



WWW.GOODMANREALESTATE.COM  
216.381.8200

# THE SHOPPES AT 3070

Medina, Ohio



## HIGHLIGHTS

- JOIN: Starbucks and Chipotle
- Excellent street-front visibility
- High-traffic interchange location
- Massive 85' tall highway pole sign with available space
- Located on State Route 18 adjacent to the I-71 interchange
- Area retailers include Wendy's, Denny's, Bob Evans, Arby's, Buffalo Wild Wings, McDonald's, Medina Auto Mall, and Roush Honda
- **AVAILABLE: 1,778 SF**

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2026 Projection	18,965	57,057	95,166
2021 Estimate	18,440	55,204	92,020
INCOME	3 MILE	5 MILE	7 MILE
2021 Average	\$116,279	\$99,236	\$100,322
2021 Median	\$97,363	\$79,457	\$80,127
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2021 Employees	8,845	25,620	35,332

## LEASING INFORMATION

www.goodmanrealestate.com  
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### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

389 E. LIVINGSTON AVENUE  
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## ZACK SOGOLOFF

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## SETH MARKS

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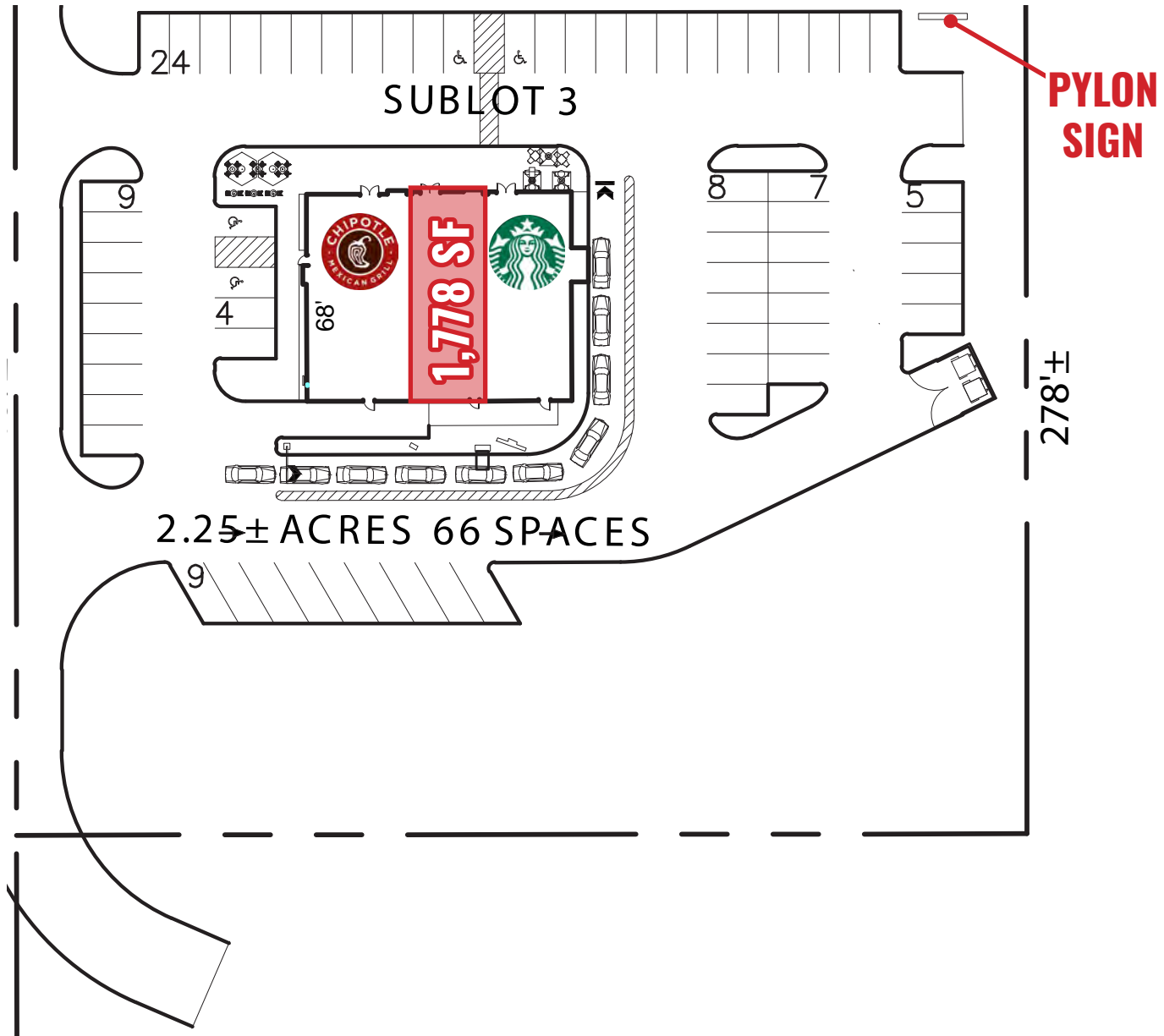
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## 85' HIGHWAY POLE SIGN

### MONTVILLE TWP / HIGHWAY POLE SIGN (85 FT.)

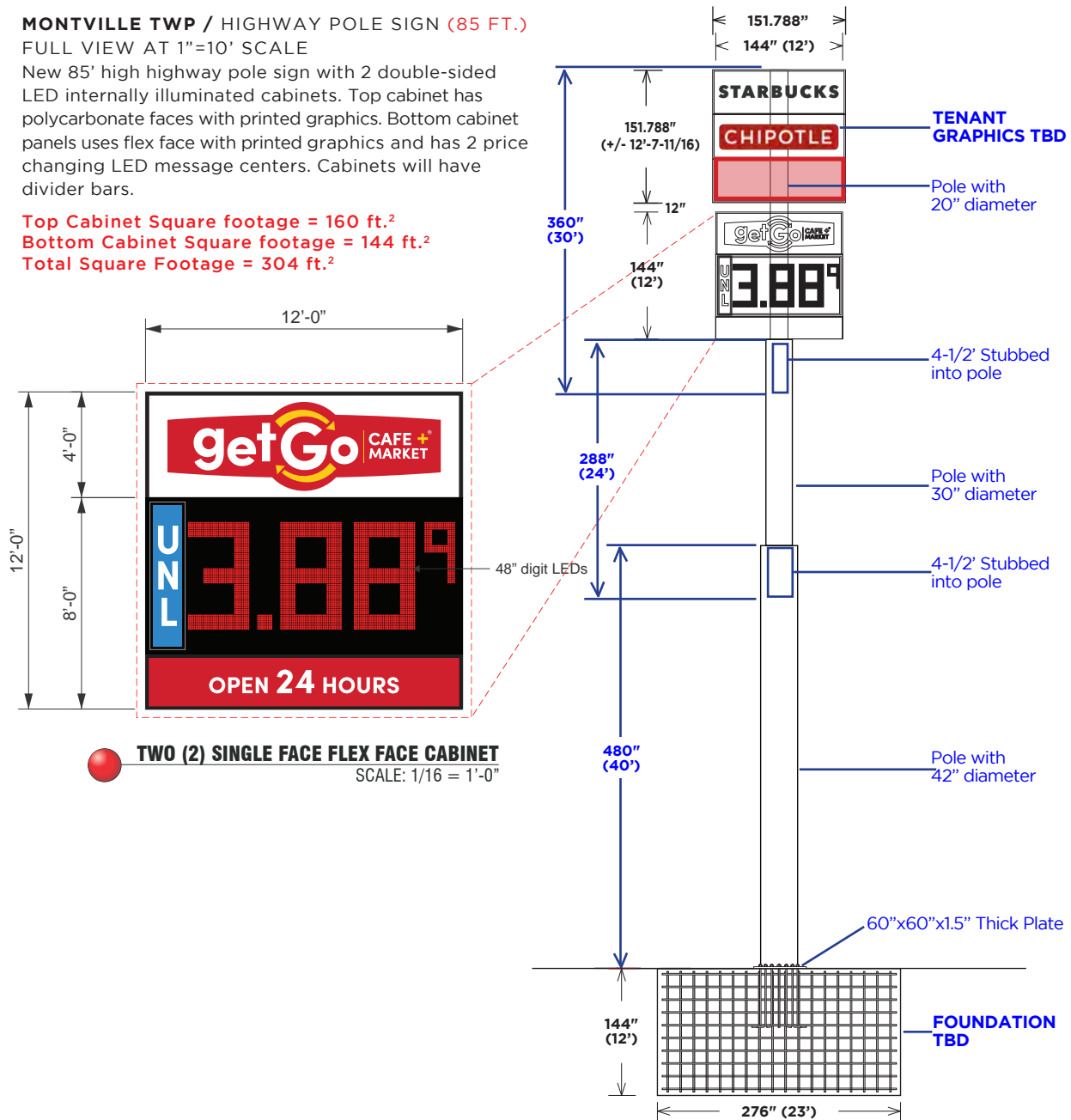
FULL VIEW AT 1"=10' SCALE

New 85' high highway pole sign with 2 double-sided LED internally illuminated cabinets. Top cabinet has polycarbonate faces with printed graphics. Bottom cabinet panels uses flex face with printed graphics and has 2 price changing LED message centers. Cabinets will have divider bars.

Top Cabinet Square footage = 160 ft.<sup>2</sup>

Bottom Cabinet Square footage = 144 ft.<sup>2</sup>

Total Square Footage = 304 ft.<sup>2</sup>



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