

# FOR LEASE Riverstreet Square

West River Road & Midway Boulevard  
Elyria, OH 44035



Riverstreet Square is located at the intersection of the super-regional, 1.2-million-sq-ft. Midway Mall in a high traffic, high density trade area.

Join other national tenants including PetsMart, Dollar Tree, Buffalo Wild Wings, GameStop, Best Cuts, BuyBacks, American Dental, Famous Hair and more. Aggressive rental rates and terms.

<b>SF Available</b>
<b>120,036 Former Wal-Mart</b>
<b>25,256 - Former Office Max</b>
<b>17,500</b>
<b>10,287</b>
<b>1,200</b>
<b>1,200</b>
<b>5,400</b>
<b>4,875</b>
<b>7,000</b>
<b>1,500</b>



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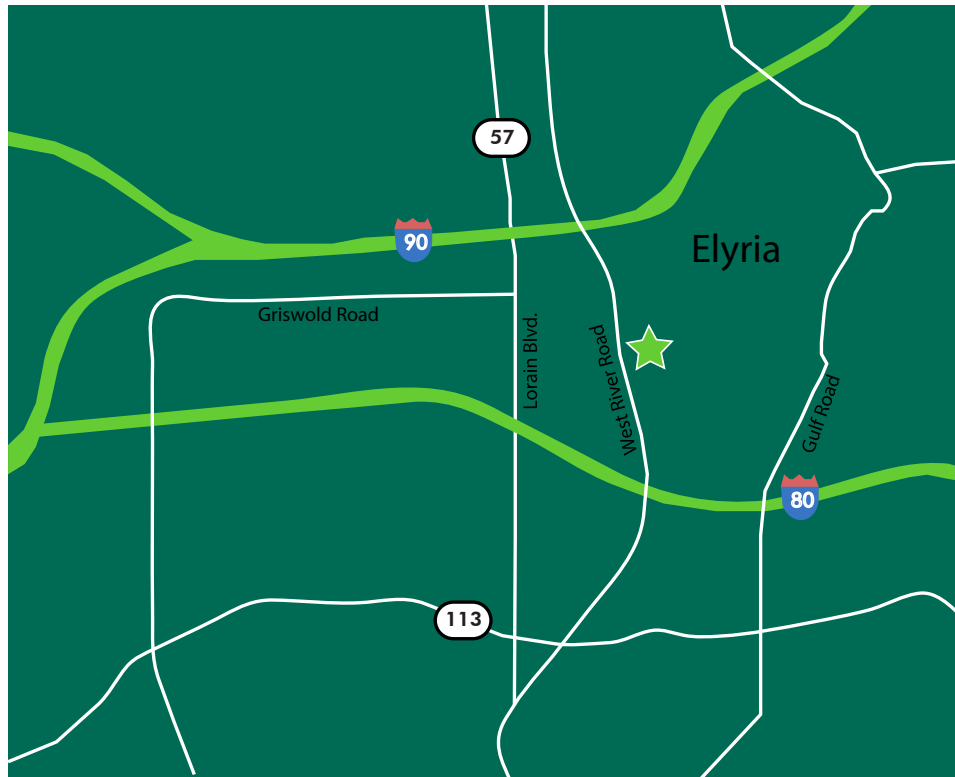
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**CBRE, Inc.**  
950 Main Avenue  
Suite 200  
Cleveland, OH 44113





2015 Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	2,909	51,743	117,434
Average Household Income	\$47,104	\$50,881	\$56,235
Average Age	44.15	40.38	39.57
<b>Traffic Counts</b>			
Midway Blvd. and West River Road	<b>21,250</b>		

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**Parking:** 450 Free surface spaces  
**Anchor/co tenants:** **PetsMart, Dollar Tree, Buffalo Wild Wings, GameStop, Best Cuts, BuyBacks, American Dental, and Famous Hair**

**Comments:** Located on the northeast corner of Midway Boulevard and West River Road in Elyria, Ohio

Also located at this intersection is the super-regional, 1.2-million-square-foot Midway Mall, anchored by Sears, JCPenney, and Macy's

Convenient access to the Ohio Turnpike and Interstate 90

Riverstreet Square is positioned to draw from the population of Lorain County, the western suburbs of Cleveland, and a multi-county area stretching south and west

**Year Built:** 1992

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# SITE PLAN



Suite	Tenant	Square Feet
A	Available	25,256
A1	Available	120,036
B1	Available	17,500
B2	PetSmart	19,118
C1	CSL Plasma	10,287
C2	The Avenue	5,500
C3	Buffalo Wild Wings	6,500
C4	Landlord Rm #2	NA
D1	Famous Hair	1,200
D2	Available	1,200
D3	Available	1,200
D4	Nat'l Cash Adv	1,200
D5	Available	5,400
D7	Available	3,889
D8	Landlord Rm #1	NA
D9	Available	4,875
D10	Available	7,000
D11	Dollar Tree	12,000
G1	American Dental	2,000
G2	Exotic Nails	1,500
G3	Mariner Finance	1,500
G4	Available	870
G5	Best Cuts	1,556
G6	First Choice Home	1,500
G7	Landlord Rm #4	NA
H1	Available	3,000
H2	Original Mattress	2,500
H3	Game Stop	1,400
H4	Landlord Rm #3	NA
O1	BuyBacks	9,013

Occupied  
 Available

**River Street Square**  
 205 Midway Boulevard  
 Elyria, Ohio 44035

Items on this plan are representative and schematic and not to scale

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