



FOR SALE OR LEASE

FORMER GANDER MOUNTAIN

5244 COBBLESTONE ROAD, SHEFFIELD VILLAGE, OHIO 44035

OVERVIEW

- Very well maintained 31,080 SF retail box available - divisible on 2.93 acres
- One (1) recessed loading dock at the rear
- Excellent visibility and accessibility from I-90 at State Route 254, Detroit Road exit
- Major pylon signage with exposure to over 58,000 VPD (vehicles per day) on I-90 and 22,000 VPD (vehicles per day) on State Route 301
- Property has abundant parking and fully sprinklered
- Cobblestone Square is an established shopping center featuring over 520,000 SF of retail on 49 acres, anchored by Sam's Club, At Home, Burlington, and Regal Cinema
- Neighboring national tenants include Wendy's, Ruby Tuesday, Panera Bread, Domino's Pizza, Jimmy John's and Steak 'n Shake

AVAILABLE SPACE

31,080 SF Retail Space

SALE PRICE

Negotiable

LEASE RATE

Negotiable



DEMOGRAPHICS

132,132

Population
(2022 | 5 Mile)

39.5

Median Age
(2022 | 5 Mile)

53,485

Households
(2022 | 5 Mile)

\$73,126

Household Income
(2022 | 5 Mile)

3,705

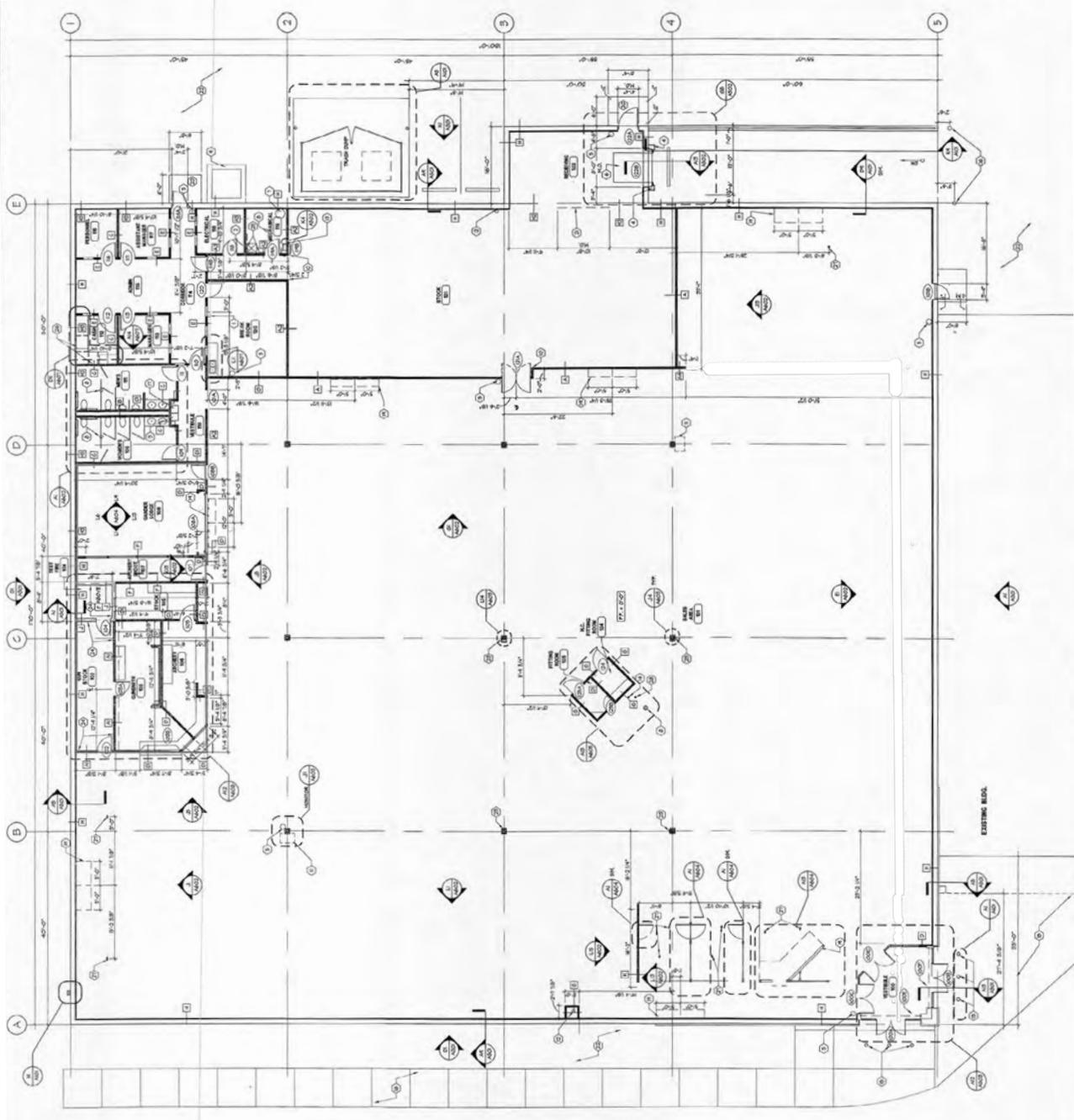
Total Businesses
(2022 | 5 Mile)

48,934

Total Employees
(2022 | 5 Mile)

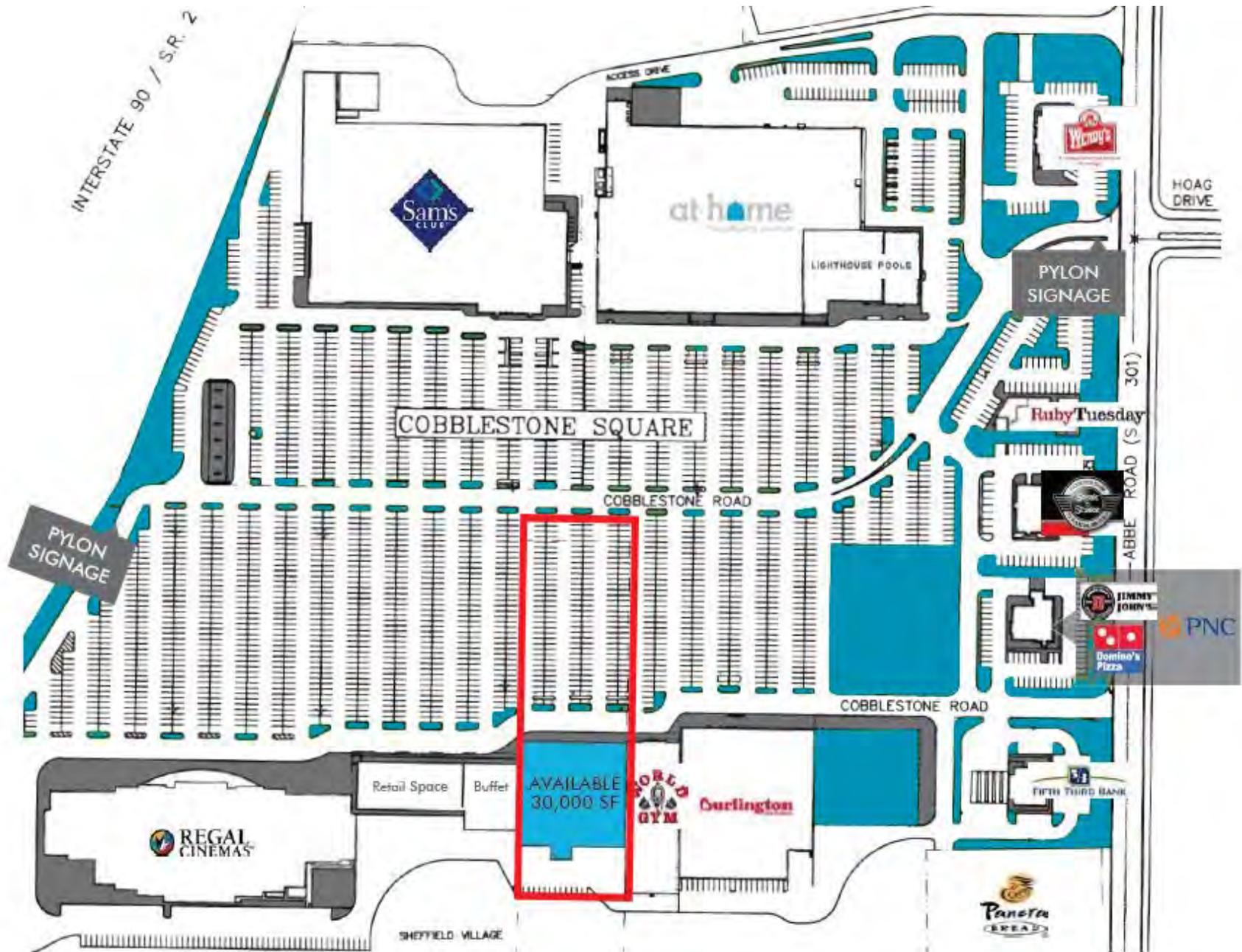
5244 COBBLESTONE RD

FLOOR PLAN



5244 COBBLESTONE RD

SITE PLAN



5244 COBBLESTONE RD

LOCATION



Sheffield Crossing
giant eagle The UPS Store
getGo CAFE - MARKET **mr. Hero**
verizon

5244 Cobblestone Road

Cobblestone Square

at home **Burlington** **REGAL**
sam's club **WORLD GYM** **LITEHOUSE** **REGAL**
Pools & Spas

Lorain County Community College



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