



SIZE

339,067 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|---------|
| Population | 7,442 | 45,207 | 112,060 |
| Households | 3,094 | 20,767 | 49,674 |
| Median HH Income (\$) | 94,636 | 84,706 | 70,264 |

MAJOR TENANT(S)

Giant Eagle
 Marc's
 Ashley Furniture HomeStore
 HomeGoods
 Pet Supplies Plus

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

2755 W. Market Street | Fairlawn, OH 44333

PROPERTY HIGHLIGHTS

- Neighborhood shopping center in suburban Akron anchored by Giant Eagle, Marc's, HomeGoods and shadow-anchored by Target
- Featuring Ashley Furniture, Lucky Shoes, Pet Supplies Plus, U.S. Post Office, Panera, Chuck E. Cheese, Great Clips and other national tenants
- Located on the primary commercial artery for Akron's highest income residents with five access points from West Market Street, including three signalized entries
- Population exceeds 45,200 residents in a three-mile radius with an average household income of greater than \$118,400



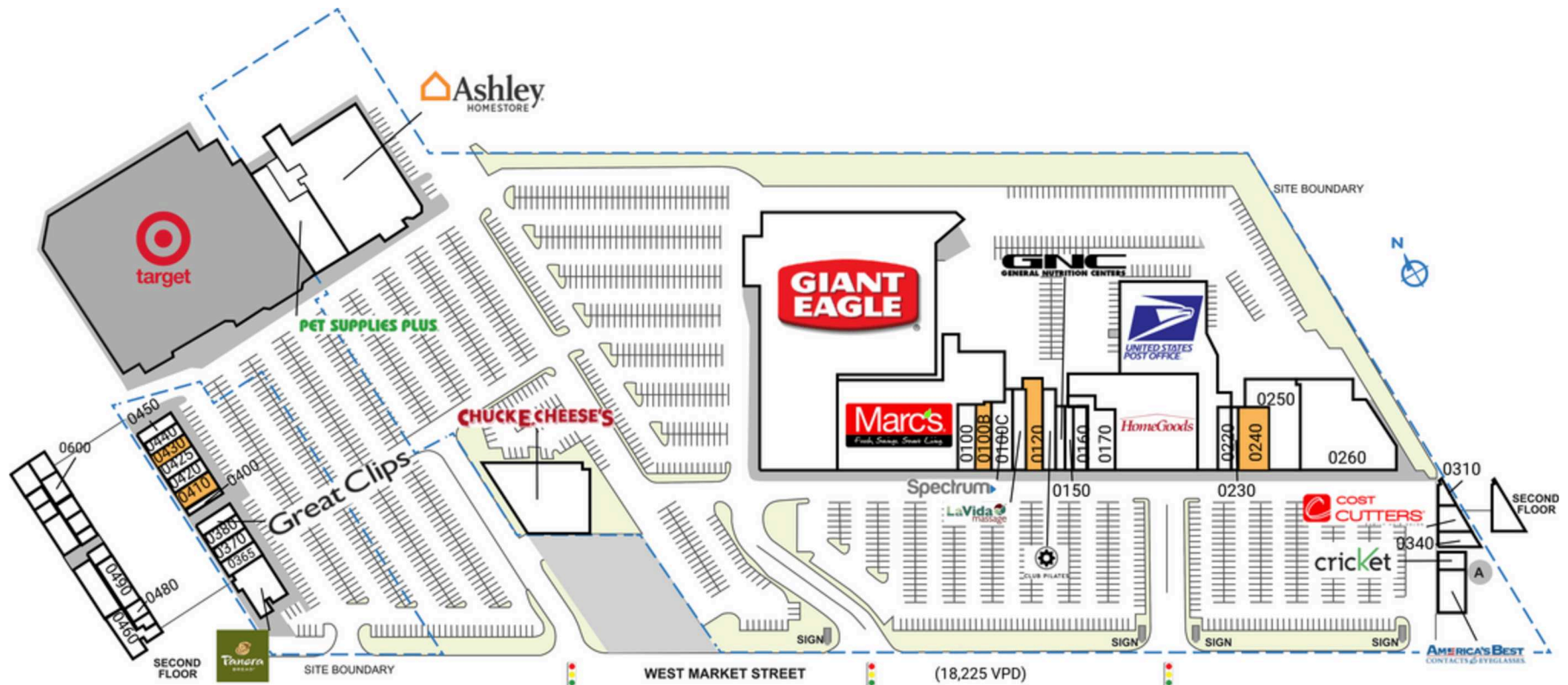
FAIRLAWN TOWN CENTRE

2755 W. Market Street | Fairlawn, OH 44333

| SPACE | TENANT | SQ. FT. | 0120 AVAILABLE | 3,914 SF | 0260 Lucky Shoes | 18,603 SF | 0390 Great Clips | 1,216 SF | 0500 Regenerative Self Care | 2,286 SF |
|-------|----------------------------|-----------|--------------------------|-----------|---|-----------|---|----------|-----------------------------------|----------------|
| SHAD1 | Target | | 0130 Club Pilates | 2,625 SF | 0310 Custom Hair and Extensions | 500 SF | 0400 Cell Phone Repair | 951 SF | 0520 AVAILABLE | 400 SF |
| 0015 | Pet Supplies Plus | 10,263 SF | 0140 GNC | 1,549 SF | 0330 Cost Cutters | 1,500 SF | 0410 AVAILABLE | 1,950 SF | 0560 AVAILABLE | 717 SF |
| 0020 | Ashley Furniture HomeStore | 27,587 SF | 0150 Hollow Bone Records | 1,585 SF | 0340 Nail Art | 1,024 SF | 0420 H&R Block | 1,682 SF | 0580 Bev & Vicky Beauty Bar | 725 SF |
| 0030 | Chuck E. Cheese | 12,637 SF | 0160 Sweet Frog | 2,217 SF | 0350 Cricket | 1,220 SF | 0425 The Emerald Hive Artist Collective | 1,800 SF | 0600 True Art Brazilian Jiu Jitsu | 3,315 SF |
| 0050 | Giant Eagle | 95,184 SF | 0170 KI ASIAN CUISINE | 4,830 SF | 0355 America's Best Contacts & Eyeglasses | 3,300 SF | 0430 AVAILABLE | 1,517 SF | TOTAL SQ. FT. | 339,067 |
| 0090 | Marc's | 36,396 SF | 0180 HomeGoods | 23,029 SF | 0360 Panera Bread | 5,000 SF | 0440 Kings of Vapor | 1,500 SF | | |
| 0100 | Restore Hyper Wellness | 2,475 SF | 0210 U.S. Post Office | 28,300 SF | 0365 The Fruit Stand | 1,495 SF | 0450 Nail Spa | 1,257 SF | | |
| 0100B | AVAILABLE | 2,500 SF | 0220 Royal Smokes | 2,054 SF | 0370 Sylvan Learning Center | 1,955 SF | 0460 HealthSource Fairlawn | 2,556 SF | | |
| 0100C | Spectrum | 2,800 SF | 0230 Hibachi Xpress | 1,268 SF | 0380 Sugaring NYC | 1,685 SF | 0480 What a Great Hat | 863 SF | | |
| 0110 | LaVida Massage | 2,556 SF | 0240 AVAILABLE | 5,263 SF | 0490 Legacy Visiting Health Services | 2,110 SF | | | | |
| | | | 0250 Get Fit 24/7 | 8,908 SF | | | | | | |

SITE LEGEND

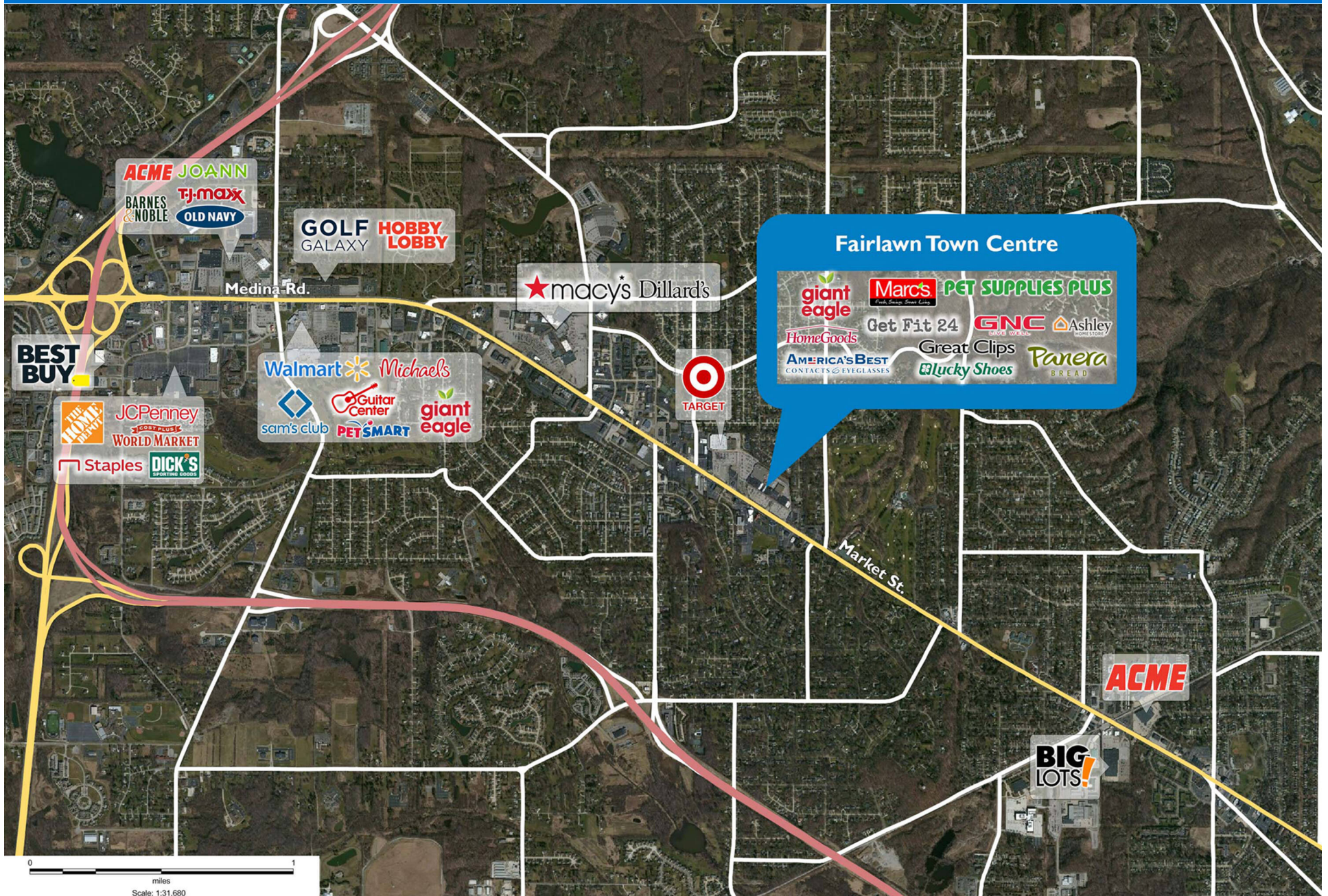
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

FAIRLAWN TOWN CENTRE

2755 W. Market Street | Fairlawn, OH 44333



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.126292

Longitude: -81.602152

| Fairlawn Town Centre Fairlawn, OH | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 7,442 | 45,207 | 112,060 |
| | 2028 Projected Population | 7,417 | 45,960 | 113,041 |
| | 2010 Census Population | 7,368 | 44,096 | 110,865 |
| | 2000 Census Population | 7,443 | 43,957 | 113,688 |
| | 1990 Census Population | 7,371 | 41,027 | 110,133 |
| | Historical Annual Growth 1990 to 2000 | 0.10% | 0.69% | 0.32% |
| | Historical Annual Growth 2000 to 2010 | -0.10% | 0.03% | -0.25% |
| | Estimated Annual Growth 2010 to 2023 | 0.07% | 0.18% | 0.08% |
| | Projected Annual Growth 2023 to 2028 | -0.07% | 0.33% | 0.17% |
| | Median Age | 46.4 | 44.5 | 42.3 |
| Households | Q4 2023 Estimated Households | 3,094 | 20,767 | 49,674 |
| | 2028 Projected Households | 3,082 | 21,113 | 50,108 |
| | 2010 Census Households | 3,055 | 19,785 | 47,917 |
| | 2000 Census Households | 3,036 | 18,847 | 47,448 |
| | 1990 Census Households | 2,977 | 17,206 | 44,609 |
| | Historical Annual Growth 1990 to 2000 | 0.20% | 0.92% | 0.62% |
| | Historical Annual Growth 2000 to 2010 | 0.06% | 0.49% | 0.10% |
| | Estimated Annual Growth 2010 to 2023 | 0.09% | 0.35% | 0.26% |
| | Projected Annual Growth 2023 to 2028 | -0.07% | 0.33% | 0.17% |
| | Population per Household | 2.33 | 2.14 | 2.23 |
| Population by Race | White | 79.5% | 71.3% | 61.6% |
| | Black or African American | 11.8% | 17.3% | 26.5% |
| | Asian & Pacific Islander | 2.0% | 2.9% | 3.4% |
| | Other Races | 4.2% | 5.8% | 5.6% |
| | Hispanic Population | 2.6% | 2.6% | 3.0% |
| Income | Average Household Income | \$118,015 | \$118,448 | \$104,079 |
| | Median Household Income | \$94,636 | \$84,706 | \$70,264 |
| | Per Capita Income | \$50,678 | \$55,260 | \$46,630 |
| Education (Age 25+) | Elementary | 0.9% | 1.1% | 1.8% |
| | Some High School | 1.5% | 2.0% | 4.0% |
| | High School Graduate | 19.6% | 19.1% | 22.4% |
| | Some College | 18.7% | 19.0% | 20.1% |
| | Associates Degree Only | 6.4% | 7.5% | 7.7% |
| | Bachelors Degree Only | 32.6% | 30.8% | 26.7% |
| | Graduate Degree | 20.4% | 20.5% | 17.2% |
| Business | Number of Businesses | 459 | 1,862 | 3,162 |
| | Total Number of Employees | 5,467 | 21,161 | 40,253 |
| | Employees per Business | 11.91 | 11.36 | 12.73 |
| | Residential Population per Business | 16.21 | 24.28 | 35.44 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.