



**THE
VINEYARDS**

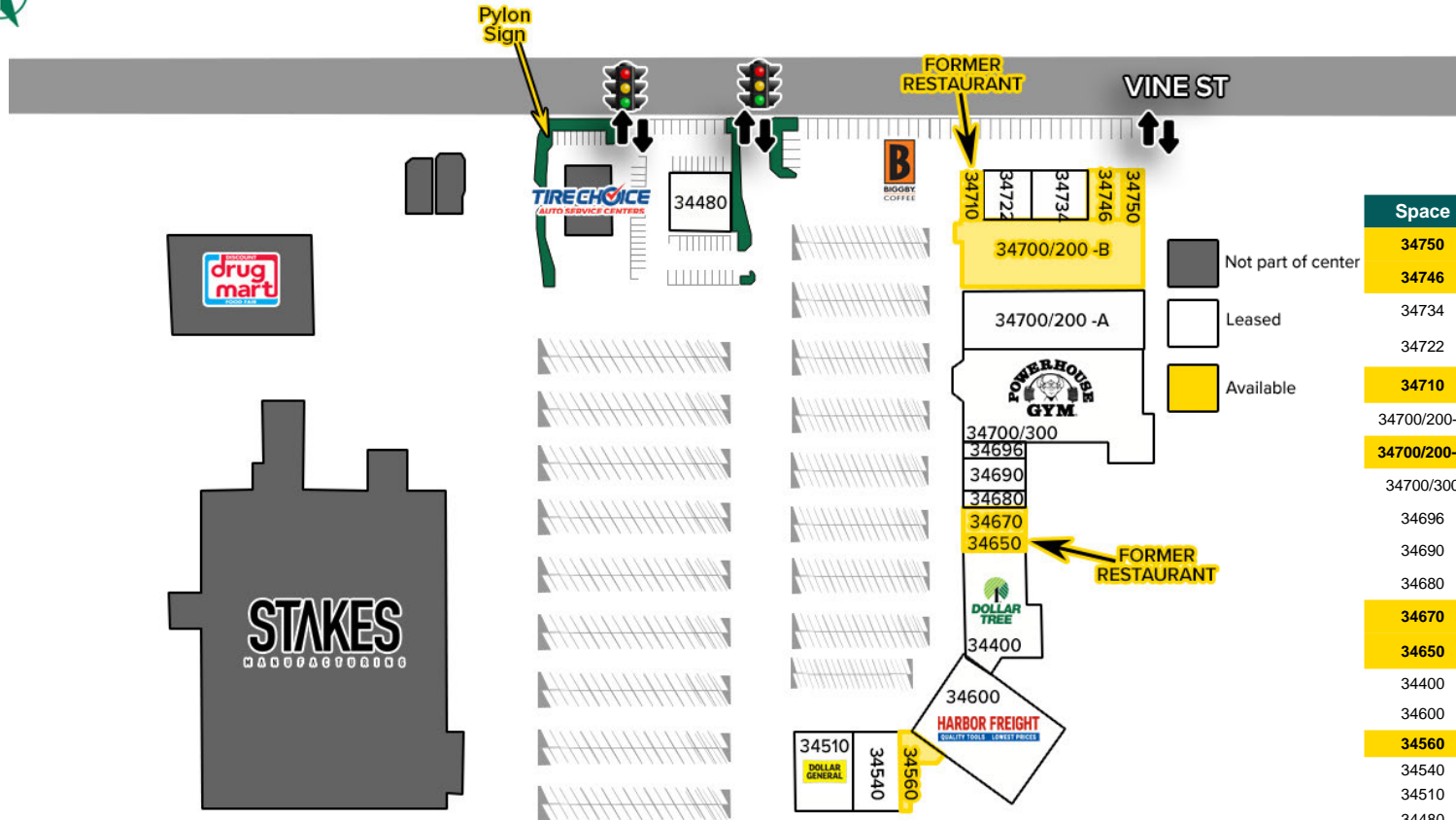
34440-34750 Vine Street
Eastlake, Ohio 44095

FOR LEASE

Retail Spaces

THE VINEYARDS

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Space	Tenant	SF
34750	AVAILABLE	993
34746	AVAILABLE	2,200
34734	Belove It Care	6,850
34722	GS Spirits Wine & Tobacco	3,163
34710	AVAILABLE (former restaurant space)	1,760
34700/200-A	American Freight	26,192
34700/200-B	AVAILABLE	23,510
34700/300	Powerhouse Gym	19,000
34696	Smile Ohio	1,200
34690	Twin Value Optical	3,200
34680	Vineyards Hair Design	1,600
34670	AVAILABLE	4,000
34650	AVAILABLE (former restaurant space)	2,000
34400	Dollar Tree	11,500
34600	Harbor Freight Tools	19,200
34560	AVAILABLE	1,450
34540	Gaming	5,400
34510	Dollar General	8,000
34480	Amplify Dispensary	6,000

HIGHLIGHTS

- ▶ Availability includes 993 SF up to a +/-23,510 SF junior anchor box and two (2) second-generation restaurant spaces
- ▶ Pylon signage opportunity
- ▶ Two (2) signalized entrances with 20,294 VPD
- ▶ Near high volume Walmart Supercenter and the Lake County Captains Stadium, a minor league affiliate of the Cleveland Guardians with approximately 200,000 in annual attendance
- ▶ Join Harbor Freight Tools, American Freight, Dollar Tree, Powerhouse Gym, Dollar General, Biggby Coffee, and more



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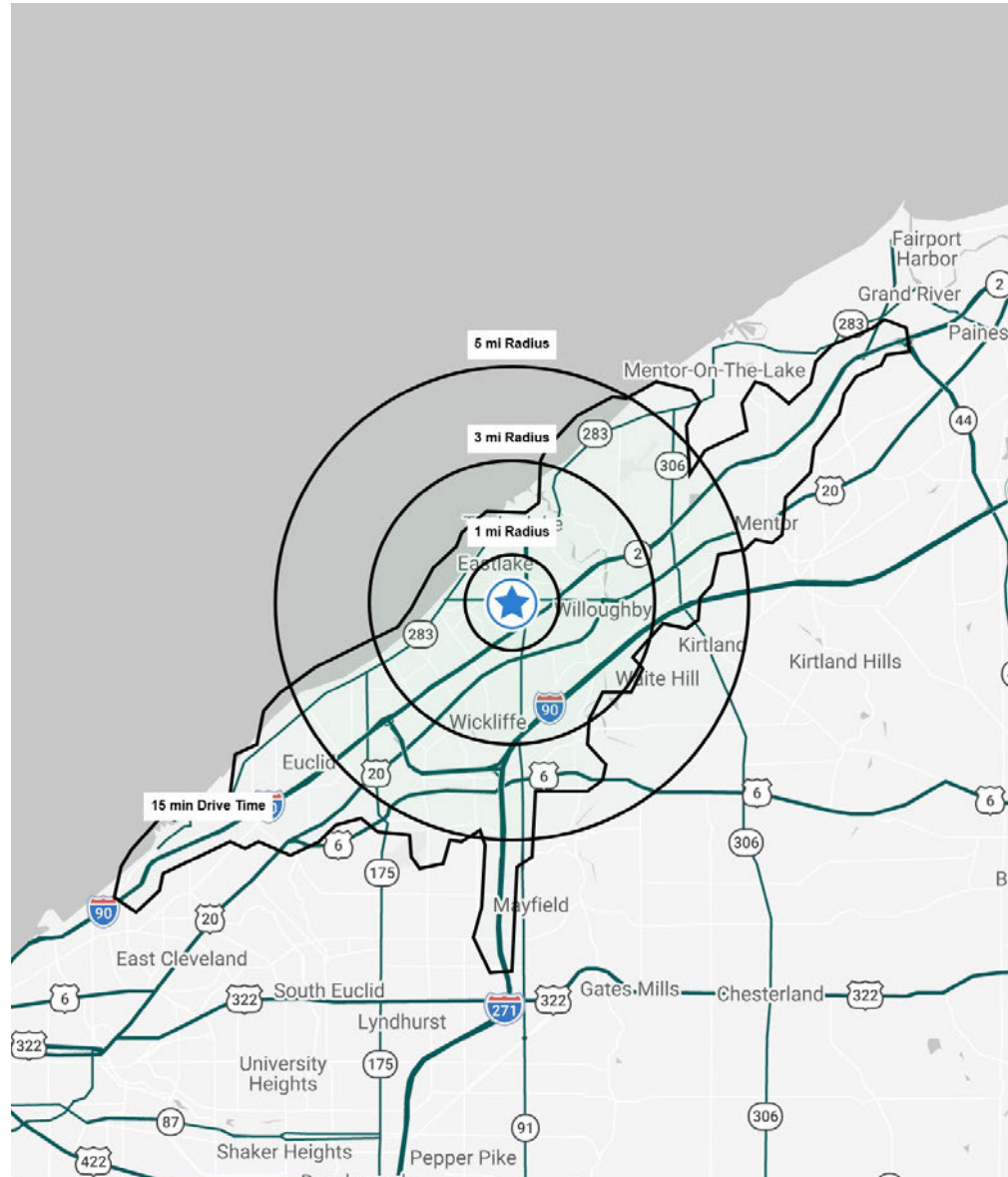


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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	9,550	58,981	117,612	162,106
HOUSEHOLDS	4,416	28,077	55,6268	75,966
MEDIAN AGE	40.8	43.7	42.4	42.4
AVERAGE HH INCOME	\$83,125	\$96,368	\$94,164	\$91,338
MEDIAN HH INCOME	\$63,363	\$73,274	\$70,385	\$68,507
BUSINESSES	598	2,290	4,798	7,192
EMPLOYEES	6,769	24,881	55,174	86,419
EDUCATION: BACHELORS +	21.4%	30.2%	30.6%	29



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