



ANCHOR  
RETAIL

OLDE 8 RD

HINES HILL RD 3,487 VPD

8,122 vpd

ARHAUS  
Corporate  
Headquarters

COSTCO  
WHOLESALE



Wendy's

Opening Fall  
2022

Outparcels Available

23,915 VPD



COSTCO OUTPARCELS

State Route 8 & Hines Hill Road



AVAILABLE FOR GROUND  
LEASE, BUILD-TO-SUIT OR SALE

PRIME COSTCO OUTPARCELS  
State Route 8 & Hines Hill Road

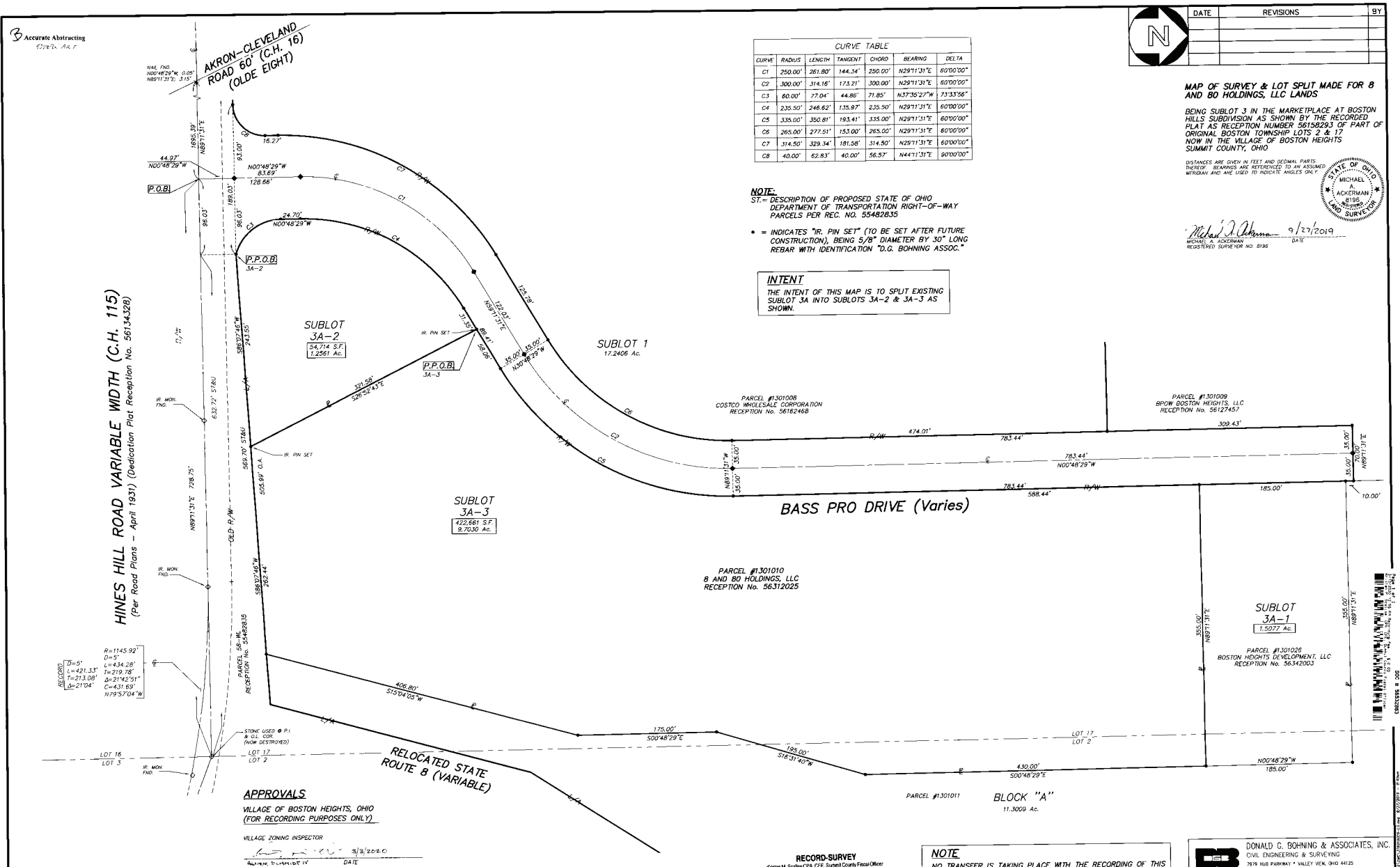


## HIGHLIGHTS

- ▶ Up to six pads available ranging in size from 1 to 3 acres
- ▶ Adjacent to new Wendy's (opening fall of 2022)
- ▶ Significant traffic counts 23,915 on SR-8
- ▶ Signalized access
- ▶ Outstanding average household income of \$150,857 within three (3) miles



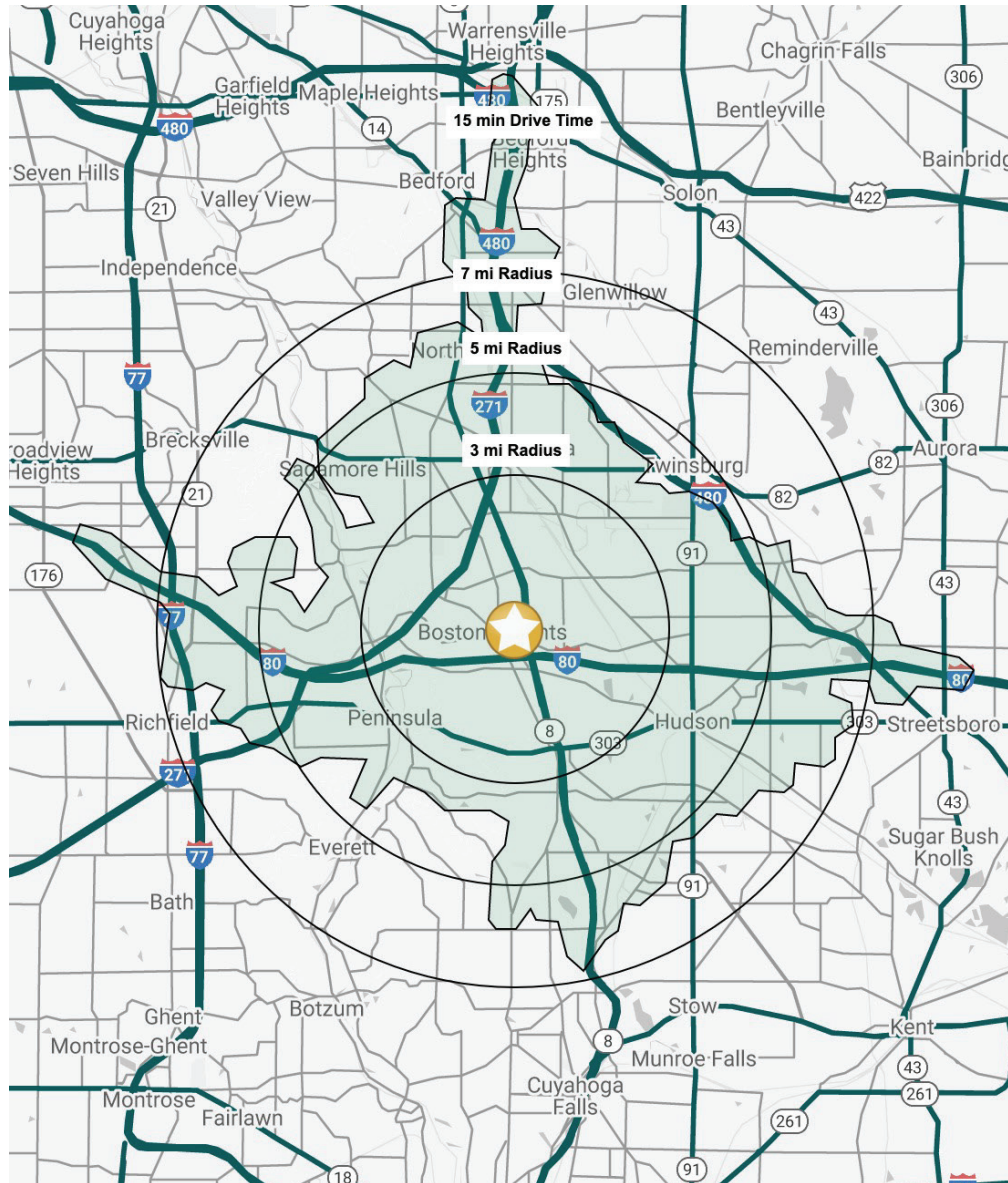
**PRIME COSTCO OUTPARCELS**  
State Route 8 & Hines Hill Road











# AVAILABLE FOR GROUND LEASE, BUILD-TO-SUIT OR SALE

# PRIME COSTCO OUTPARCELS

State Route 8 & Hines Hill Road



## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	<b>POPULATION</b>			
	14,185	51,881	110,550	80,712
	<b>HOUSEHOLDS</b>			
	5,508	20,634	44,007	33,045
	<b>MEDIAN AGE</b>			
	43.6	45.1	43.9	43.4
	<b>AVERAGE HH INCOME</b>			
	\$147,150	\$129,903	\$122,686	\$113,148
	<b>MEDIAN HH INCOME</b>			
	\$111,149	\$98,608	\$93,355	\$88,863
	<b>BUSINESSES</b>			
	600	2,858	5,252	4,109
	<b>EMPLOYEES</b>			
	10,403	41,159	80,206	59,422
	<b>EDUCATION: BACHELORS +</b>			
	53.3%	50.2%	48.2%	44.3%



24500 Chagrin Boulevard, Suite 100 | Beachwood, Ohio 44122 | 216.342.2523 | [www.anchorretail.com](http://www.anchorretail.com)

MATT WILSON | 216.470.8200 | [mwilson@anchorretail.com](mailto:mwilson@anchorretail.com)

GREG GUYURON | 216.342.2564 | [gguyuron@anchorretail.com](mailto:gguyuron@anchorretail.com)

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