



SIZE

67,280 square feet

DEMOGRAPHICS

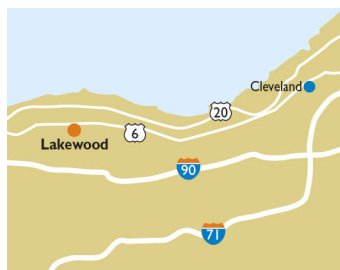
	1 mile	3 mile	5 mile
Population	27,879	122,477	229,453
Households	13,430	58,554	105,809
Median HH Income (\$)	72,550	60,649	58,513

MAJOR TENANT(S)

Marc's
 Pet Supplies Plus
 Chipotle Mexican Grill
 The UPS Store

LEASING CONTACT

Scott Faloni
 Mobile (410) 693-3248
 sfaloni@phillipsedison.com



LOCATION

14861 Detroit Avenue | Lakewood, OH 44107

PROPERTY HIGHLIGHTS

- Anchored by Marc's Grocery
- Located in Lakewood, a suburb approximately six miles west of Cleveland, with a population exceeding 122,400 in a three-mile radius
- The center is situated at the high-traffic intersection of Detroit Avenue and Warren Road, which benefits from more than 18,800 vehicles per day

MORE INFO

www.phillipsedison.com



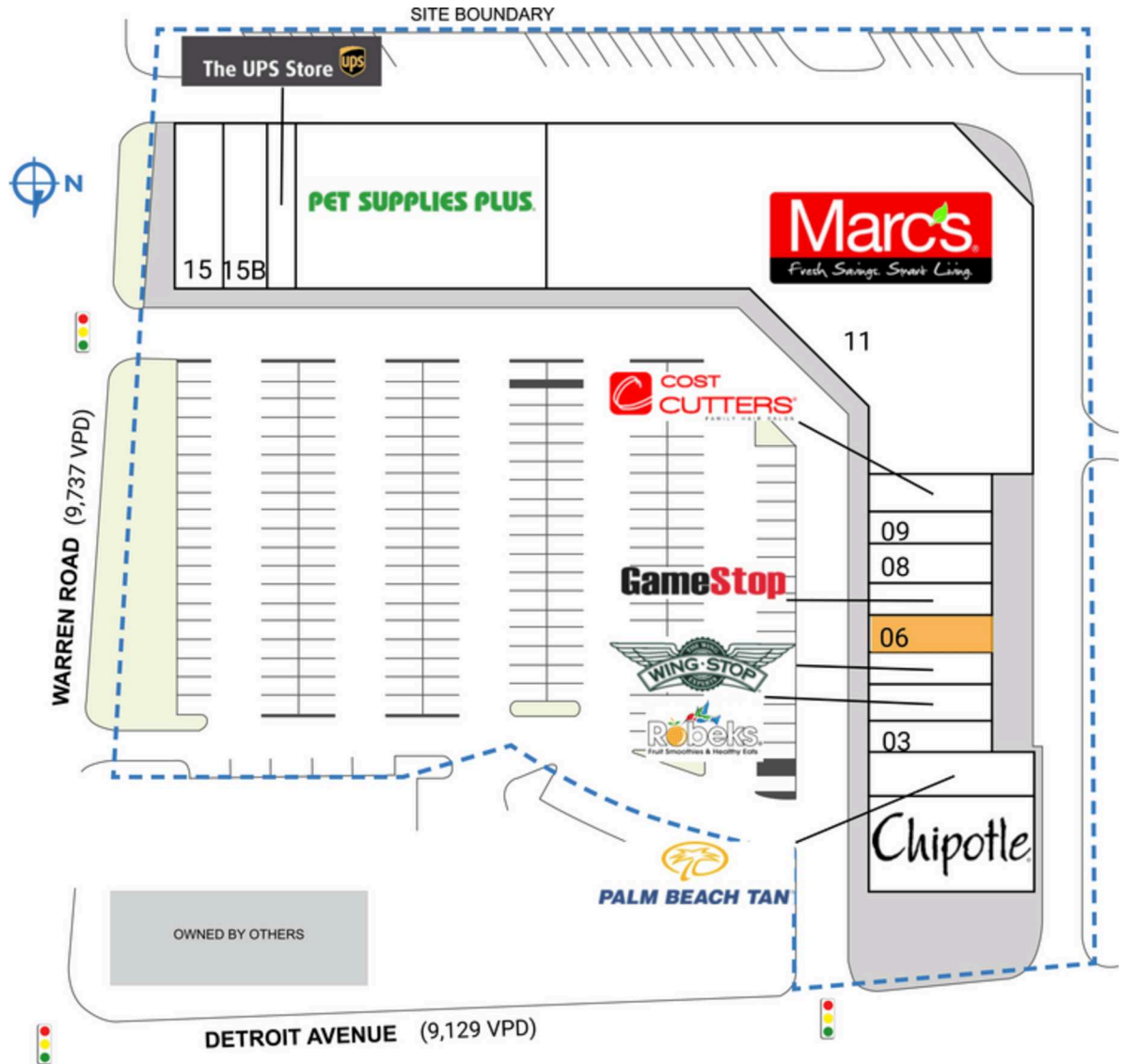
LAKWOOD CITY CENTER

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SPACE	TENANT	SQ. FT.
01	Chipotle Mexican Grill	3,200 SF
02	Palm Beach Tan	1,600 SF
03	Falafel Express	960 SF
04	Robeks	1,200 SF
05	Wingstop	960 SF
06	AVAILABLE	1,200 SF
07	GameStop	960 SF
08	China Garden	1,200 SF
09	Advanced Dental Care Lakewood	960 SF
10	Cost Cutters	1,200 SF
11	Marc's	39,400 SF
13	Pet Supplies Plus	10,400 SF
14	The UPS Store	1,200 SF
15	Charley's Wings & Philly Steaks	1,480 SF
15B	LK Nail Spa	1,360 SF
TOTAL SQ. FT.		67,280

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.

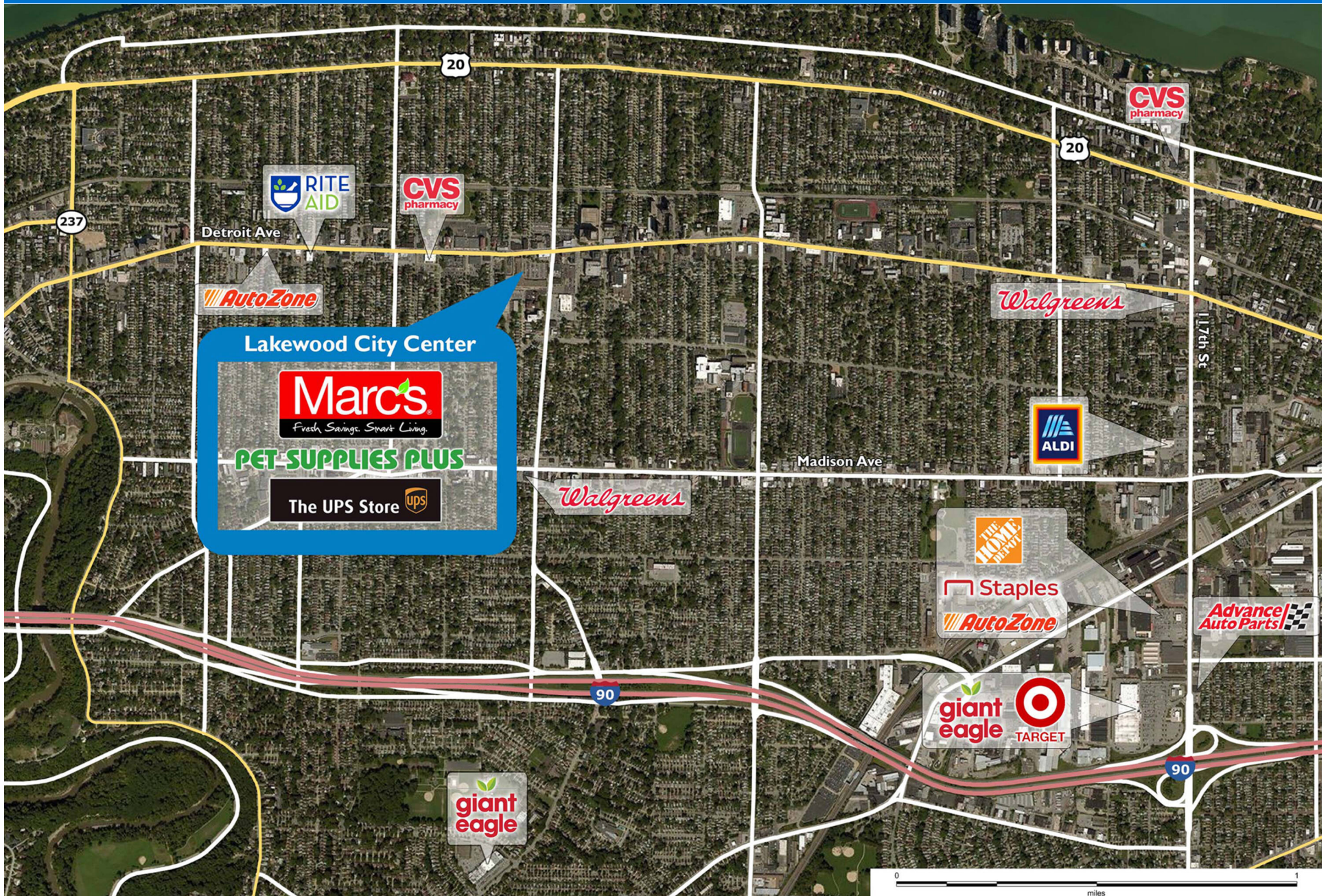
LAKWOOD CITY CENTER

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LAKESWOOD CITY CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.48403

Longitude: -81.801004

Lakewood City Center Lakewood, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	27,879	122,477	229,453
	2028 Projected Population	26,763	118,161	225,102
	2010 Census Population	29,119	123,947	231,832
	2000 Census Population	31,695	134,245	251,068
	1990 Census Population	33,974	138,764	260,306
	Historical Annual Growth 1990 to 2000	-0.69%	-0.33%	-0.36%
	Historical Annual Growth 2000 to 2010	-0.84%	-0.79%	-0.79%
	Estimated Annual Growth 2010 to 2023	-0.32%	-0.09%	-0.08%
	Projected Annual Growth 2023 to 2028	-0.81%	-0.72%	-0.38%
	Median Age	36.9	38.3	38.7
Households	Q4 2023 Estimated Households	13,430	58,554	105,809
	2028 Projected Households	12,883	56,449	104,014
	2010 Census Households	13,024	56,828	102,036
	2000 Census Households	13,679	60,607	108,278
	1990 Census Households	13,955	60,919	109,446
	Historical Annual Growth 1990 to 2000	-0.20%	-0.05%	-0.11%
	Historical Annual Growth 2000 to 2010	-0.49%	-0.64%	-0.59%
	Estimated Annual Growth 2010 to 2023	0.22%	0.22%	0.26%
	Projected Annual Growth 2023 to 2028	-0.83%	-0.73%	-0.34%
	Population per Household	2.06	2.08	2.15
Population by Race	White	87.0%	72.8%	66.7%
	Black or African American	3.1%	9.4%	11.1%
	Asian & Pacific Islander	1.6%	2.8%	2.8%
	Other Races	4.2%	4.6%	4.9%
	Hispanic Population	4.0%	10.4%	14.5%
Income	Average Household Income	\$97,596	\$84,429	\$83,570
	Median Household Income	\$72,550	\$60,649	\$58,513
	Per Capita Income	\$47,283	\$40,543	\$38,904
Education (Age 25+)	Elementary	1.5%	3.9%	4.5%
	Some High School	3.1%	5.4%	7.1%
	High School Graduate	19.1%	24.2%	27.0%
	Some College	17.1%	18.5%	18.7%
	Associates Degree Only	7.1%	7.1%	6.8%
	Bachelors Degree Only	33.8%	25.6%	22.0%
	Graduate Degree	18.2%	15.3%	14.0%
Business	Number of Businesses	633	2,646	5,126
	Total Number of Employees	4,893	24,557	56,318
	Employees per Business	7.73	9.28	10.99
	Residential Population per Business	44.04	46.29	44.77

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