



[VIEW: VALOR ACRES WEBSITE](#)

AR | ANCHOR
RETAIL

DiGERONIMO
COMPANIES

NOW LEASING:

Retail, grocery and restaurant space at Valor Acres mixed use development

+ 100K Square Feet of Retail and Restaurant space

- Delivery to begin in late 2024

+ 140K Square Feet of Modern Class A Office Space

+ Also Coming

- Sherwin-Williams Global R&D Headquarters with 900 on-site employees
- DiGeronimo Companies HQ with 250+ employees
- Over 400 units of residential homes and apartments
- A boutique hotel with 136 units

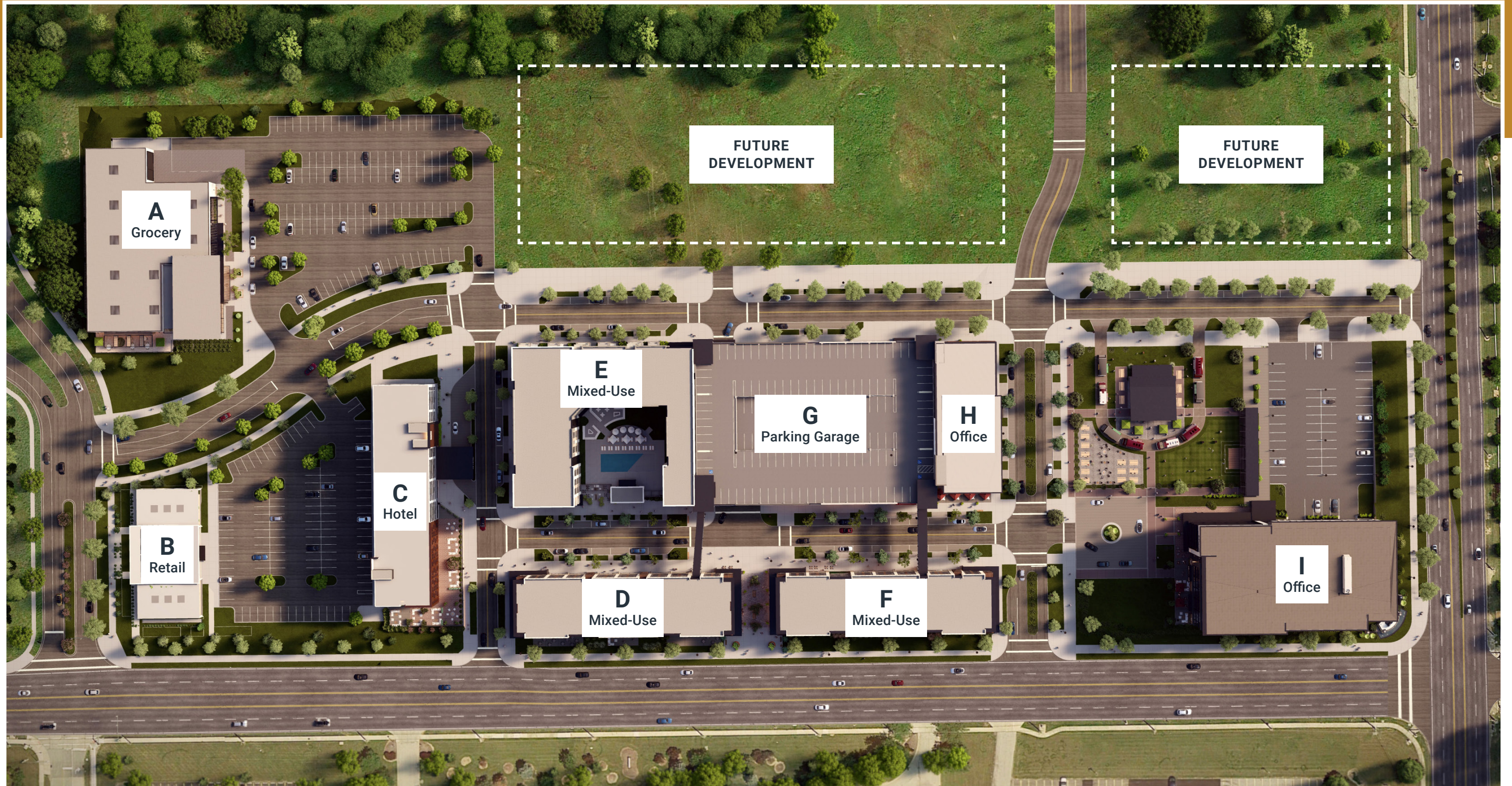
+ All in a Prime Location

- Lubrizol HQ on Brecksville Road with 600 on-site employees
- Newly expanded Miller Road exit on I-77 providing access to over 60,236 vehicles a day
- The Cleveland Metroparks Brecksville Reservation and Sleepy Hollow golf course with over 1.6 million visitors per year
 - 10-minute walk away
 - Brecksville is the largest of the Metroparks 18 reservations
 - Sleepy Hollow is consistently named one of the best municipal courses in the country
- The Cuyahoga Valley National Park with over 2 million visitors per year
 - One of the parks service's 10 most visited parks
- Less than 25 minutes to
 - Downtown Cleveland and Akron
 - Both Airports
- Average household income within a 10 minute drive – Over \$148,000

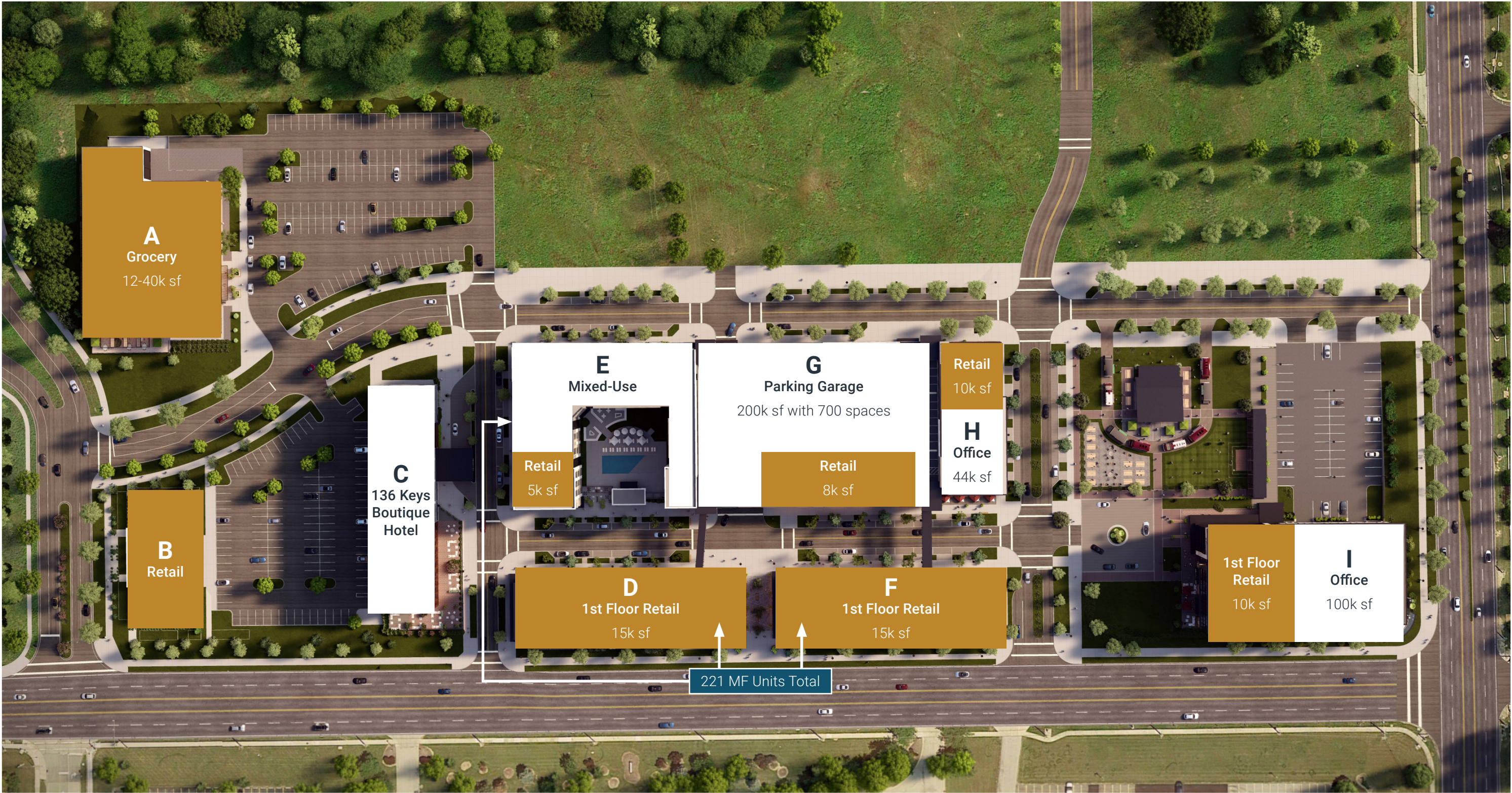
MASTER DEVELOPMENT PLAN



PHASE 1 RETAIL

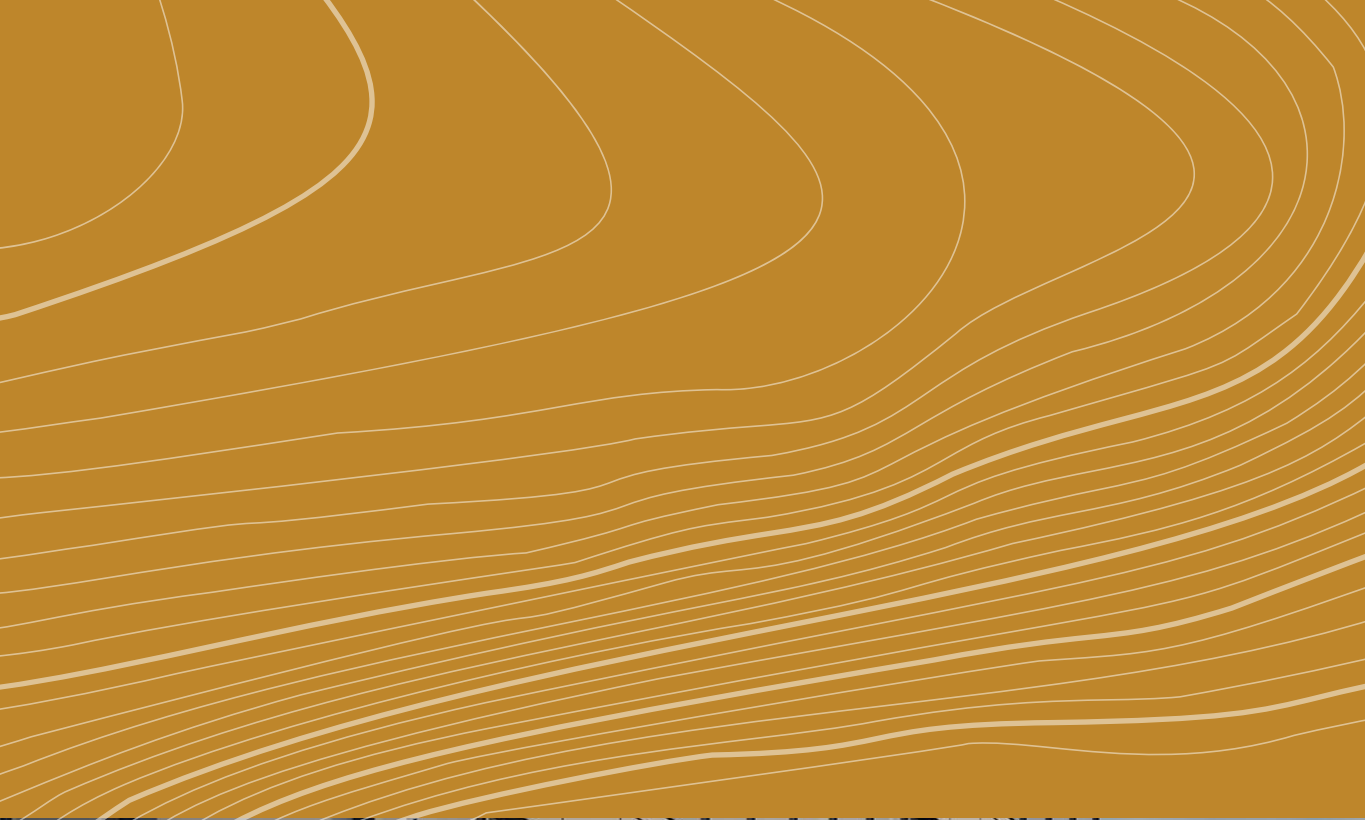


MERCHANDISING PLAN



100K SQUARE FEET
OF RETAIL AND
RESTAURANT SPACE





140K SQUARE FEET
OF MODERN CLASS
A OFFICE SPACE

TRADE AREA AT BRECKSVILLE

Brecksville is truly the crossroads of Northeast Ohio. Closely connected to everywhere, but surrounded by nature.



10 MIN DRIVE RADIUS

14,801

Total Households

35,811

Population

23,958

Daytime Employees

\$148,936

Average Household Income

DRIVE TIMES



Daytime Population

8,906:	5 min
41,500:	10 min
155,158:	15 min



Downtowns

Cleveland:	20 min
Akron:	26 min



Airports

Cleveland:	20 min
Akron:	28 min



Hospitals

University Hospitals:	28 min
Cleveland Clinic:	25 min
Summa Health:	28 min

REGIONAL RETAIL DESTINATIONS



Downtown Cleveland



While centrally located, the area around Valor Acres has not seen major retail development, leaving an underserved community ready to support new opportunities.

Crocker Park:	28 min
Westgate:	28 min
Pinecrest:	27 min
Great Northern:	25 min
Legacy Village:	25 min
Beachwood Place:	24 min
Southpark:	23 min
Van Aken:	23 min
Cleveland:	21 min
Summit Mall:	21 min

THE DEMOGRAPHICS



Population

	5 min	10 min	15 min	20 min
2023 Population	5,434	35,811	132,408	486,560
2028 Projected Population	5,629	35,338	130,518	481,308



Daytime Population

2023 Daytime Population	8,871	40,927	153,497	550,715
Daytime Workers	6,231	23,958	89,114	303,673
Daytime Residents	2,640	16,969	64,383	247,042



Household Income

2023 Households	2,174	14,801	55,703	210,520
2023 Average Household Income	\$157,008	\$148,936	\$116,315	\$92,245
2028 Average Household Income	\$180,864	\$170,818	\$134,136	\$106,654
2023 Median Household Income	\$113,205	\$105,448	\$81,333	\$61,852



Education

2023 Population 25 and Over with a College Degree or Higher	3,989	26,487	98,963	351,361
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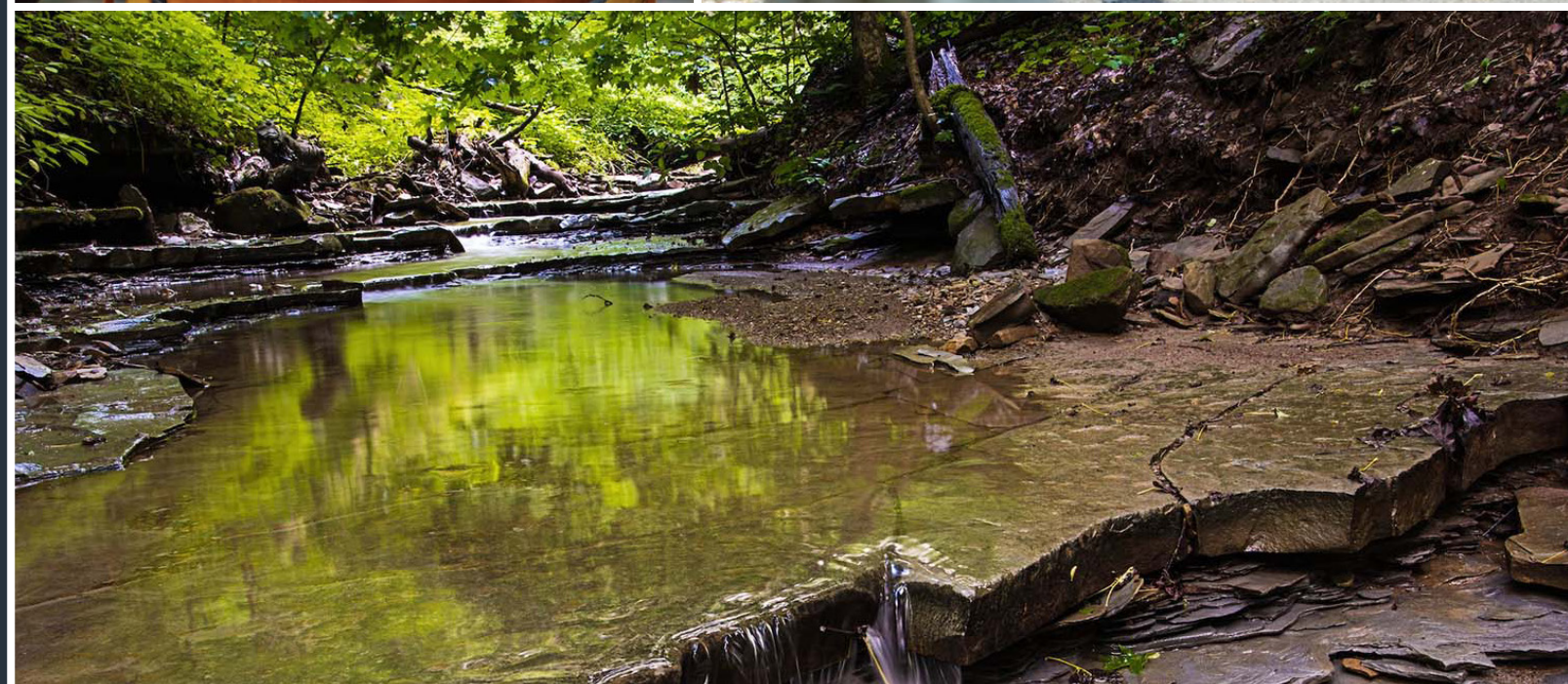
NEARBY PARKS

BRECKSVILLE RESERVATION

The largest park in Northeast Ohio, Brecksville Reservation offers scenic overlooks and historical landmarks. The park has an excellent and extensive system of trails, including a section of the Buckeye Trail. Squire Rich Home & Museum, managed by the Brecksville Historical Society, is located on Brecksville Road. Sleepy Hollow Golf Course and Seneca Golf Course are also a part of the reservation.

CUYAHOGA VALLEY NATIONAL PARK

Though a short distance from the urban areas of Cleveland and Akron, Cuyahoga Valley National Park seems worlds away. It is a refuge for native plants and wildlife, and provides routes of discovery for visitors. The winding Cuyahoga River gives way to deep forests, rolling hills, and open farmlands. Walk or ride the Towpath Trail to follow the historic route of the Ohio & Erie Canal.



DIGERONIMO FAMILY OF COMPANIES

Construction Excellence Since 1956



Heavy civil construction, demolition, environmental remediation, concrete construction, aggregate crushing, recycling and concrete paving.



Full-scope developer with projects in the retail, industrial, student housing, and mixed-use developments.



Construction management firm specializing in development through pre-construction, construction and commissioning.



Acquired in 2019, Bear IC offers general contracting, design/build and construction management services in Western Pennsylvania, Ohio and West Virginia.



Demolition contractor providing demolition, environmental and site preparation services nationwide.



One-stop shop for construction contractors. Sales and rental of equipment and building supplies.



Acquired in 2022, Winter Companies further expands the DiGeronimo Companies growth offering expanded construction, demolition, environmental and development offerings.

VIA

VALOR ACRES

RETAIL & RESTAURANT - EXCLUSIVE LEASING CONTACTS

Matt Wilson

Associate Broker

mwilson@anchorretail.com

216.342.2580

Jimmy DiFonzo

Sales Associate

jdifonzo@anchorretail.com

216.342.2634

