

MATTHEWS™

6731 AMES RD

PARMA, OH 44129

RETAIL SPACE AVAILABLE FOR SALE/LEASE



CATHERINE LUECKEL
VICE PRESIDENT & ASSOCIATE DIRECTOR

DIRECT (216) 503-3596
CATHERINE.LUECKEL@MATTHEWS.COM
LICENSE NO. SAL2014001126 (OH)

ABIGAIL RUCKEL
ASSOCIATE

MOBILE: (440) 975-1640
ABBY.RUCKEL@MATTHEWS.COM
LICENSE NO. SAL.2023000701 (OH)



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PROPERTY HIGHLIGHTS

- 6,120 SF former dialysis center available for lease and or sale
- Located in the heart of Parma's retail corridor, near the busy intersection of Day Drive and Ames Road, with more than 22,300 vehicles passing by each day
- Directly adjacent to Vista Springs Greenbriar Village Assisted Living Facility.
- Conveniently located outparcel to The Shoppes at Parma, home to major retailers such as Walmart Supercenter, Dick's Sporting Goods, Marc's, Chipotle, and more.
- Surrounded by a densely populated area, with over 250,000 residents within a 5-mile radius.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	15,930	98,948	239,765
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,573	43,692	106,643
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$74,512	\$91,181	\$93,648



W RIDGEWOOD DR ± 15,000 VPD



DAY DR

RIDGE RD ± 22,300 VPD



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BIG LOTS!

five BELOW
OLD NAVY

Walmart
Supercenter

COST CUTTERS
LOWEST PRICES

RIDGEWOOD GOLF

PARMA COMMUNITY PEARL ROAD ELEMENTARY
99 STUDENTS



AspenDental
FIVE GUYS
BURGERS and FRIES

ULTA BEAUTY
GNC LIVE WELL
SALLY BEAUTY
Marc's
Pink Soap. Clean. Long.

PARMA SENIOR HIGH
1,233 STUDENTS

CSL Plasma

DUNKIN'

W RIDGEWOOD DR ± 15,000 VPD

Walgreens

Firestone

SUBJECT PROPERTY

Chick-fil-A

UH PARMA MEDICAL CENTER
332 BEDS

DAY DR

Arby's **McDonald's** **Starbucks** **TACO BELL**

CUYAHOGA COMMUNITY COLLEGE - WESTERN CAMPUS
12,000 STUDENTS

TARGET

YORK DR ± 16,800 VPD

VALLEY FORGE HIGH
1,409 STUDENTS

CIRCLE K

planet fitness

OUTBACK STEAKHOUSE

Wendy's

KRAZY BINS

KOHL'S

UH PARMA HEALTH EDUCATION CENTER

Gabe's

PET SMART

giant eagle





AMES RD

Firestone

**6,120 SF
AVAILABLE**



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MATT WALLACE

BROKER OF RECORD

License No.REC.2022007141 (OH)

This Leasing Package contains select information pertaining to the business and affairs of Former Davita located at 6731 Ames Rd, Parma, OH("Property").

It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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