

GENERAL INFORMATION



PROJECT DESCRIPTION:

FULL CIRCLE BRAZILIAN JIU JITSU OFFERS COMPREHENSIVE TRAINING PROGRAMS SUITABLE FOR ALL AGES AND SKILL LEVELS. THE SPACE WAS PREVIOUSLY OCCUPIED BY AN IRISH DANCE ACADEMY, A SIMILAR INDOOR RECREATION AND INSTRUCTION USE.

DURING TYPICAL TRAINING SESSIONS, THERE IS (1) INSTRUCTOR AND UP TO (10) STUDENTS.

FULL CIRCLE BRAZILIAN JIU JITSU
19632 CENTER RIDGE ROAD, ROCKY RIVER, OH 44116

**PROPOSED USE:
PREVIOUS USE:**

TENANT SPACE AREA:

HOURS OF OPERATION:

**JIU JITSU TRAINING CLUB
O’MALLEYS IRISH DANCE ACADEMY**

1,530 GSF

MON 5PM-7:30PM
TUES 6AM-7:30AM / 12PM-1:30PM / 5PM-7:30PM
WED 6AM-7:30AM / 5PM-7:30PM
THUR 6AM-7:30AM / 12PM-1:30PM / 5PM-7:30PM
FRI CLOSED
SAT: 9:00 AM - 11:30 AM
SUN: CLOSED

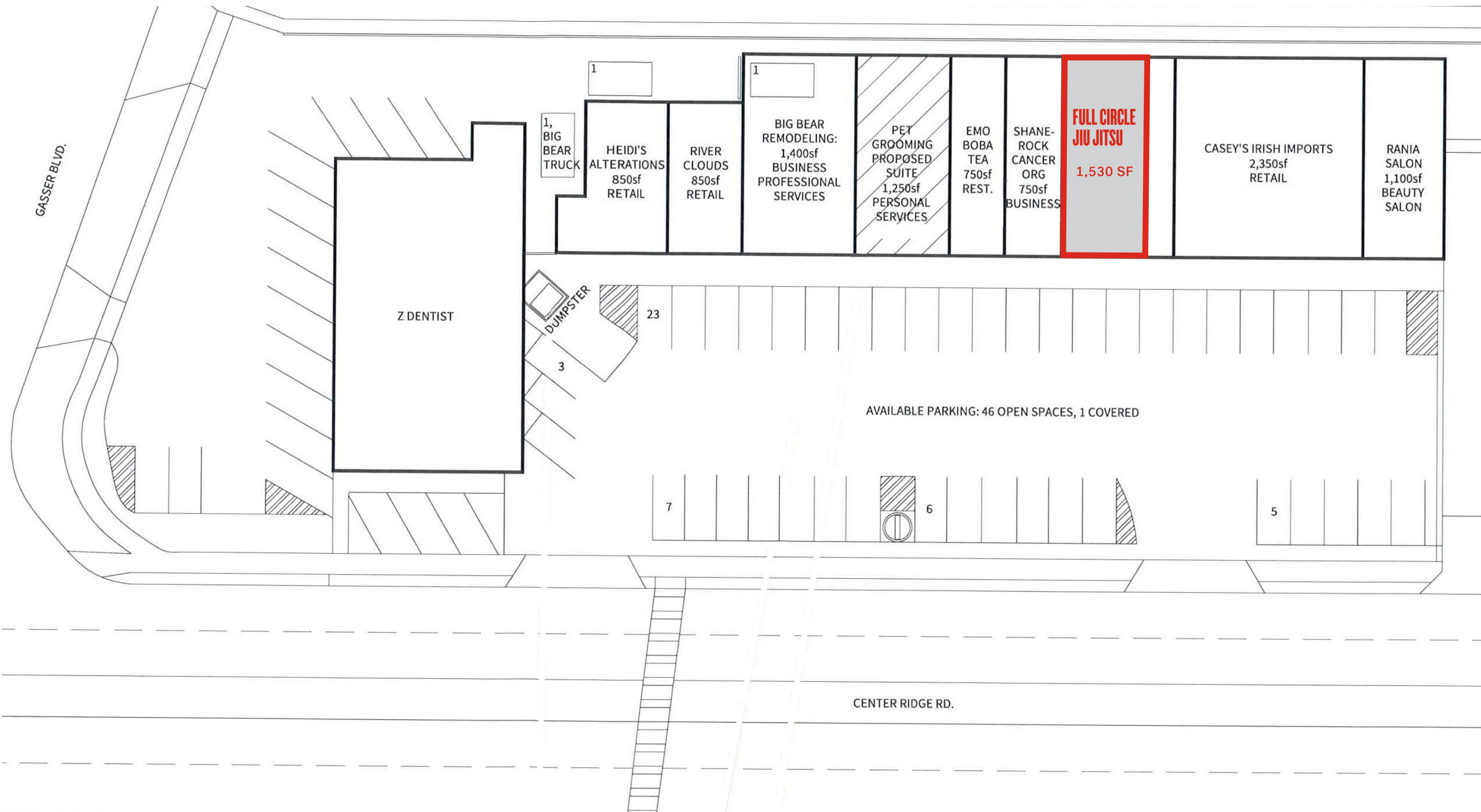
ZONING: “LB” - LOCAL BUSINESS

PER 1167.03:

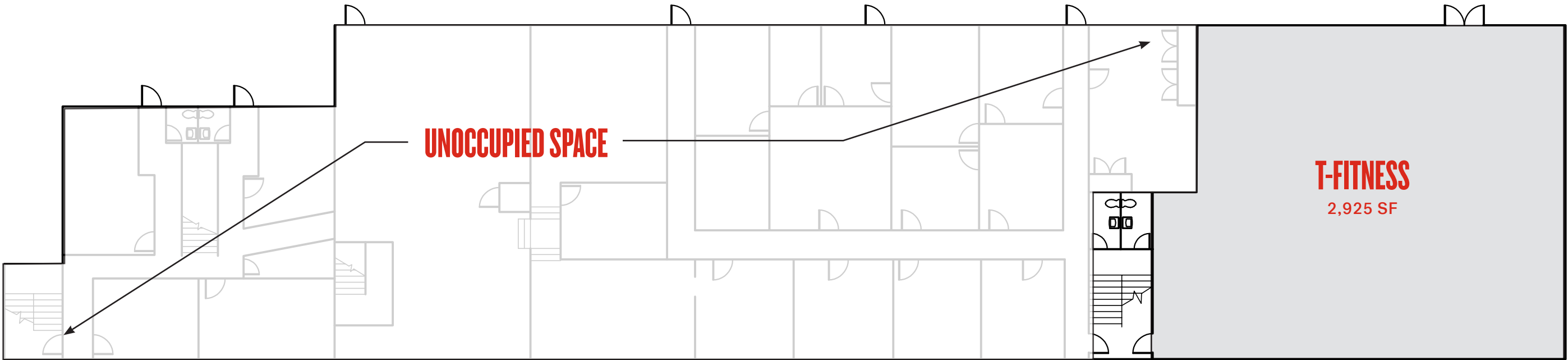
“COMMERCIAL RECREATION” AND “HEALTH CLUB” ARE PERMITTED USES.



SITE AND GROUND FLOOR TENANT DEMISE PLAN



LOWER LEVEL TENANT DEMISE PLAN



IMAGERY



CENTER RIDGE ROAD FRONTAGE



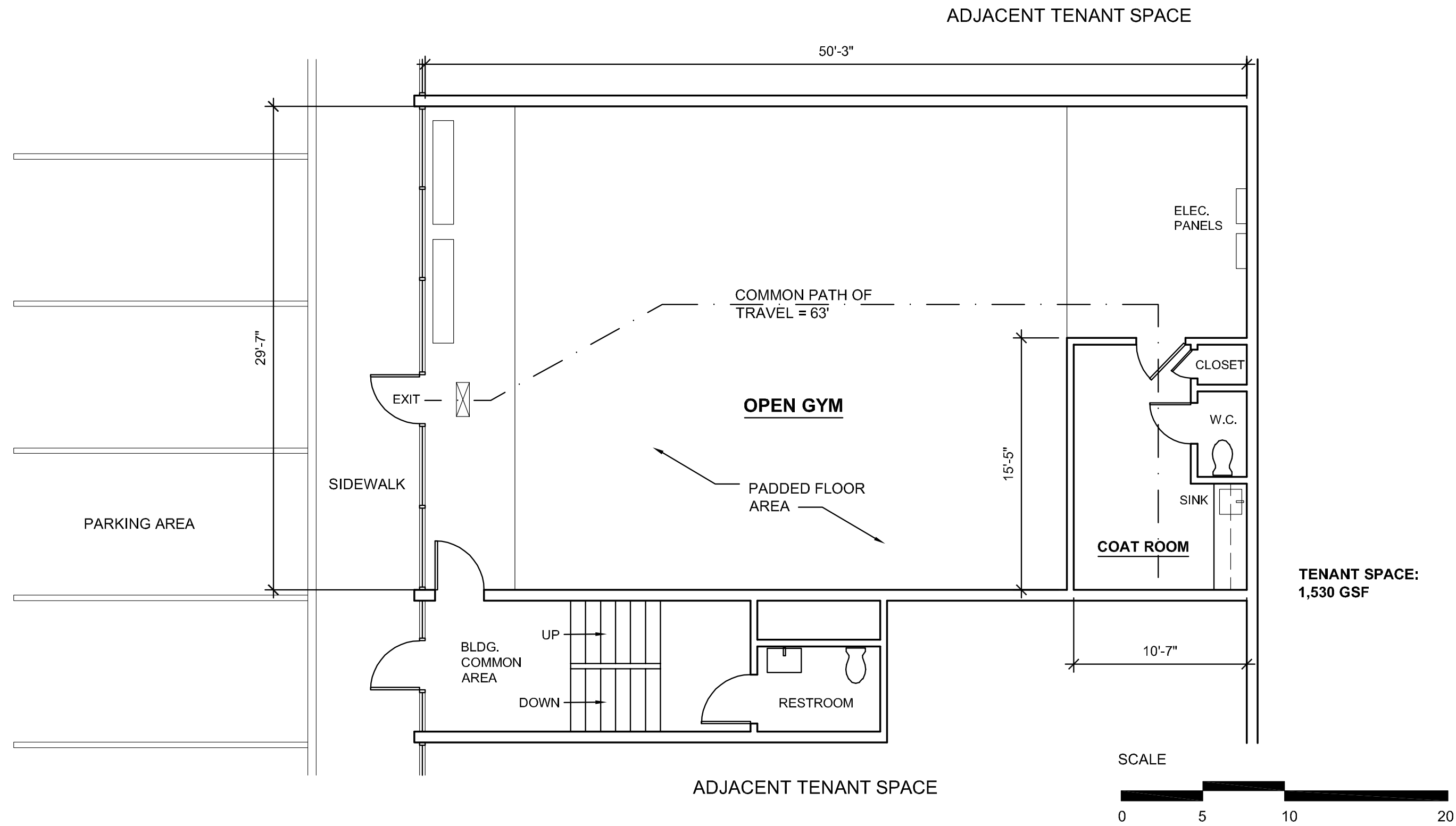
OPEN GYM



COAT ROOM

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FLOOR PLAN



PARKING CALCULATIONS

ESTABLISHMENT	ACTIVITY	ZONING CATEGORY	HOURS	AREA	PARKING RATIO	REQUIRED SPACES	ACTUAL	
HEDI'S ALTERATIONS	ALTERATIONS	PERSONAL SERVICES	10A-6PM	850	250	4 PER 1000	3.4	3
RIVER CLOUDS VAPE SHOP	RETAIL	RETAIL	11A-9PM	850	250	4 PER 1000	3.4	4
BIG BEAR REMODELING	BUSINESS	PROFESSIONAL SERVICES	8A-4:30PM	1400	333	3 PER 1000	4.204204204	5
THE GROOMING LOFT	PET GROOMING	PERSONAL SERVICES	8A-5PM	1250	250	4 PER 1000	5	5
EMO BOBA TEA	JUICE BAR	RETAIL	MON-THURS 12PM-7PM / FRI 12PM-8PM	750	250	4 PER 1000	3	3
SHANE ROCK CANCER ORG	BUSINESS	PROFESSIONAL SERVICES	6AM-7AM	750	333	3 PER 1000	2.252252252	3
FULL CIRCLE JIU JITSU	TRAINING GYM	HEALTH CLUB	MON 5PM-7:30PM TUES 6AM-7:30AM / 12PM-1:30PM / 5PM-7:30PM WED 6AM-7:30AM / 5PM-7:30PM THURS 6AM-7:30AM / 12PM-1:30PM / 5PM-7:30PM SAT 9AM-11:30AM FRI / SUNDAY - CLOSED	1530	250	4 PER 1000	6.12	7
CASEY'S IRISH IMPORTS	RETAIL	RETAIL	MON-FRI 10AM-5PM, SAT 10AM-4PM, SUN-CLOSED	2350	250	4 PER 1000	9.4	10
RANIA SALON	BEAUTY SALON	PERSONAL SERVICES	MON-TUES-CLOSED, WED-SUN 10AM-5PM	1100	5 CHAIRS	2 PER CHAIR		10
T FITNESS	FITNESS STUDIO	HEALTH CLUB	MON-FRI 5PM-9PM	2925	250	4 PER 1000	11.7	12
TOTAL AREA				10830				
				54.15	TOTAL REQUIRED PARKING PER CALC		62	
				STANDARD FOR RETAIL IN SUBURAN ENVIRONMENTS				
				TOTAL PROVIDED PARKING				47
				TOTAL REQUIRED WITH SHARED PARKING REDUCTION				49.6