



A **PRIDEONE** DEVELOPMENT
CONSTRUCTION

*BIRDS EYE VIEW LOOKING NORTHEAST

**SOUTHLAND DISTRICT
MIXED-USE DEVELOPMENT**

6875 Southland Drive
Middleburg Heights, Ohio 44130

FOR LEASE

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6875 Southland Drive | Middleburg Heights, Ohio 44130



*PUBLIC COURTYARD VIEW LOOKING EAST

HIGHLIGHTS

- ▶ Up to +/- 14,000 SF of **retail and restaurant space with dramatic two-story ceiling heights**, allowing for strong storefront presence, abundant natural light, and flexibility for creative build-outs
- ▶ **On-site built-in customer base with 170 upscale, modern-style residential units**, (250+ projected residents) providing consistent daily foot traffic and a true live-work-play environment
- ▶ **Direct connectivity to a multi-purpose walking trail linking to the MetroParks system**, capturing recreational traffic and enhancing appeal for fitness, wellness, food & beverage, and experiential users
- ▶ **Publicly accessible central courtyard** designed as a community gathering space, featuring outdoor seating and programmed areas ideal for dining, social interaction, and events
- ▶ **Strategic adjacency to the new Meijer at Southland** along the I-71 corridor, driving significant new daily traffic and convenient regional draw



ANCHOR
RETAIL

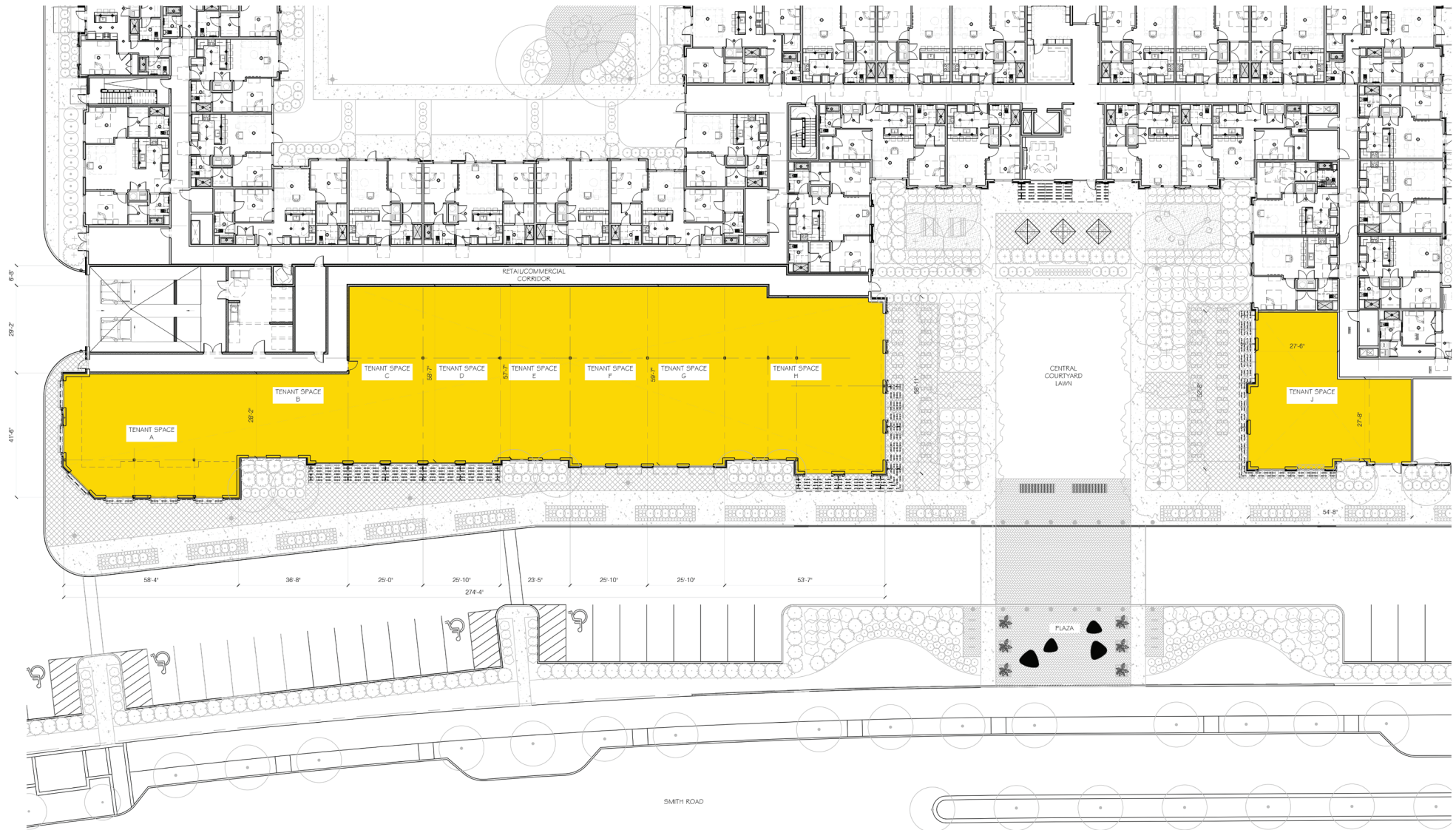
REALTY
RESOURCES
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

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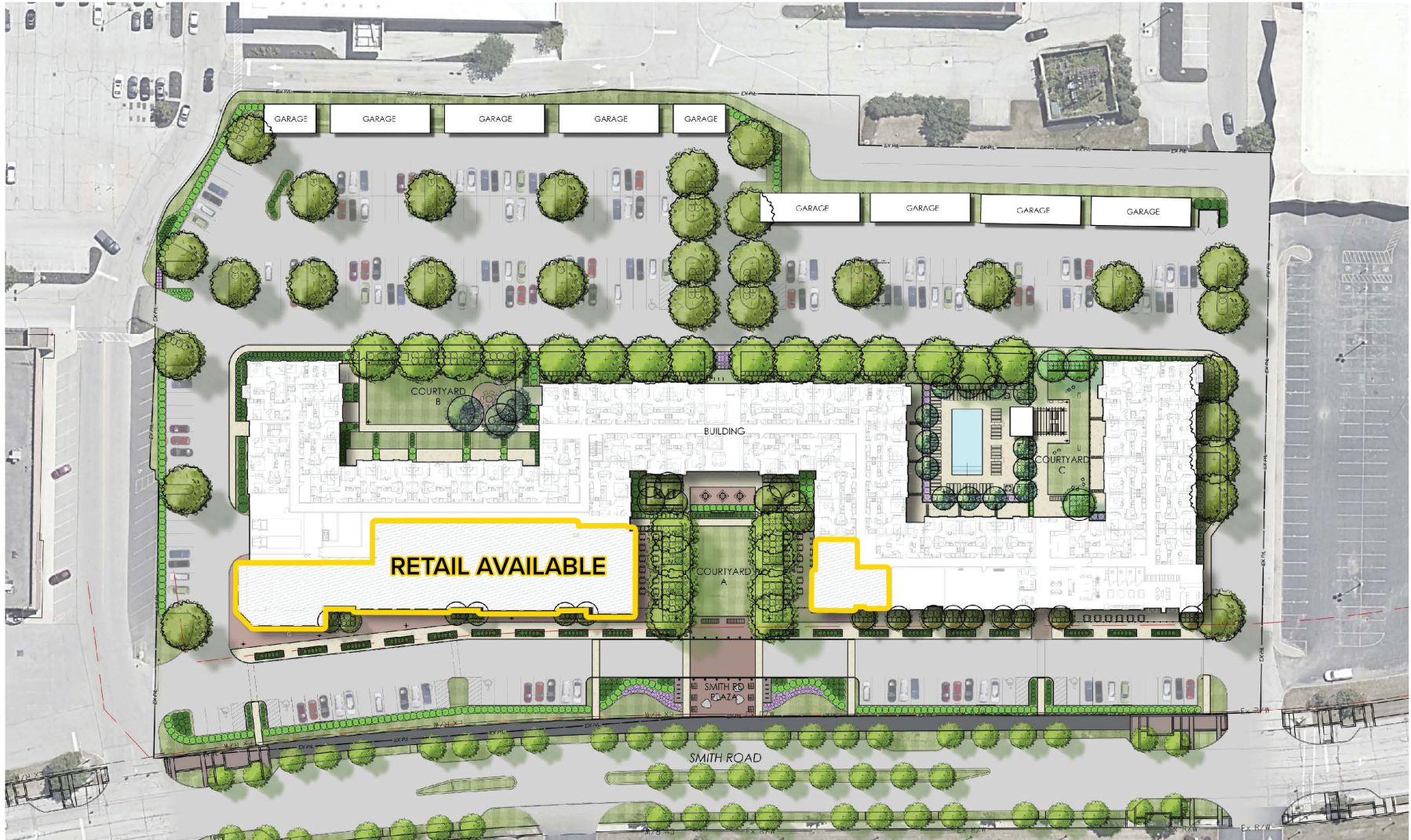
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SITE PLAN



DIMITARCHITECTS
architecture + interiors + urban design

EDGE
landscape architecture,
urban design & planning



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*VIEW FROM WEST LOOKING TOWARD PUBLIC PLAZA



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*VIEW FROM NORTHWEST CORNER

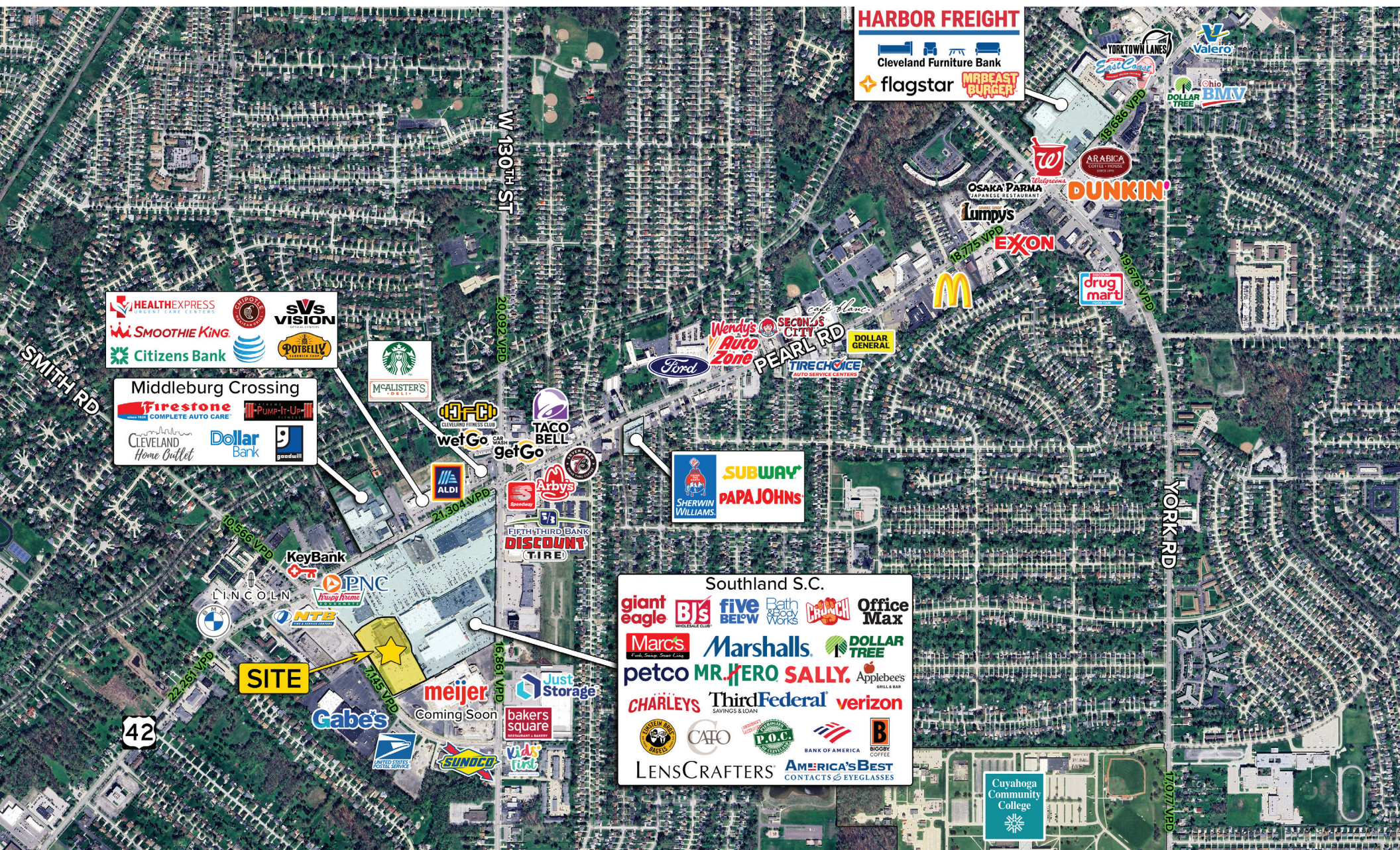


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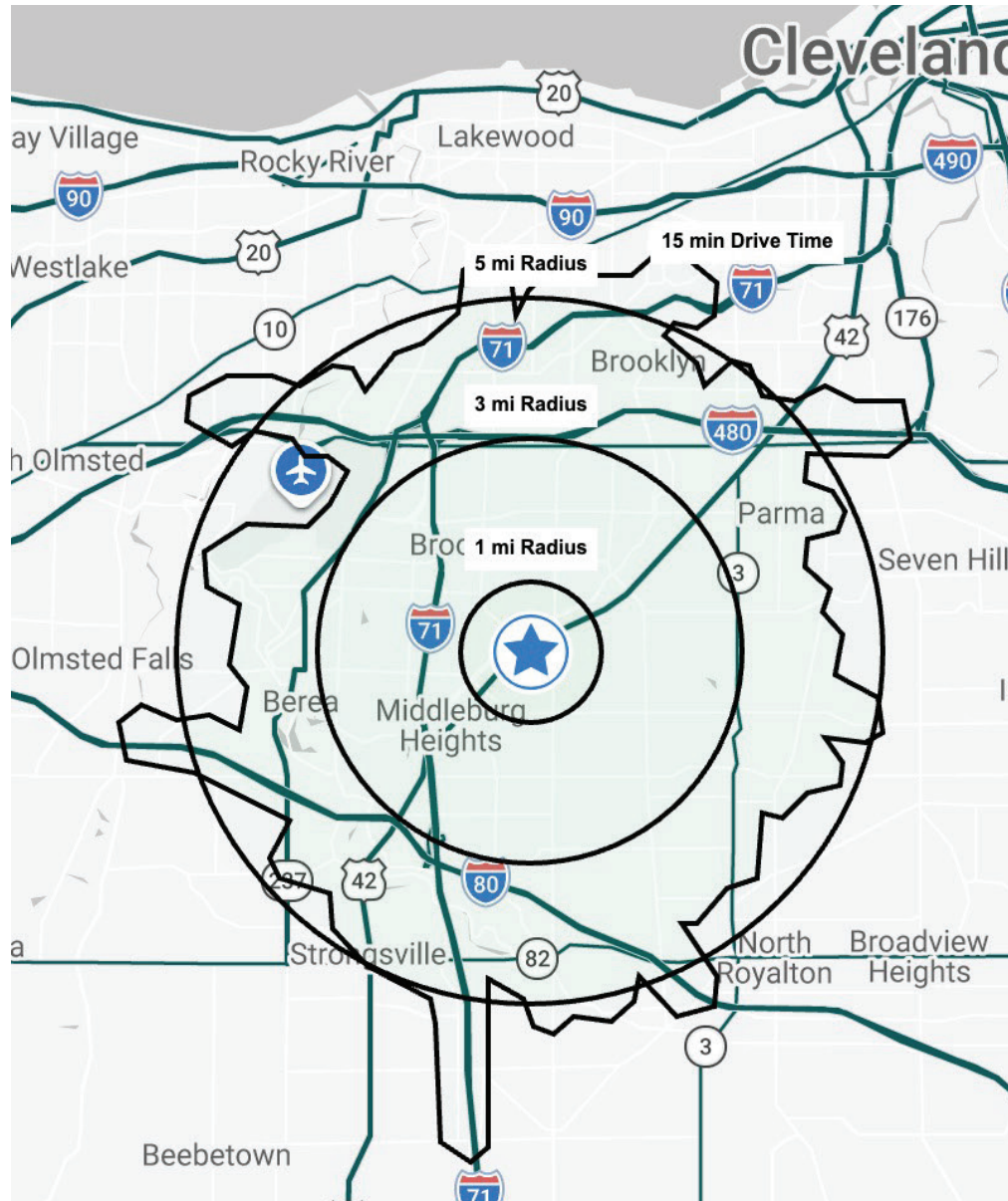
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	8,719	80,899	207,893	210,179
	HOUSEHOLDS			
	3,746	36,037	91,835	92,744
	MEDIAN AGE			
	46.3	44.4	42.7	42.3
	AVERAGE HH INCOME			
	\$95,723	\$94,815	\$95,963	\$94,521
	MEDIAN HH INCOME			
	\$77,984	\$74,088	\$73,378	\$72,447
	BUSINESSES			
	462	2,760	7,346	7,476
	EMPLOYEES			
	4,942	40,540	101,682	101,825
	EDUCATION: BACHELORS +			
	28.6%	29.9%	30.0%	29.5%



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