

FOR LEASE

NOW AVAILABLE
Prime Retail Endcap

Emerald Crossing

4760 Grayton Road | Cleveland, Ohio 44135



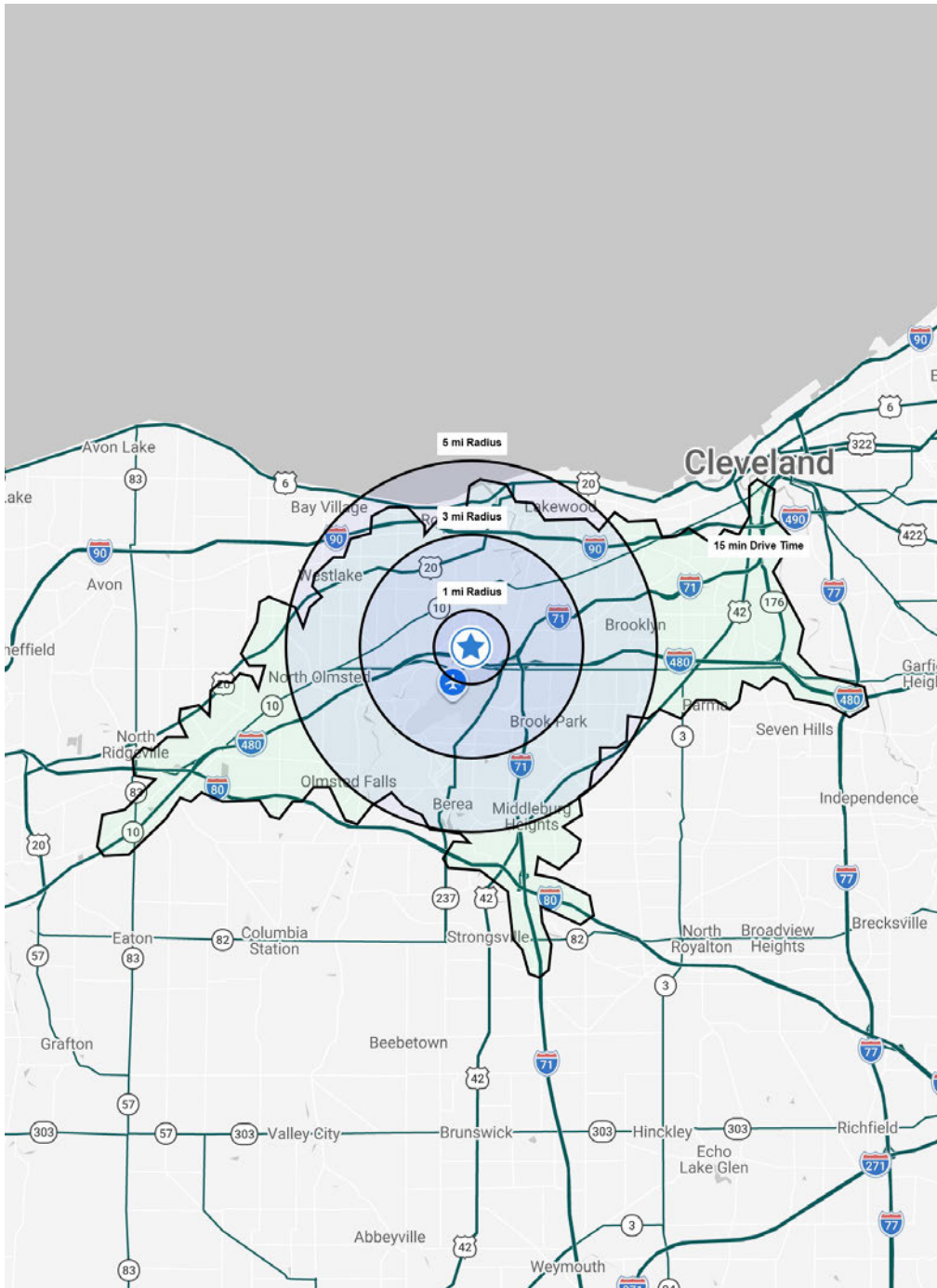


- ▶ 1,280 SF end-cap and adjacent 1,040 available for up to 2,320 SF
- ▶ High visibility along Grayton Road with more than 19,000 VPD and monument signage opportunity
- ▶ Convenient access just seconds from I-480, providing quick connectivity to I-71 and the Ohio Turnpike
- ▶ Near major employment hubs, including Cleveland Hopkins International Airport, NASA Glenn Research Center, and directly across from Sysco's Cleveland headquarters, contributing to over 40,000 employees within a 3-mile radius
- ▶ Minutes from the future home of the Cleveland Browns, a \$2.4B enclosed stadium coming in 2029





DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,237	75,287	241,092	355,333
HOUSEHOLDS	2,307	34,773	110,429	158,748
MEDIAN AGE	43.0	42.9	41.7	40.4
AVERAGE HH INCOME	\$97,880	\$106,247	\$108,727	\$98,288
MEDIAN HH INCOME	\$79,526	\$80,759	\$82,538	\$76,645
BUSINESSES	127	3,135	10,105	13,438
EMPLOYEES	1,892	40,192	121,465	158,441
EDUCATION: BACHELORS +	35.8%	36.9%	49.3%	33.0%



For additional information, please contact:

Allison Giomuso

- (e) agiomuso@anchorretail.com
- (o) 216.342.2620
- (c) 440.364.5626

CLEVELAND

24500 Chagrin Blvd., Suite 100 | Beachwood, Ohio 44122
216.342.2523

COLUMBUS

875 N High Street, 3rd Floor | Columbus, Ohio 43215
614.739.0189

WWW.ANCHORRETAIL.COM