



# Anchor Retail Space Available

23949 Chagrin Boulevard, Beachwood, Ohio 44122

- Potential out parcel up to 4,000 SF
- 40,700 SF +/- shadow anchor to Pavilion Shopping Center
- Divisible to 10,000 SF
- New owner plans storefront renovations
- Outstanding retail market with high barriers to entry
- Very strong demographics and high traffic counts
- Centrally located between Eton and the Van Aken District
- Co-tenants include Giant Eagle, Michael's, Petco, and Ross Stores

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Potential  
Outparcel

petco

ROSS  
STORES

Michaels

LANE BRYANT

GOLFTEC

BRIDGES  
(BAGELS)

GNC

BIG  
LOTS!

verizon

McDonald's

GIANT  
EAGLE

KinderCare  
LEARNING CENTER

18,208

Huntington

Chagrin Blvd



30,676



Peoples  
Bank

usbank

KeyBank

Commerce Park



View Property Video

Commerce Park

### PAVILION SHOPPING CENTER

petco SUBWAY Huntington GIANT EAGLE  
 GOLFTEC Michaels verizon  
 ROSS BIG LOTS! City BARBELUE LANE BRYANT  
 GNC

### ETON

TRADER JOE'S MABEL'S BBQ BARNES & NOBLE THE NORTH FACE lululemon athletica  
 AT&T TEXAS BRAZIL Citizens Bank Vollbracht BRAVO! LUCIANA ITALIANA  
 TIFFANY & CO. Apple Starbucks ORVIS  
 Books Brothers MITCHELL'S FISH MARKET ANTHROPOLOGIE  
 LUCKY BRAND Sur la table  
 ALSON PALADAR KILGORE TROUT  
 EILEEN FISHER KENDRA SCOTT ALLEN EDMONDS  
 bluemercury LAZA

### VAN AKEN DISTRICT

Nature's Oasis W3 WHISKEY GRADE  
 RISING STAR DONATOS GENUINE TOOLS & SUPPLY  
 GIBITION  
 LADDER SPICE FOR LIFE  
 BANTER On the Edge  
 SHINOLA STUMP  
 paintCLE Pearl  
 Clantro Taqueria

### HARVARD PARK

Oldale Garden DSW VALUE CITY FURNITURE  
 Chick-fil-A REBELS VFC Famous Footwear  
 five BELOW Marshalls FIVE GUYS  
 ULTA TransGro

### PINECREST

WHOLE FOODS AC RESTORE POTTERY BARN  
 SILVERPOINT CITIZEN YOGA BIBIBOP  
 CONDADO  
 verizon JOREFW SHAKE SHACK  
 FIREBIRDS  
 WILLIAMS SONOMA

View Virtual Map 



## Demographics



### Daytime Population

1 mile - 11,792

3 miles - 95,206

5 miles - 246,824



### Population

1 mile - 5,865

3 miles - 77,480

5 miles - 244,690



### Average Household Income

1 mile - \$147,416

3 miles - \$112,268

5 miles - \$86,433



[View Full Demographics](#)

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