HARD CORNER RETAIL IN CHAGRIN FALLS

WASHINGTON SQUARE | 8531-8559 WASHINGTON STREET, CHAGRIN FALLS, OHIO 44023



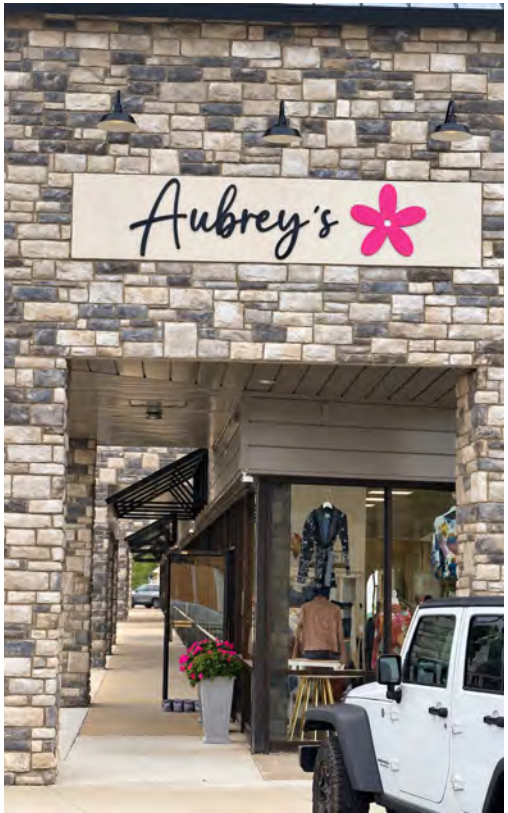
CUSHMAN & WAKEFIELD | CRESCO Real Estate



HIGHLIGHTS

- Up to 5,758 SF available of retail/ medical office
- Located at the signalized intersection of Route 306 and E Washington Street (nearly 25,000 vehicles per day)
- Newly paved and striped parking lot, recently renovated exterior improvements, and digital sign installed at main intersection.
- Average household income of nearly $180,000 (5 mile)

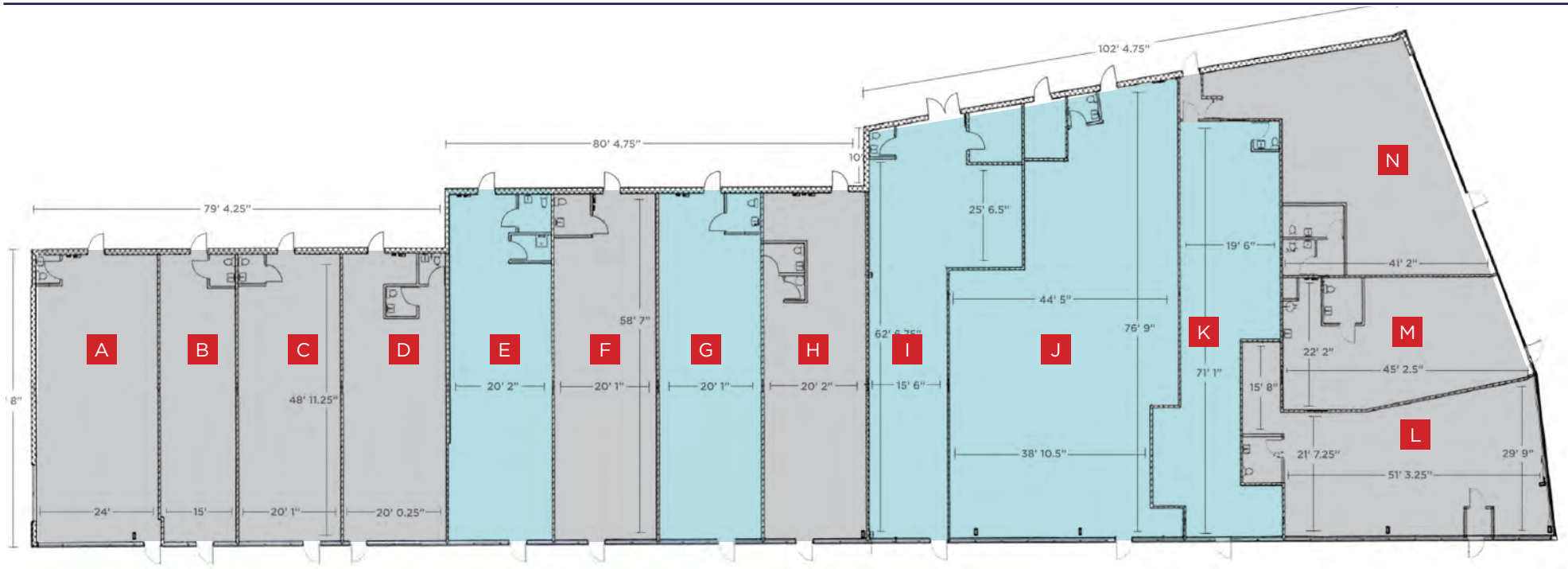




AVAILABILITY

Unit #	Available SF	Max Contiguous
E	1,195 SF	1,195 SF
G	1,195 SF	1,195 SF
I	1,487 SF	5,758 SF
J	2,972 SF	5,758 SF
K	1,299 SF	5,758 SF

Washington Square



A-C	Dr. D. Todd Russell's Smile Studio	2,935 SF
D	Subway	1,009 SF
E	Vacant	1,195 SF
F	Gionino's Pizzeria	1,195 SF
G	Vacant	1,195 SF
H	Blu Basil Indian Restaurant	1,195 SF

I	Vacant	1,487 SF
J	Vacant	2,972 SF
K	Vacant	1,299 SF
L	Aubrey's Accents Women's Clothing Store	1,352 SF
M	Chagrin Gold & Coin	933 SF
N	Pulp Juice & Smoothie Bar	1,458 SF



36,942	47.6	14,162	$220,192	1,951	20,320
Population (2025 | 5 Mile)	Median Age (2025 | 5 Mile)	Households (2025 | 5 Mile)	Household Income (2025 | 5 Mile)	Total Businesses (2025 | 5 Mile)	Total Employees (2025 | 5 Mile)

8531-8559 WASHINGTON STREET, CHAGRIN FALLS, OHIO 44023

CAMERON CALLAHAN
Senior Associate
ccallahan@crescorealestate.com
+1 216 232 4101

RYAN FISHER
Senior Vice President
rfisher@crescorealestate.com
+1 216 525 1497

CUSHMAN & WAKEFIELD | CRESCO Real Estate

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.