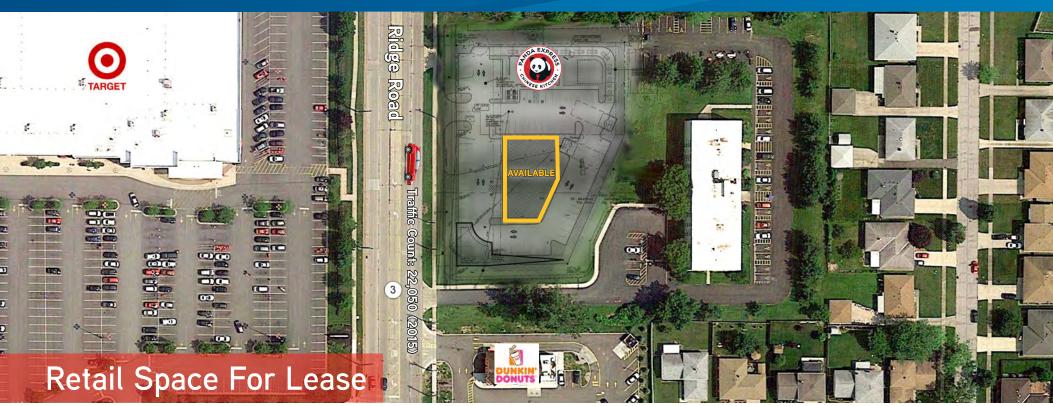
Parma, OH 44129

CFT NV Developments, LLC





Property Highlights

- > Up to 6,300 SF of new retail space next to a newly opened Panda Express
- Located across from Target and Kohl's, near the newly renovated Shoppes at Parma, a 992,000 SF shopping center
- > Ideal for other QSR and retail users looking to be next to Panda Express
- > Traffic count of over 22,000 VPD, and a high population count in the area
- > Site is located in one of the largest retail
- clusters in Northeast Ohio
- > Oppurtunity for ground lease and build-to-suit

ed subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notic

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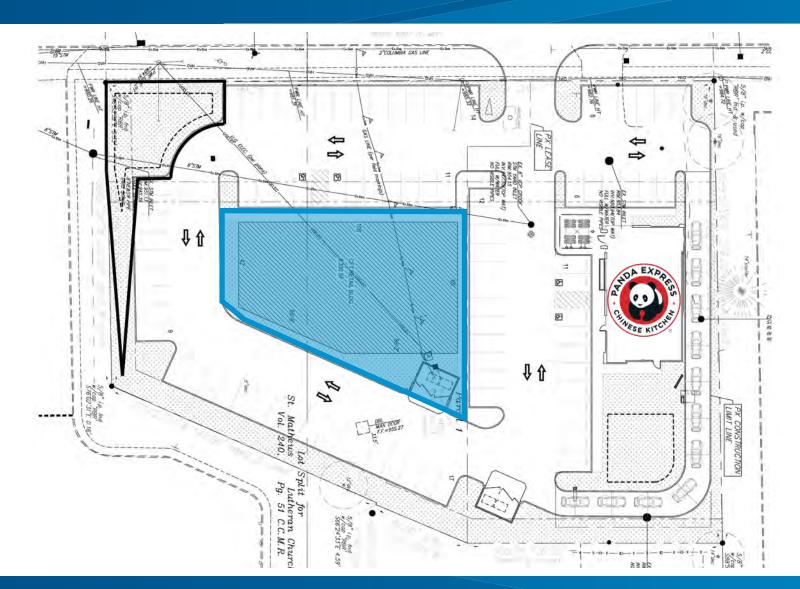
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10	6901 Ridge Rd		-	-
THEYER RO LOTAIN AVE WEST BOULEVARD DENIESD AND CLARK FULTON REVErside	Parma, OH	1 Mile	3 Miles	5 Miles
KAMM'S Wort Cemetery	2016 Estimated Population	12,392	104,682	237,298
Park Rest BROOKLYN-CENTRE Newburgh	2021 Projected Population	12,009	100,359	228,593
Park Cemetery Heights	8 2010 Census Population	12,477	106,900	244,702
	2010 Census Population 2000 Census Population Projected Annual Growth 2016 to 2021 Historical Annual Growth 2000 to 2016	12,926	112,137	252,681
Brooklyn 21	Projected Annual Growth 2016 to 2021	-0.6%	-0.8%	-0.7%
	Historical Annual Growth 2000 to 2016	-0.3%	-0.4%	-0.4%
CROSSING 2 Miles Brooklyn Heights	2016 Median Age	45.8	42.1	42
International 17 BEOKDATK RO Heights	2016 Estimated Households	5.785	46,073	105,119
Alrport 2 Holy - g	2021 Projected Households	5,794	45,680	104,708
	2010 Census Households	5,642	45,548	104,974
227 E Snow Rd 42 - B Snow Rd Rockside Rd	2000 Census Households	5,731	46,472	105,080
Brook Park	2021 Projected Households 2010 Census Households 2000 Census Households Projected Annual Growth 2016 to 2021		-0.2%	-0.1%
Parma Heights 1:Mile good Dr	Historical Annual Growth 2000 to 2016	0.1%	-0.1%	1.1.1
2 . ad Parma Whidy Chestnut Rd	2016 Estimated White	89.7%	91.2%	88.3%
Peorl Rd Parma hidy Chestnut Rd	2016 Estimated Black or African American	3.7%	3.1%	4.5%
Independence	e Z C 2016 Estimated Asian or Pacific Islander	3.8%	27%	3.2%
Middleburg	B 후 2016 Estimated American Indian or Native Alaskan	0.1%	0,2%	0.2%
Regeley Rd W Pleasant Valley Rd Seven Hills	2016 Estimated Black or African American 2016 Estimated Asian or Pacific Islander 2016 Estimated American Indian or Native Alaskan 2016 Estimated Other Races	2.7%	2,8%	3.8%
Foules Rd INDIAN CREEX DOGWOOD	2016 Estimated Hispanic	4.2%	4.1%	5.7%
	2016 Estimated Average Household Income	\$56,561	\$62,496	\$65,524
W Sprague Rd	2016 Estimated Average Household Income 2016 Estimated Median Household Income 2016 Estimated Per Capita Income	\$45,993	\$53,055	\$54,178
Whitney Rd B Albien Rd S B NUNations Rd E Wallings Rd	2016 Estimated Per Capita Income	\$26,625	\$27,599	\$29,090
Albion Rd R R WINN	2016 Estimated Elementary (Grade Level 0 to 8)	4.2%	3,1%	3.2%
x x x x x x x x x x x x x x x x x x x	2016 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.8%	7.5%
Broadview	Q 1 2016 Estimated High School Graduate	37.4%	35.2%	34.5%
Broadview Heights	2016 Estimated Some College	21.6%	23.6%	22.2%
Breed	2016 Estimated Some High School (Grade Level 9 to 11) 2016 Estimated High School Graduate 2016 Estimated Some College 2016 Estimated Associates Degree Only 2018 Estimated Bachalors Degree Only	7.2%	9.2%	8.2%
Jalon Ka	2016 Estimated Bachelors Degree Only	15.9%	14.9%	15.6%
176 5	2016 Estimated Graduate Degree	6.9%	7.2%	8.7%
(42) Mill Stream 94 Addition Red	2016 Estimated Total Businesses	527	3,265	9,451
Reservation	2016 Estimated Total Employees	9,848	44,962	131,188
	2016 Estimated Total Employees 2016 Estimated Employee Population per Business 2016 Estimated Residential Population per Business	18.7	13.8	13,9
Drake Rd and the state of the s	2016 Estimated Residential Population per Business	23.5	32.1	25,1

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