

# SUBLEASE

## Former Ace Hardware Kamm's Plaza

10,130 sf available

\*closing 10/26/24; Lease expires 11/30/27; VERY AGGRESSIVE RENTS



**Description:** 3780 Rocky River Drive. Junior Anchor space with raised façade. In line with roughly 100 ft of frontage and 18 ft to the deck. Multiple entrances/exits into the space. Premium signage on both Rocky River and Lorain monument signs. Nearby Fairview Hospital.

**Inline Tenants:** Marc's, Dollar Tree, Sherwin Williams, Fitness 19, H & R Block, Supercuts, Jackson Hewitt, Jimmy Johns, Mr. Hero, Subway, etc.

**Nearby Tenants:** Walgreens, Citizen's Bank, Key Bank, Chipotle, Papa Johns, Dunkin', etc.

### Demographics:

#### Population:

1 mile: 12,727

3 miles: 131,141

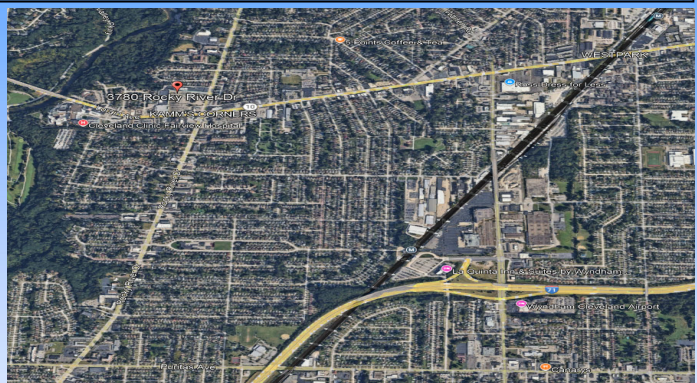
5 miles: 266,984

#### Average Household Income:

1 mile: \$92,550

3 miles: \$88,255

5 miles: \$83,776



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