28/2018	ISSUE
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LOD PLAN
CITY BBQ

PROJECT #	18012
DRAWN BY	RDL
CHECKED BY	RDL
FILE NAME	
PLOT DATE	11/28/2018
COMPILED	© 2018 ALL RIGHTS RESERVED

N.T.S.

LOD



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AVAILABLE FOR LEASE ± 3,000 SF

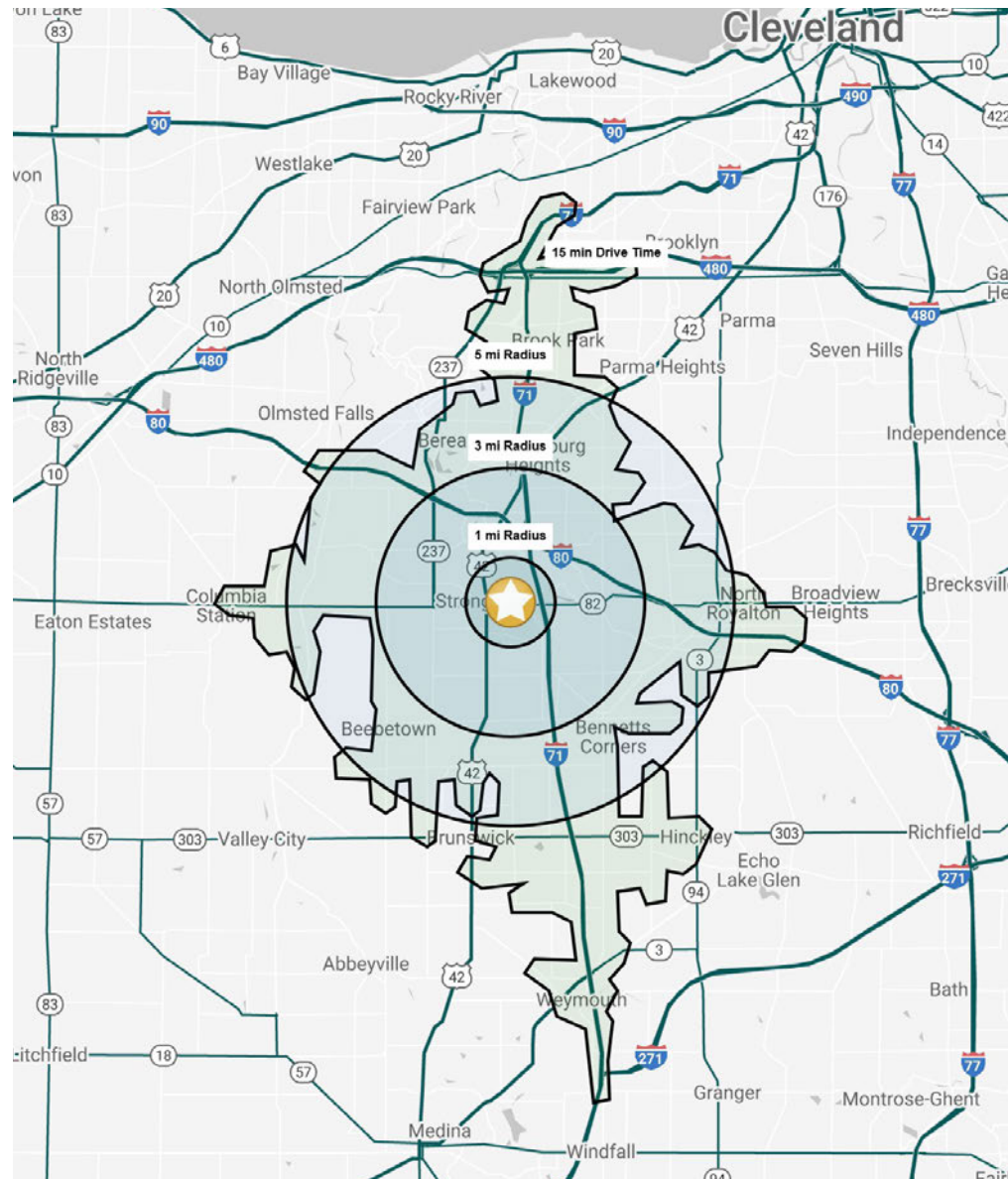
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± 3,000 SF

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,697	51,175	133,913	147,353
HOUSEHOLDS	2,669	21,639	56,719	62,377
MEDIAN AGE	45.6	44.6	44.7	44.2
AVERAGE HH INCOME	\$107,163	\$131,785	\$117,776	\$115,065
MEDIAN HH INCOME	\$85,617	\$102,869	\$92,299	\$90,334
BUSINESSES	624	2,012	4,873	5,532
EMPLOYEES	7,396	24,439	57,520	70,713
EDUCATION: BACHELORS +	44%	47.6%	40.2%	37.7%



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