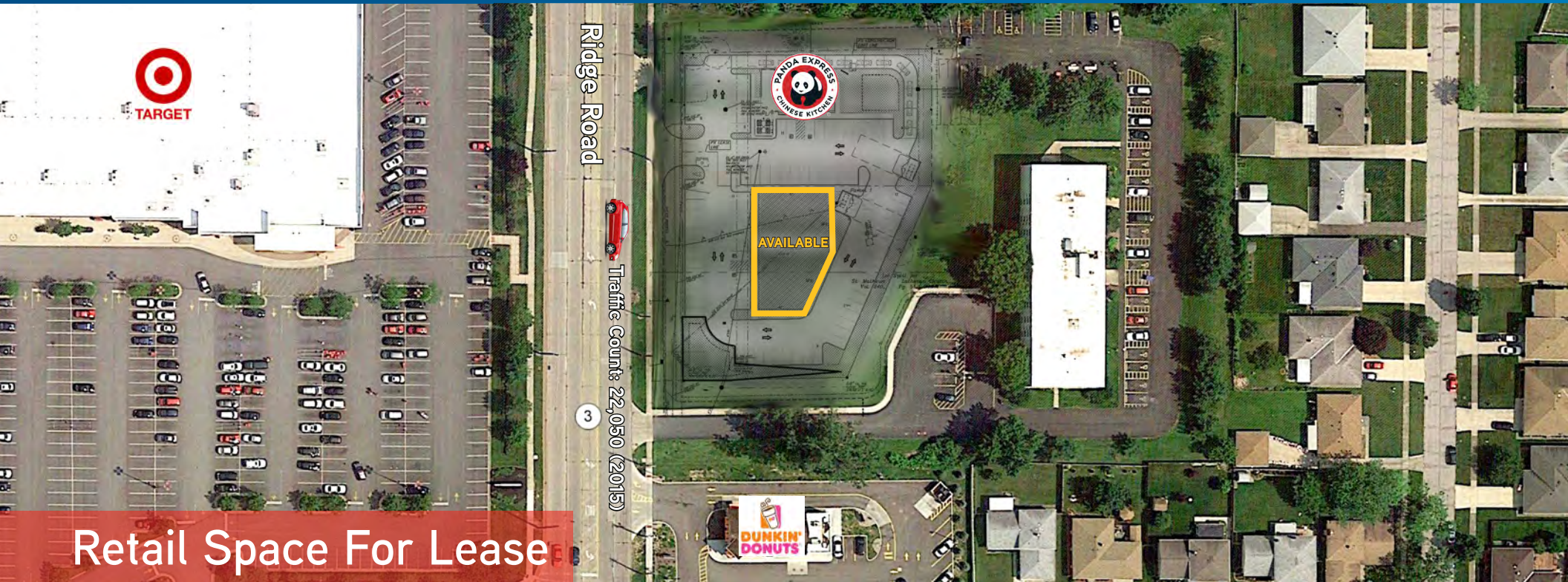


6901 RIDGE ROAD

Parma, OH 44129

CFT NV Developments, LLC

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Retail Space For Lease

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
- › Opportunity for ground lease and build-to-suit

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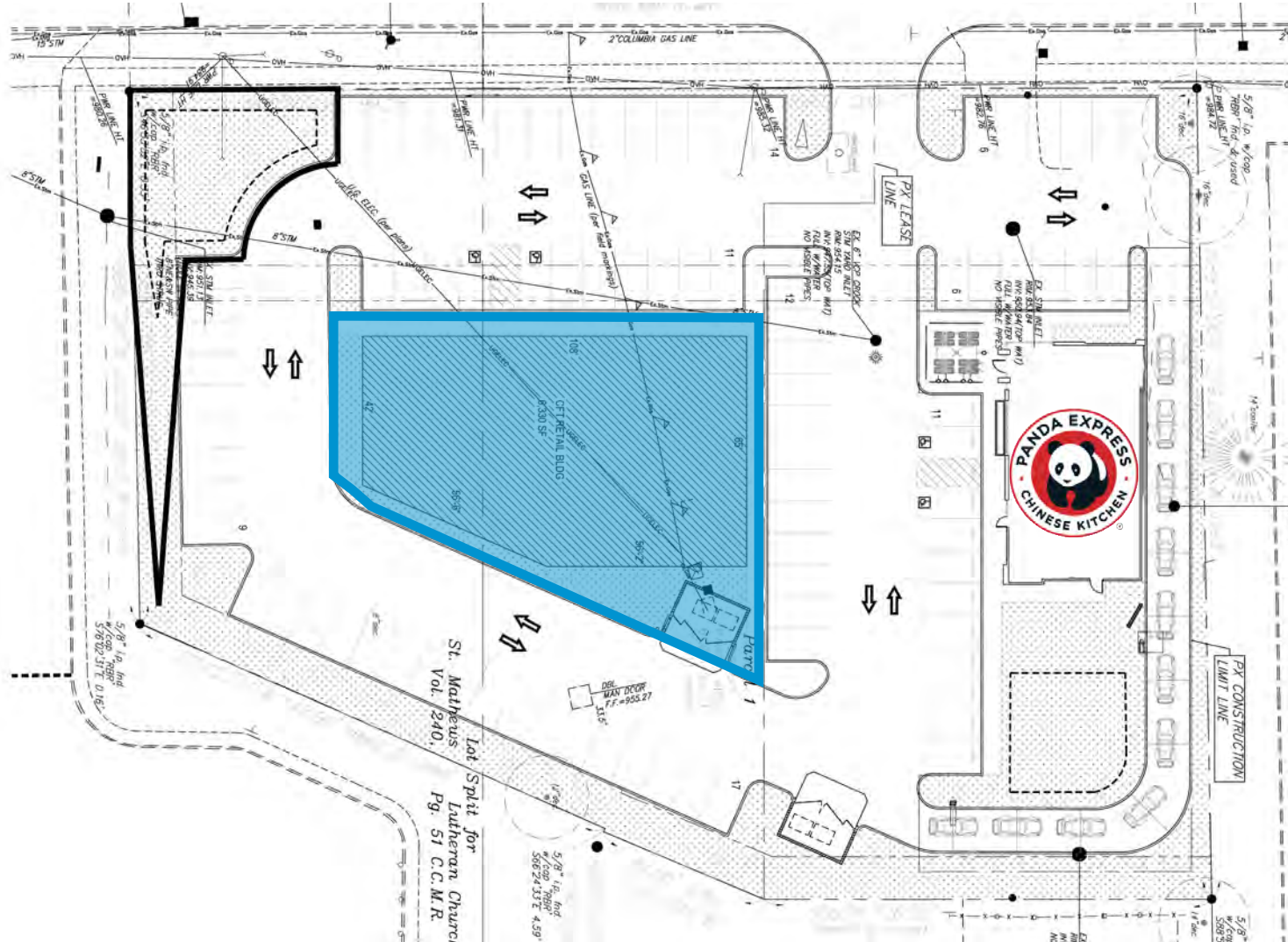
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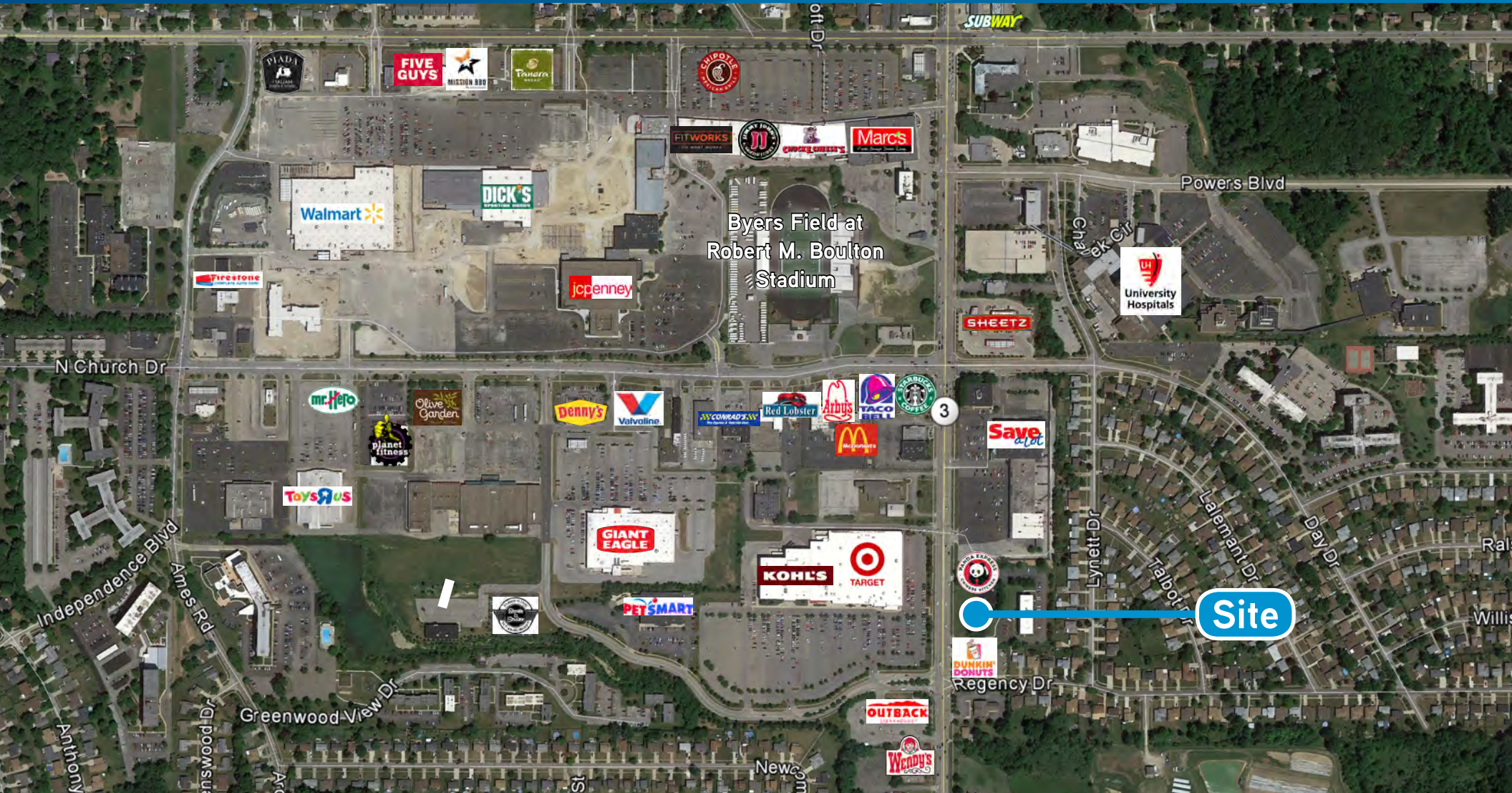
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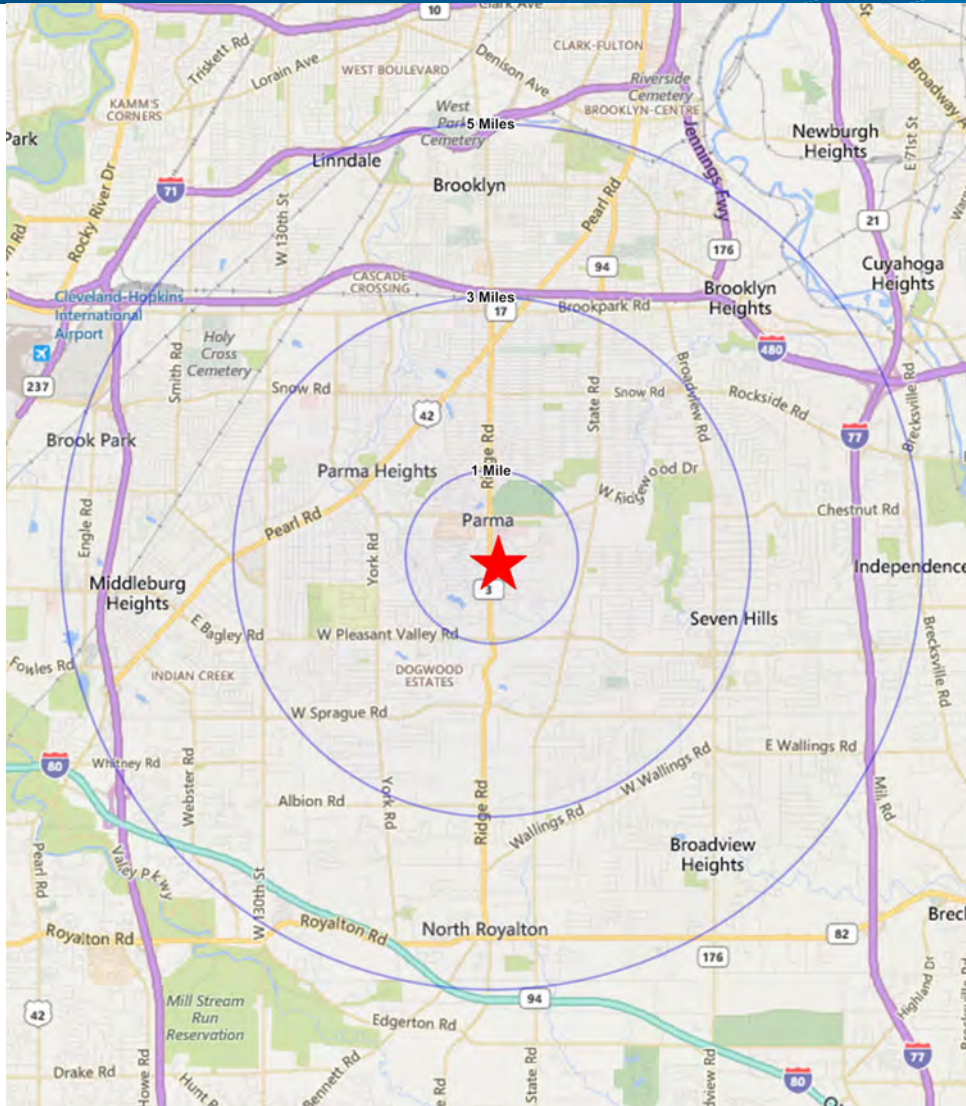
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6901 Ridge Rd Parma, OH		1 Mile	3 Miles	5 Miles
POPULATION	2016 Estimated Population	12,392	104,682	237,298
	2021 Projected Population	12,009	100,359	228,593
	2010 Census Population	12,477	106,900	244,702
	2000 Census Population	12,926	112,137	252,681
	Projected Annual Growth 2016 to 2021	-0.6%	-0.8%	-0.7%
	Historical Annual Growth 2000 to 2016	-0.3%	-0.4%	-0.4%
	2016 Median Age	45.8	42.1	42
HOUSEHOLDS	2016 Estimated Households	5,785	48,073	105,119
	2021 Projected Households	5,794	45,880	104,708
	2010 Census Households	5,642	45,548	104,974
	2000 Census Households	5,731	46,472	105,080
	Projected Annual Growth 2016 to 2021	-	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2016	0.1%	-0.1%	-
RACE AND ETHNICITY	2016 Estimated White	89.7%	91.2%	88.3%
	2016 Estimated Black or African American	3.7%	3.1%	4.5%
	2016 Estimated Asian or Pacific Islander	3.8%	2.7%	3.2%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2016 Estimated Other Races	2.7%	2.8%	3.8%
	2016 Estimated Hispanic	4.2%	4.1%	5.7%
INCOME	2016 Estimated Average Household Income	\$56,561	\$62,496	\$65,524
	2016 Estimated Median Household Income	\$45,993	\$53,055	\$54,178
	2016 Estimated Per Capita Income	\$26,625	\$27,599	\$29,090
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.1%	3.2%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.8%	7.5%
	2016 Estimated High School Graduate	37.4%	35.2%	34.5%
	2016 Estimated Some College	21.6%	23.6%	22.2%
	2016 Estimated Associates Degree Only	7.2%	9.2%	8.2%
	2016 Estimated Bachelors Degree Only	15.9%	14.9%	15.6%
	2016 Estimated Graduate Degree	6.9%	7.2%	8.7%
BUSINESS	2016 Estimated Total Businesses	527	3,265	9,451
	2016 Estimated Total Employees	9,848	44,962	131,188
	2016 Estimated Employee Population per Business	18.7	13.8	13.9
	2016 Estimated Residential Population per Business	23.5	32.1	25.1

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