



**SIZE**

339,067 square feet

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
<b>Population</b>	7,551	43,684	110,638
<b>Households</b>	3,137	19,585	47,720
<b>Median HH Income (\$)</b>	85,177	75,064	63,389

**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 43,600 residents in a three-mile radius with an average household income of greater than \$106,900



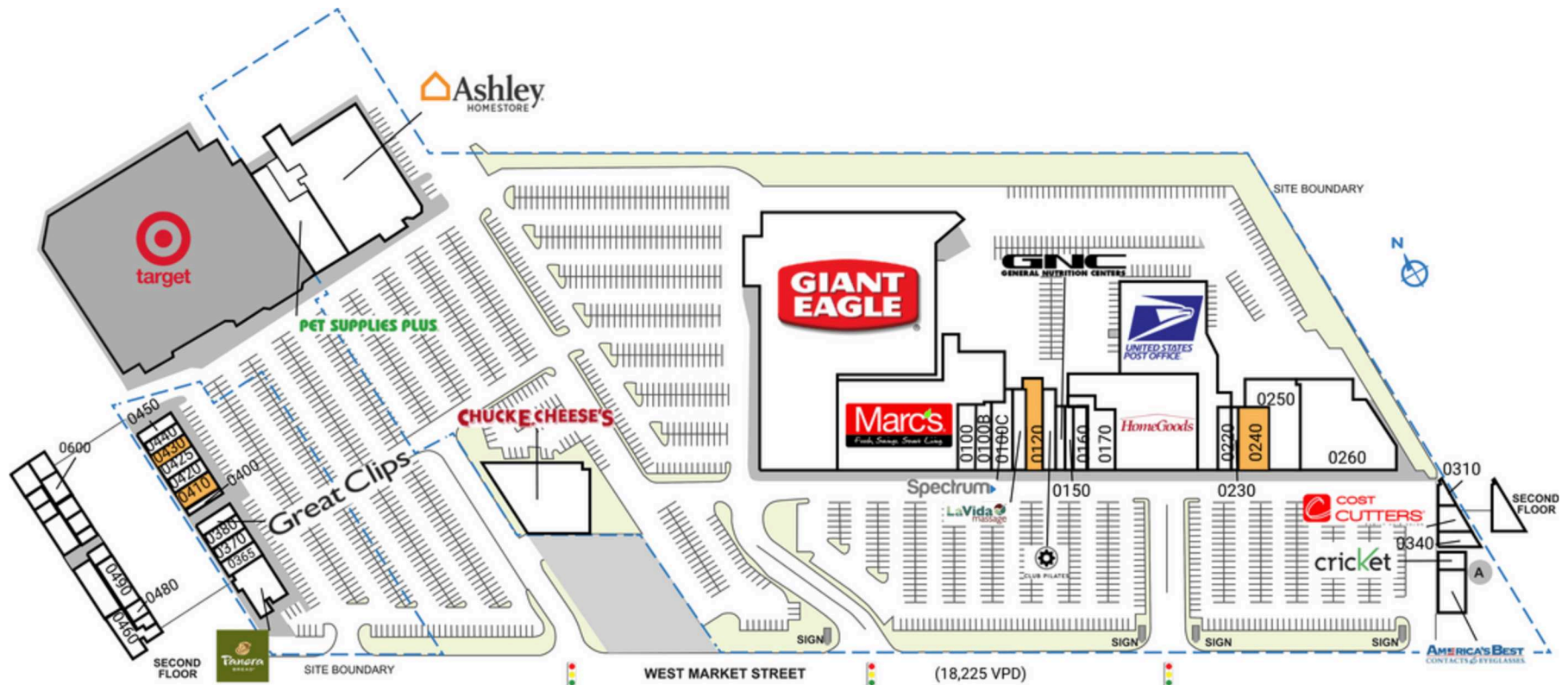
# FAIRLAWN TOWN CENTRE

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	<b>TOTAL SQ. FT.</b>	<b>339,067</b>
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	Premier Martial Arts	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

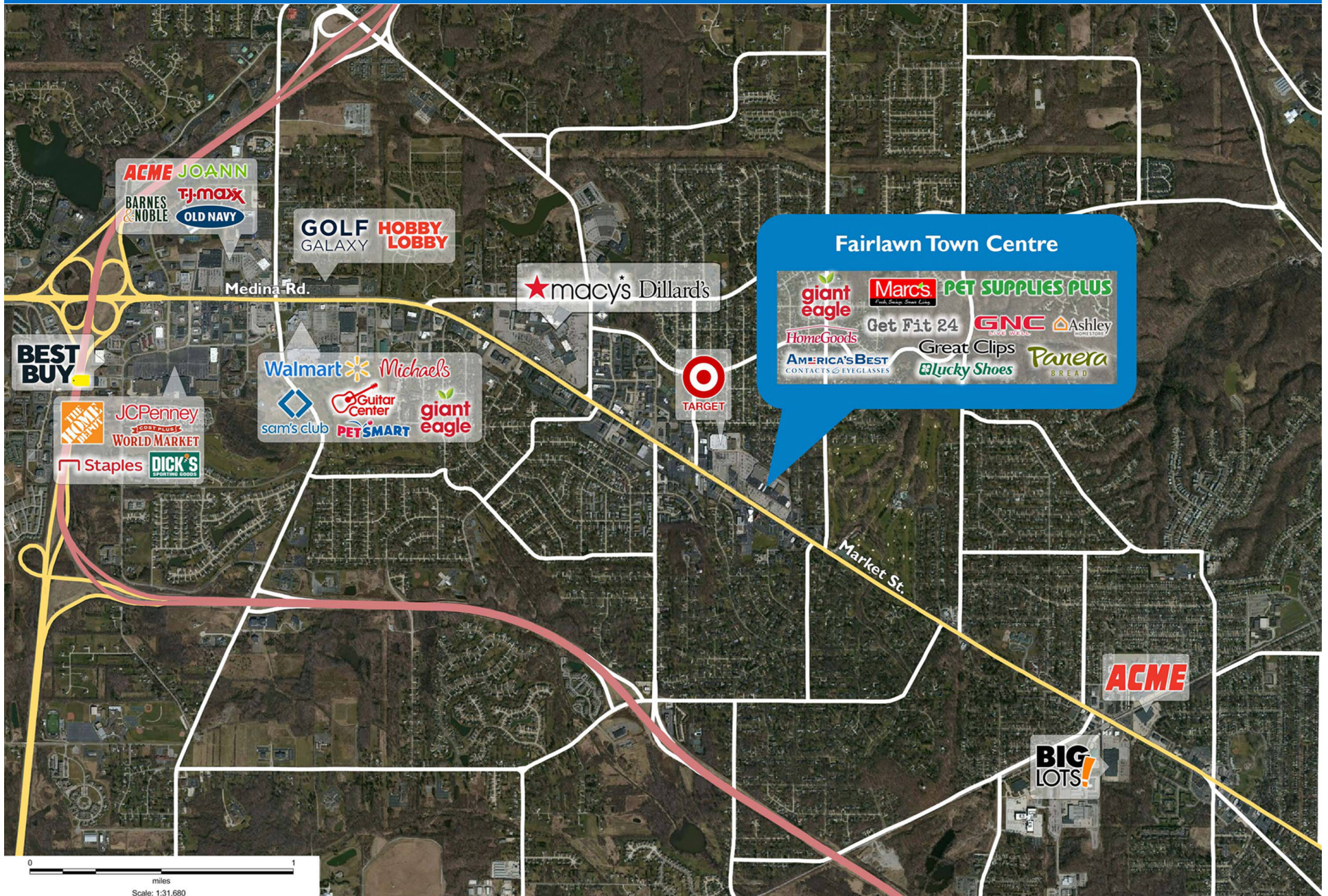
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Fairlawn Town Centre Fairlawn, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	7,551	43,684	110,638
	2027 Projected Population	7,531	43,792	110,444
	2010 Census Population	7,625	44,101	110,718
	2000 Census Population	7,644	43,980	113,567
	1990 Census Population	7,660	41,074	110,272
	Historical Annual Growth 1990 to 2000	-0.02%	0.69%	0.29%
	Historical Annual Growth 2000 to 2010	-0.03%	0.03%	-0.25%
	Estimated Annual Growth 2010 to 2022	-0.08%	-0.07%	-0.01%
	Projected Annual Growth 2022 to 2027	-0.05%	0.05%	-0.04%
	Median Age	46.2	44.2	41.8
Households	Q2 2022 Estimated Households	3,137	19,585	47,720
	2027 Projected Households	3,132	19,632	47,603
	2010 Census Households	3,166	19,784	47,843
	2000 Census Households	3,124	18,940	47,429
	1990 Census Households	3,118	17,240	44,733
	Historical Annual Growth 1990 to 2000	0.02%	0.94%	0.59%
	Historical Annual Growth 2000 to 2010	0.13%	0.44%	0.09%
	Estimated Annual Growth 2010 to 2022	-0.07%	-0.08%	-0.02%
	Projected Annual Growth 2022 to 2027	-0.04%	0.05%	-0.05%
	Population per Household	2.33	2.19	2.28
Population by Race	White	82.5%	73.7%	62.2%
	Black or African American	11.3%	17.1%	28.6%
	Asian & Pacific Islander	2.1%	3.0%	3.0%
	Other Races	2.2%	4.0%	3.7%
	Hispanic Population	1.9%	2.2%	2.5%
Income	Average Household Income	\$107,883	\$106,973	\$93,773
	Median Household Income	\$85,177	\$75,064	\$63,389
	Per Capita Income	\$46,495	\$48,930	\$41,055
Education (Age 25+)	Elementary	0.8%	1.0%	1.9%
	Some High School	2.2%	2.2%	4.1%
	High School Graduate	18.0%	19.0%	23.2%
	Some College	20.5%	19.8%	21.4%
	Associates Degree Only	7.1%	7.5%	7.6%
	Bachelors Degree Only	32.9%	31.4%	26.1%
	Graduate Degree	18.5%	19.0%	15.6%
Business	Number of Businesses	647	2,106	3,351
	Total Number of Employees	10,917	33,443	53,578
	Employees per Business	16.88	15.88	15.99
	Residential Population per Business	11.67	20.74	33.01

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