

HARD CORNER RETAIL IN CHAGRIN FALLS

WASHINGTON SQUARE | 8531-8559 WASHINGTON STREET, CHAGRIN FALLS, OHIO 44023





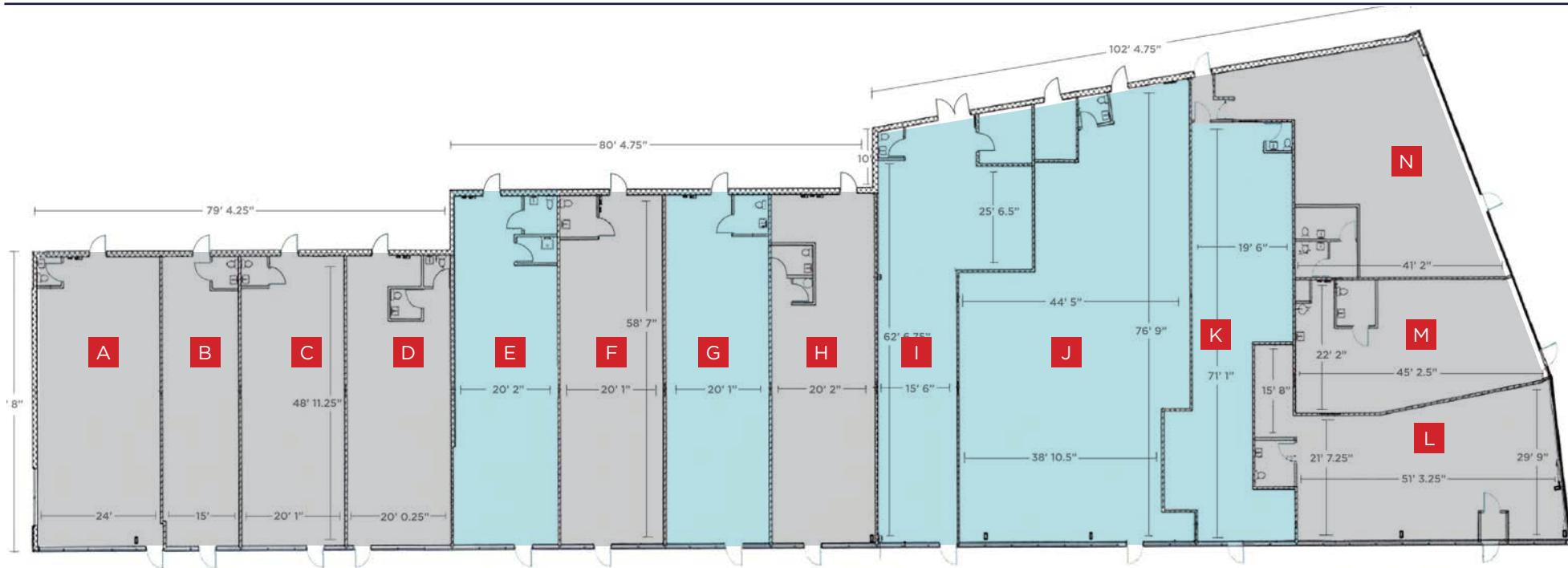
HIGHLIGHTS

- Up to 5,758 SF available of retail/medical office
- Located at the signalized intersection of Route 306 and E Washington Street (nearly 25,000 vehicles per day)
- Newly paved and striped parking lot, recently renovated exterior improvements, and digital sign installed at main intersection.
- Average household income of nearly \$180,000 (5 mile)

AVAILABILITY

Unit #	Available SF	Max Contiguous
E	1,195 SF	1,195 SF
G	1,195 SF	1,195 SF
I	1,487 SF	5,758 SF
J	2,972 SF	5,758 SF
K	1,299 SF	5,758 SF

Washington Square



A-C	DTR DDS Smile Studio	2,935 SF	I	Vacant	1,487 SF
D	Subway	1,009 SF	J	Vacant	2,972 SF
E	Vacant	1,195 SF	K	Vacant	1,299 SF
F	Gionino's Pizza	1,195 SF	L	Aubrey Accents	1,352 SF
G	Vacant	1,195 SF	M	Coin Shop	933 SF
H	Blu Basil Indian Restaurant	1,195 SF	N	Pulp Juice & Smoothie Bar	1,458 SF



36,942
Population
(2025 | 5 Mile)

47.6
Median Age
(2025 | 5 Mile)

14,162
Households
(2025 | 5 Mile)

\$220,192
Household Income
(2025 | 5 Mile)

1,951
Total Businesses
(2025 | 5 Mile)

20,320
Total Employees
(2025 | 5 Mile)

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