

CRILE CROSSING

7685 CRILE RD | CONCORD, OH 44077



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THE OPPORTUNITY

7685 CRILE RD | CONCORD, OH 44077

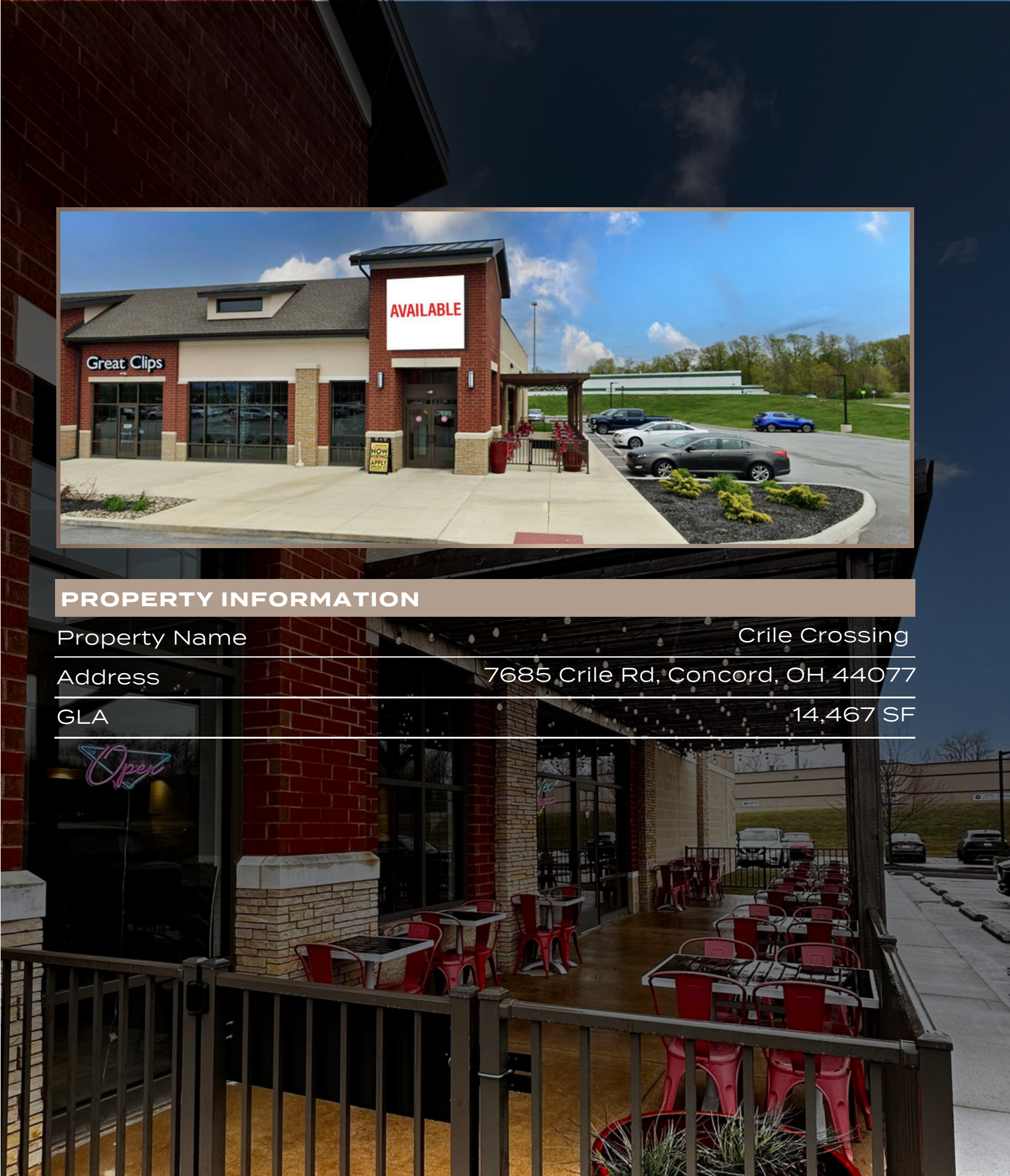
KEY HIGHLIGHTS / PROPERTY OVERVIEW

- **2nd Gen Restaurant:** ±3,040 SF space with existing restaurant infrastructure, including a patio, ideal for quick turnaround for new food/beverage operators.
- **Co-Tenant Synergy:** Southern Steer Butcher is now open! Strong mix of national brands and lifestyle services (Chipotle, Starbucks, Pulp, Elements Massage, Subway, Great Clips, Lake Power Yoga, Woof Gang) draws steady traffic across all dayparts.
- **High performing Starbucks and Chipotle:** Top 10% ranking Starbucks, bringing \$3M sales with ~500,000 visitors per year while Chipotle is bringing \$3.5M sales per year.
- **Direct Exposure to Crile Road:** Over 26,990 vehicles per day (VPD) on Crile, and 51,876 VPD on nearby I-90 offers significant brand visibility.
- **Exceptional Access:** Two full ingress/egress points and large central lot with abundant surface parking.
- **Prime Corner in a Master-Planned Retail Node:** Located at the heart of Concord’s growing Crile Road/Capital Parkway retail corridor, anchored by medical, residential, and consumer services.

AVAILABILITY	SIZE	PRICING
Endcap with outdoor patio	3,040 SF	Contact Broker

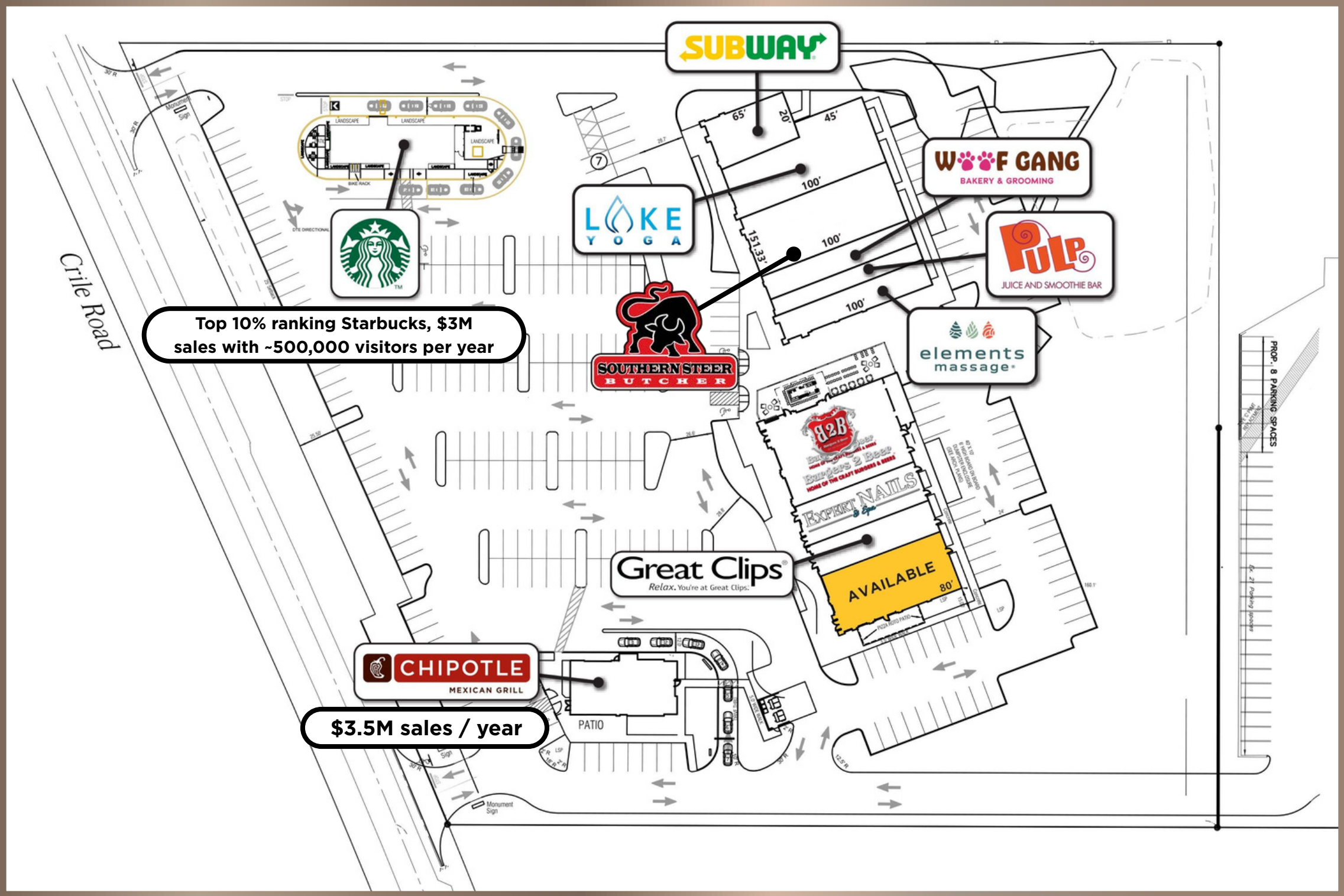


PROPERTY INFORMATION	
Property Name	Crile Crossing
Address	7685 Crile Rd, Concord, OH 44077
GLA	14,467 SF



SITE PLAN

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TRADE AERIAL & DEMOGRAPHICS

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TOTAL POPULATION

1 MILE	2,526
3 MILES	23,743
5 MILES	64,285

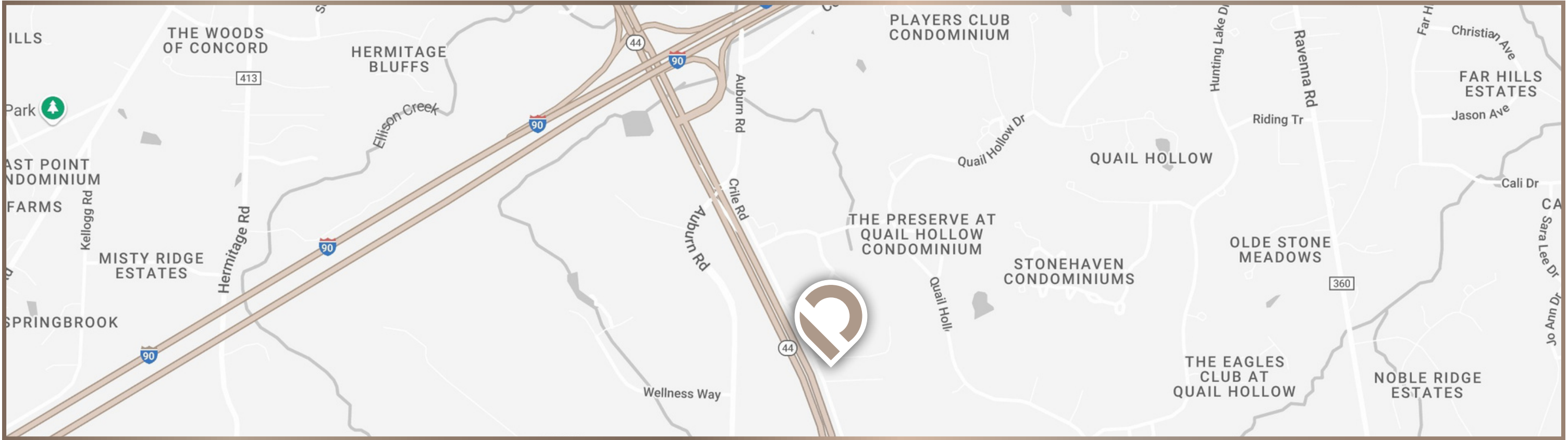


MEDIAN HH INCOME

1 MILE	\$168,214
3 MILES	\$158,533
5 MILES	\$126,165

LOCATION OVERVIEW

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Concord, Ohio is a rapidly developing township in Lake County, located about 30 miles northeast of downtown Cleveland. Known for its natural beauty, excellent schools, and quiet residential neighborhoods, Concord offers a high quality of life with the convenience of regional accessibility. Its strategic location near I-90 and State Route 44 provides easy access to the greater Cleveland area, making it an appealing destination for families, professionals, and businesses alike. As the population continues to grow, Concord has seen increased residential development, creating new opportunities and demand for commercial services. Residents benefit from local amenities such as parks, golf courses, and access to healthcare, but there is a growing need for additional dining, shopping, and professional services.

The commercial corridors along State Route 44 and I-90 are especially well-positioned for expansion, offering high visibility and strong traffic flow. The township's focus on planned growth ensures that development complements the existing community character. For commercial real estate developers and investors, Concord presents a promising landscape. With available land, flexible zoning, and a local government supportive of responsible development, the area is primed for retail centers, medical offices, mixed- use developments, and light industrial projects. The township's expanding population and strategic location provide a stable customer base and long-term growth potential. As Concord continues to evolve, it remains committed to smart development that enhances quality of life while creating opportunities for economic investment, making it one of Northeast Ohio's top emerging markets for commercial real estate.

CONTACT

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