

PARMA HEIGHTS, OH

6400 York Road



For Sale or Lease

- 0.97 Acres with 4,102 sf building
- High density suburban site
- Trade area in excess of 200,000 people
- Surrounded by traffic generators: Cuyahoga Community College - 1.0 mi, Shops at Parma - 1.0 mi, Southland Shopping Center - 1.4 mi, Parma Industrial Park - 1.8 mi

2020 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	102,325	252,853	751,129
Daytime Pop	46,829	112,352	438,358
Med HH Income	\$58,351	\$57,144	\$59,181

York Rd 21,231 ADT

Garrick Hagins

412.595.9303

ghagins@atlanticretail.com

Century 21 Thacker & Associates, Inc.

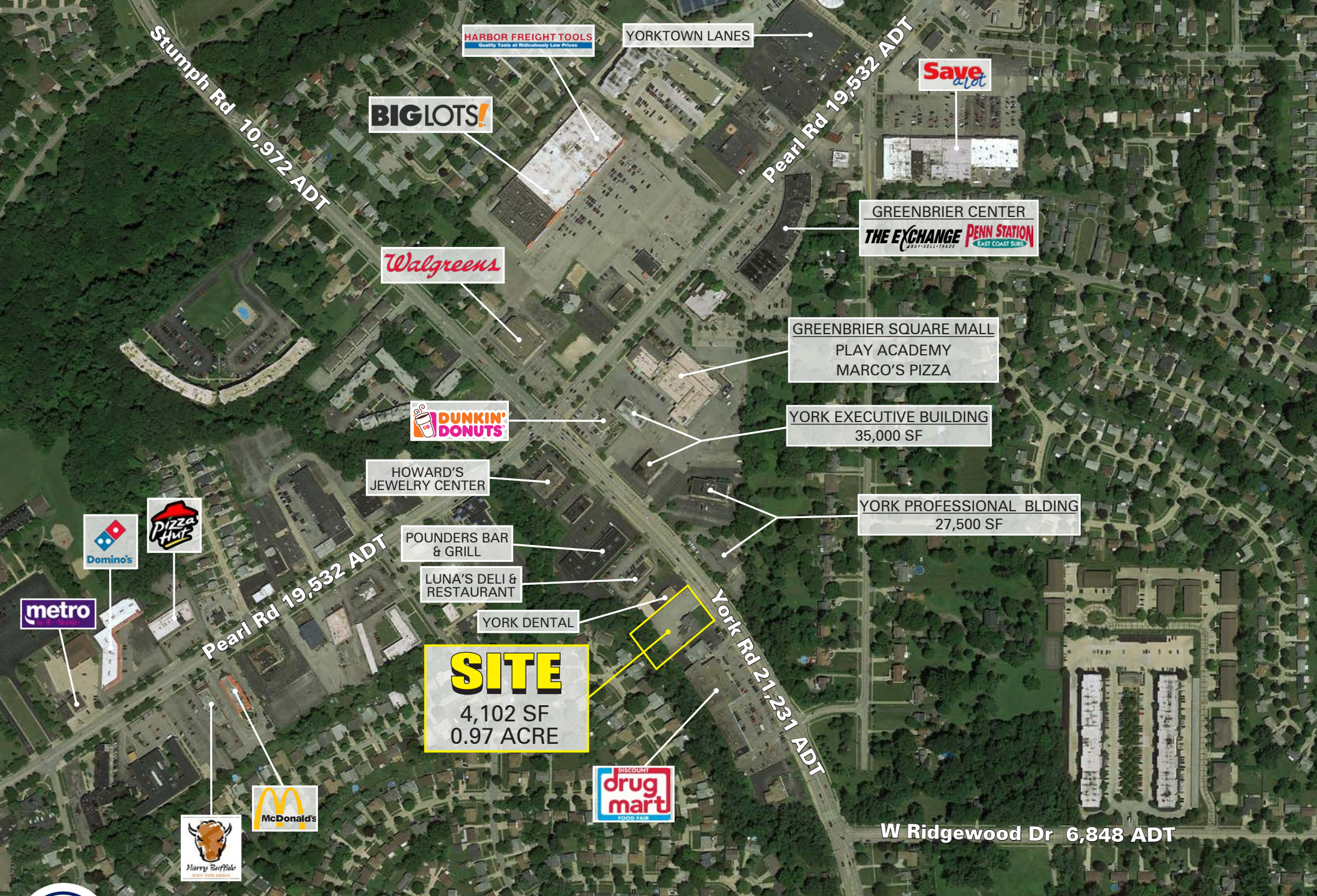
Ken Thacker

Ohio Broker of Record

ATLANTA | BOSTON | CHARLOTTE | LOS ANGELES | PITTSBURGH | WEST PALM BEACH

ATLANTICRETAIL.COM

© ATLANTIC RETAIL 2020 The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.



PARMA HEIGHTS, OH
6400 York Road

Garrick Hagins
412.595.9303
ghagins@atlanticretail.com
ATLANTICRETAIL.COM

POUNDERS
BAR & GRILL

NEFF & ASSOCIATES

LUNA'S DELI &
RESTAURANT

YORK DENTAL

SITE
4,102 SF
0.97 ACRE

York Rd 21,231 ADT



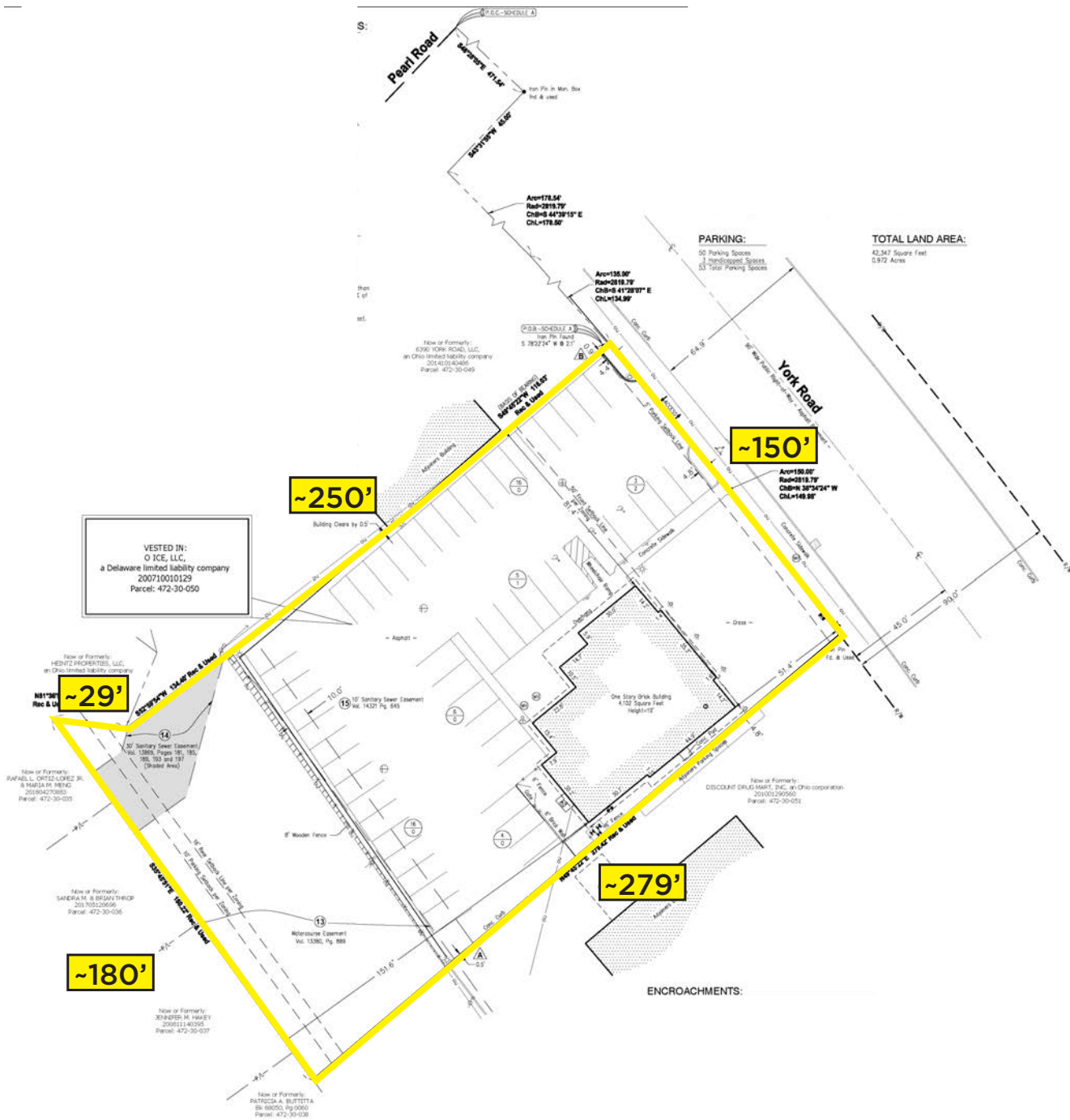
PARMA HEIGHTS, OH
6400 York Road

ZOOM SITE AERIAL

Garrick Hagins

412.595.9303
ghagins@atlanticretail.com

ATLANTICRETAIL.COM



PARMA HEIGHTS, OH

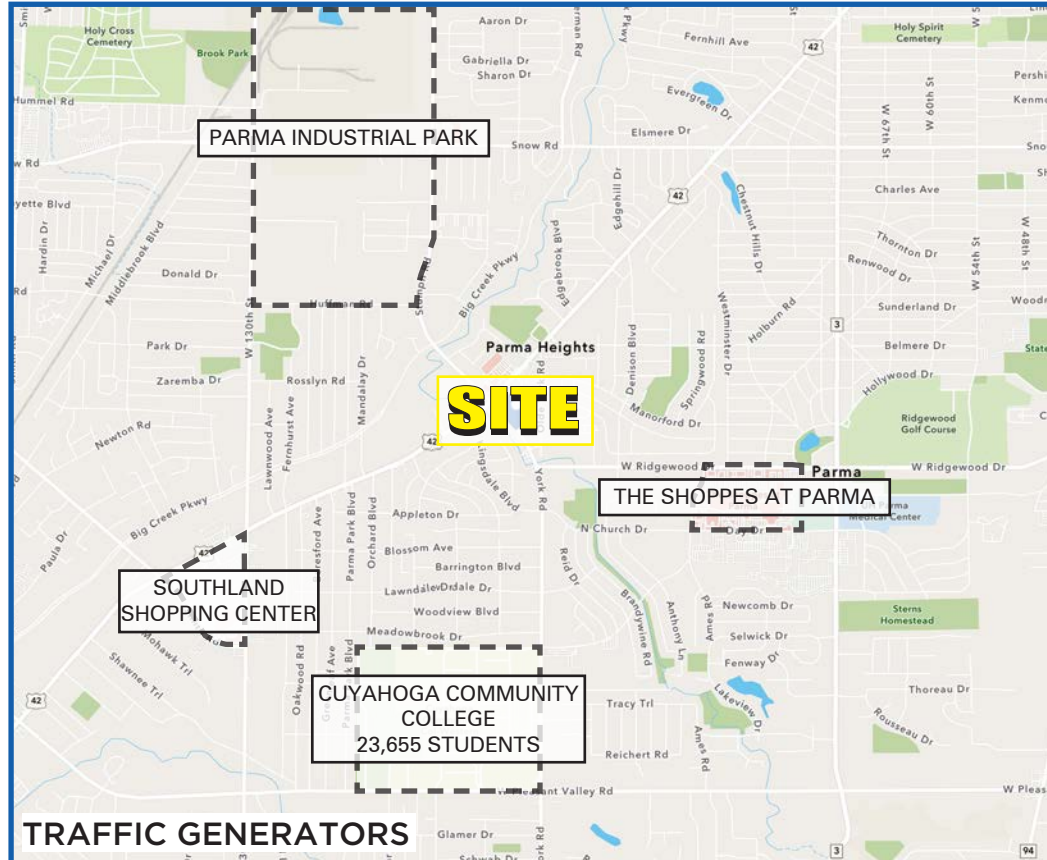
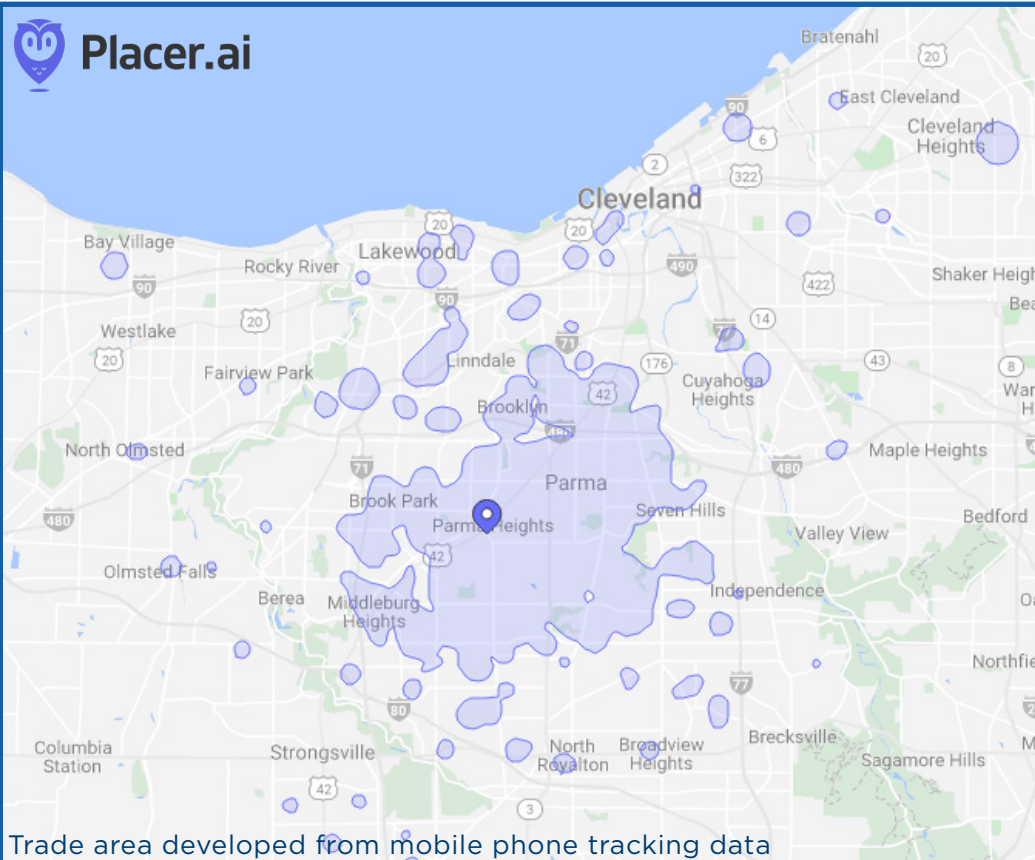
6400 York Road

SITE PLAN

Garrick Hagins

412.595.9303
ghagins@atlanticretail.com

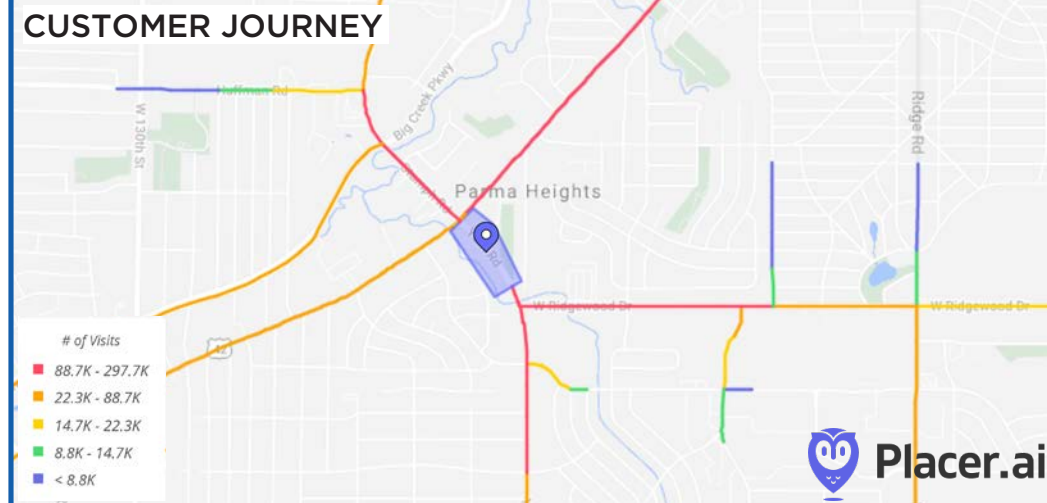
ATLANTICRETAIL.COM



2020 DEMOGRAPHICS	SITE POP	SITE MED INCOME	DAYTIME POP	HOUSEHOLDS
Trade Area 80%	224,805	\$48,654	107,562	101,721
Site 5 Minute Drive Time	36,972	\$55,386	20,757	17,541
Site 10 Minute Drive Time	111,453	\$57,396	53,387	50,740
Site 15 Minute Drive Time	226,819	\$57,041	108,362	102,511

Trade area maps and demographics are 80% of customers for: outparcels along York Road between Pearl Road and W Ridgewood Drive.*

* <https://www.placer.ai/>



PARMA HEIGHTS, OH
6400 York Road

Garrick Hagins
412.595.9303
ghagins@atlanticretail.com

ATLANTICRETAIL.COM

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Atlantic Retail Properties and should not be made available to any other person or entity without the written consent of Atlantic Retail Properties. This Marketing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Atlantic Retail Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Atlantic Retail Properties has not verified, and will not verify, any of the information contained herein, nor has Atlantic Retail Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential tenants must take appropriate measures to verify all of the information set forth herein.



PARMA HEIGHTS, OH

6400 York Road

Garrick Hagins

412.595.9303
ghagins@atlanticretail.com

ATLANTICRETAIL.COM

FOR MORE INFORMATION CONTACT

Garrick Hagins
412.595.9303
ghagins@atlanticretail.com

Century 21 Thacker & Associates, Inc.
Ken Thacker
Ohio Broker of Record



Landmarks Building
100 W Station Square Dr, Suite 220, Pittsburgh, PA 15219