

## FAIRLAWN TOWN CENTRE

FAIRLAWN, OH



### SIZE

34,980 square feet

### DEMOGRAPHICS

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

### MAJOR TENANT(S)

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

### LEASING CONTACT

Scott Faloni  
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### MORE INFO

[www.phillipsedison.com](http://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



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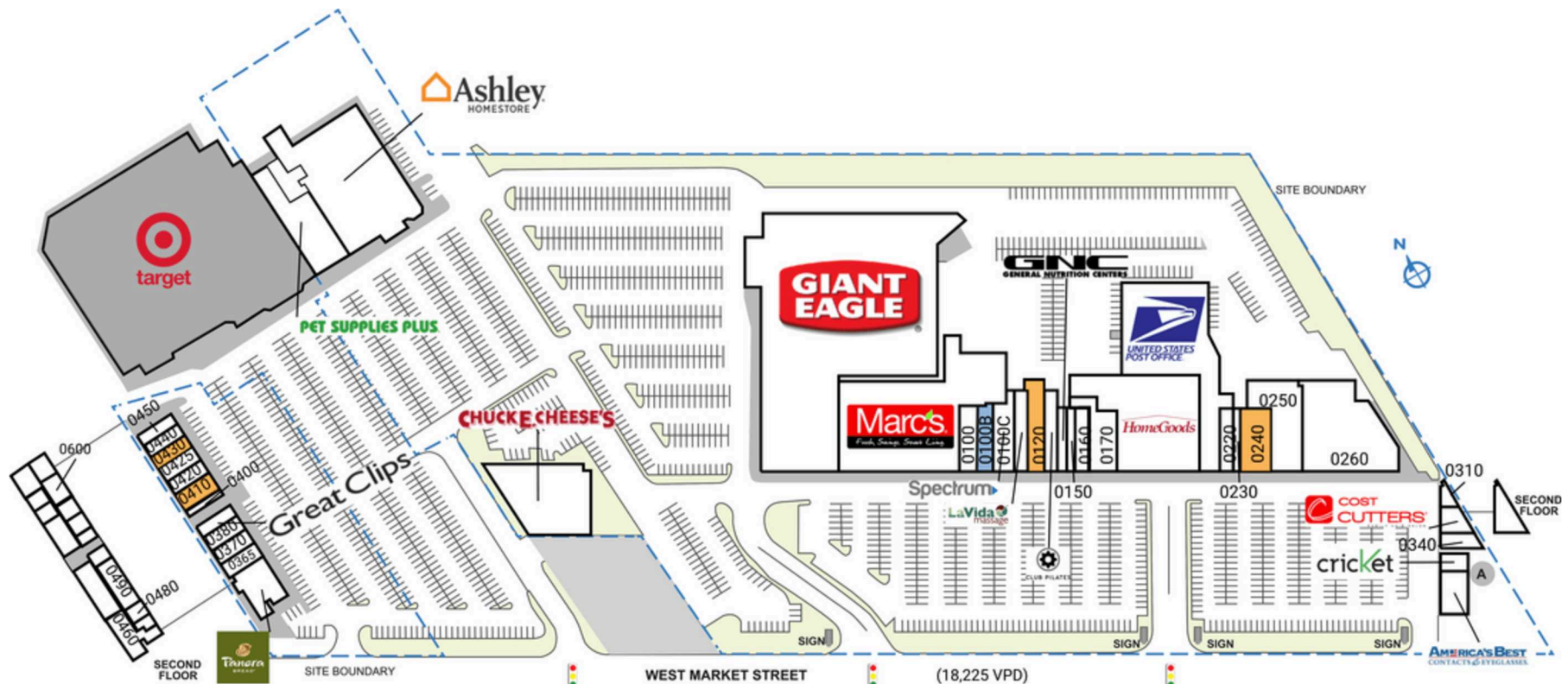
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SPACE	TENANT	SQ. FT.					
SHAD I	Target		0110	LaVida Massage	2,556 SF	0250	Get Fit 24/7
0015	Pet Supplies Plus	10,263 SF	0120	AVAILABLE	3,914 SF	0260	Lucky Shoes
0020	Ashley Furniture HomeStore	27,587 SF	0130	Club Pilates	2,625 SF	0310	Custom Hair and Extensions
0030	Chuck E. Cheese	12,637 SF	0140	GNC	1,549 SF	0330	Cost Cutters
0050	Giant Eagle	95,184 SF	0150	Hollow Bone Records	1,585 SF	0340	Nail Art
0090	Marc's	36,396 SF	0160	Sweet Frog	2,217 SF	0350	Cricket
0100	Restore Hyper Wellness	2,475 SF	0170	KI ASIAN CUISINE	4,830 SF	0355	America's Best Contacts & Eyeglasses
0100B	COMING AVAILABLE	2,500 SF	0180	HomeGoods	23,029 SF	0360	Panera Bread
0100C	Spectrum	2,800 SF	0210	U.S. Post Office	28,300 SF	0365	The Fruit Stand
			0220	Royal Smokes	2,054 SF	0370	Sylvan Learning Center
			0230	Hibachi Xpress	1,268 SF		
			0240	AVAILABLE	5,263 SF		
						0380	Sugaring NYC
						0390	Great Clips
						0400	Cell Phone Repair
						0410	AVAILABLE
						0420	H&R Block
						0425	The Emerald Hive Artist Collective
						0430	AVAILABLE
						0440	Kings of Vapor
						0450	Nail Spa
						0460	HealthSource Fairlawn
						0480	What a Great Hat
						0490	Legacy Visiting Health Services
						0500	Regenerative Self Care
						0520	AVAILABLE
						0560	AVAILABLE
						0580	Bev & Vicky Beauty Bar
						0600	True Art Brazilian Jiu Jitsu
						TOTAL SQ. FT.	34,980

## SITE LEGEND

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

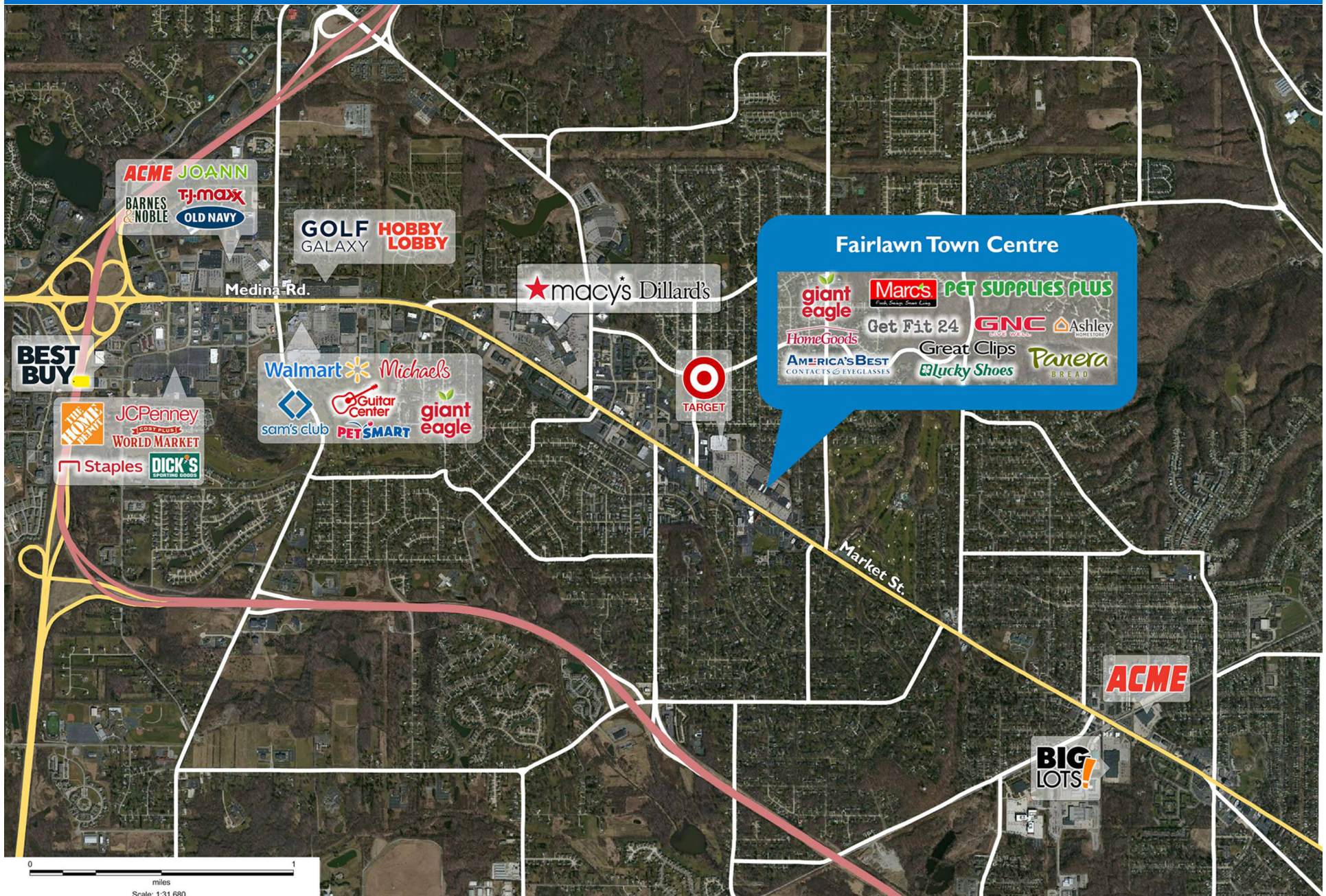


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# 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.