



SIZE

113,688 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,097	39,347	130,421
Households	1,199	15,461	51,485
Median HH Income (\$)	82,212	64,937	59,343

MAJOR TENANT(S)

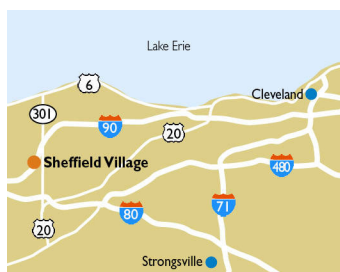
- Giant Eagle
- Cracker Barrel
- Great Clips
- The UPS Store

LEASING CONTACT

Scott Faloni
 Mobile (410) 693-3248
 sfaloni@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

5231 Detroit Road | Sheffield Village, OH 44054

PROPERTY HIGHLIGHTS

- Anchored by Giant Eagle, the No. 1 grocer in the Cleveland area
- Additional tenants include Edward Jones, Great Clips, The UPS Store, and Verizon Wireless
- Located in Sheffield Village, a suburb approximately 25 miles east of downtown Cleveland, with a population exceeding 39,300 in a three-mile radius with an average household income greater than \$88,600
- The center is situated at the intersection of Detroit Road and Abbe Road, which benefits from over 37,400 vehicles per day



SHEFFIELD CROSSING

5231 Detroit Road | Sheffield Village, OH 44054

SPACE	TENANT	SQ. FT.
Shad I	Sorrento's Restaurant	
1	Giant Eagle	69,659 SF
2	Cracker Barrel	9,520 SF
3	Van's Auto Service	6,957 SF
4	EarthWise Pet Supply	3,440 SF
4A	Mr. Hero	2,000 SF
5	AVAILABLE	4,000 SF
6	AVAILABLE	3,600 SF
7	Arby's	3,141 SF
8	Tan City	2,400 SF
9	SVS Vision	2,000 SF
10	Weight Watchers	1,660 SF
11	The UPS Store	1,200 SF
12	Great Clips	1,200 SF
13	AVAILABLE	1,200 SF
14	Get Go Fuel Center	1,111 SF
15	Quickchange	600 SF
TOTAL SQ. FT.		113,688

SITE LEGEND

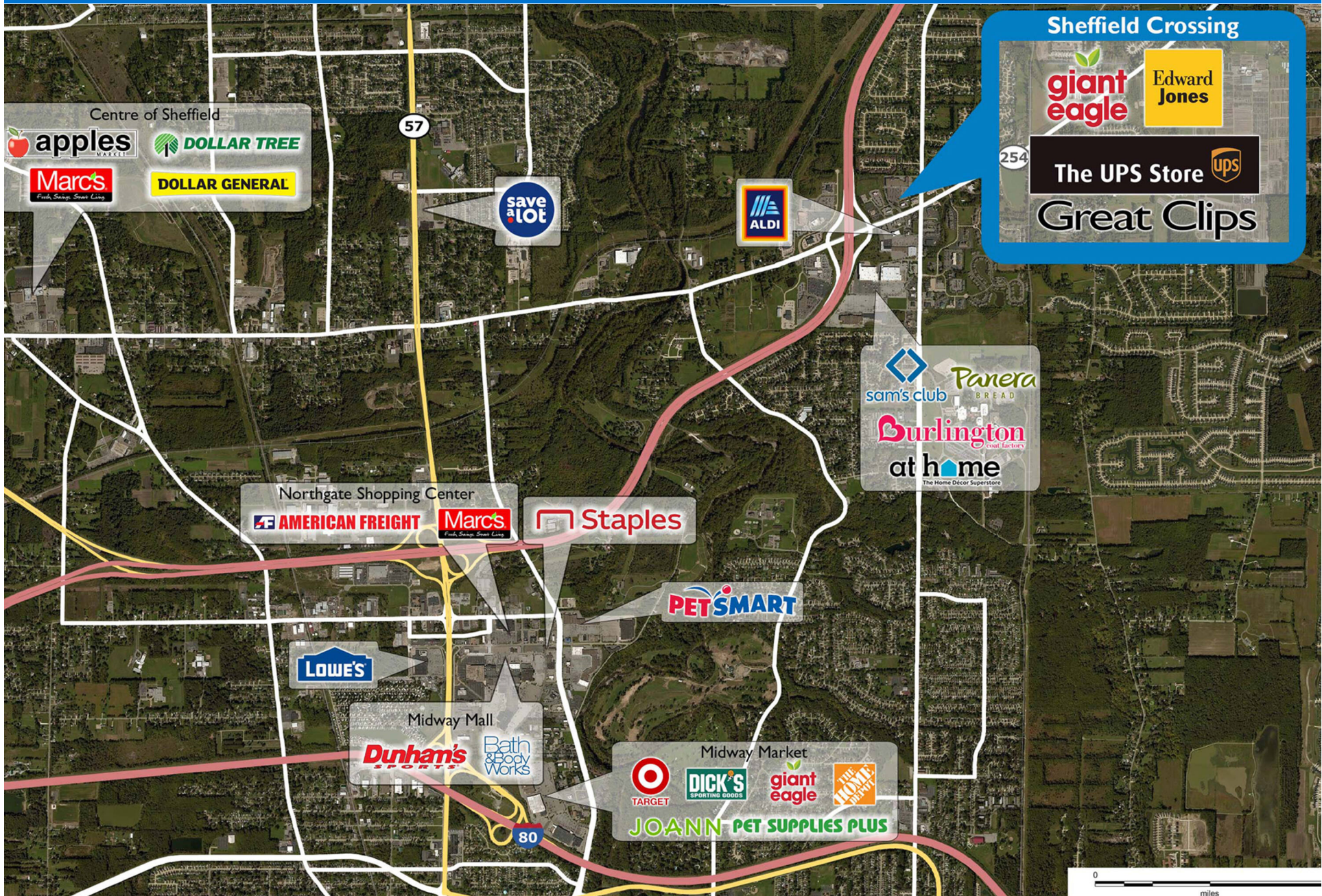
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SHEFFIELD CROSSING

5231 Detroit Road | Sheffield Village, OH 44054



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Sheffield Crossing Sheffield Village, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,097	39,347	130,421
	2027 Projected Population	3,133	40,194	132,416
	2010 Census Population	2,863	36,263	122,735
	2000 Census Population	2,364	32,092	114,884
	1990 Census Population	1,935	31,710	114,311
	Historical Annual Growth 1990 to 2000	2.02%	0.12%	0.05%
	Historical Annual Growth 2000 to 2010	1.93%	1.23%	0.66%
	Estimated Annual Growth 2010 to 2022	0.62%	0.64%	0.48%
	Projected Annual Growth 2022 to 2027	0.24%	0.43%	0.30%
	Median Age	44.1	41.4	40.8
Households	Q2 2022 Estimated Households	1,199	15,461	51,485
	2027 Projected Households	1,212	15,758	52,228
	2010 Census Households	1,111	14,307	48,475
	2000 Census Households	836	12,266	43,854
	1990 Census Households	681	11,489	41,119
	Historical Annual Growth 1990 to 2000	2.08%	0.66%	0.65%
	Historical Annual Growth 2000 to 2010	2.88%	1.55%	1.01%
	Estimated Annual Growth 2010 to 2022	0.60%	0.61%	0.47%
	Projected Annual Growth 2022 to 2027	0.21%	0.38%	0.29%
	Population per Household	2.58	2.53	2.52
Population by Race	White	85.9%	75.4%	76.9%
	Black or African American	4.9%	6.3%	7.7%
	Asian & Pacific Islander	1.7%	1.3%	1.1%
	Other Races	2.8%	3.5%	3.6%
	Hispanic Population	4.6%	13.5%	10.7%
Income	Average Household Income	\$104,928	\$88,609	\$80,541
	Median Household Income	\$82,212	\$64,937	\$59,343
	Per Capita Income	\$40,682	\$34,997	\$32,018
Education (Age 25+)	Elementary	1.8%	2.4%	2.0%
	Some High School	4.6%	6.2%	7.9%
	High School Graduate	28.4%	30.7%	32.4%
	Some College	21.3%	21.8%	22.9%
	Associates Degree Only	8.2%	9.7%	10.2%
	Bachelors Degree Only	19.4%	18.8%	16.0%
	Graduate Degree	16.2%	10.5%	8.5%
Business	Number of Businesses	140	930	2,979
	Total Number of Employees	2,234	14,672	44,446
	Employees per Business	15.97	15.78	14.92
	Residential Population per Business	22.14	42.31	43.78

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.