

**SIZE**

348,256 square feet

**MAJOR TENANTS**

Target

Marc's

Giant Eagle

Pet Supplies Plus

**LOCATION**

2855 West Market Street | Fairlawn, Ohio 44333

**PROPERTY HIGHLIGHTS**

- 348,256-sf shopping center in suburban Akron
- Anchors include Giant Eagle, Marc's, HomeGoods and shadow anchor Target
- Featuring Ashley Furniture, Lucky Shoes, Pet Supplies Plus, Radio Shack, Panera, Chuck E. Cheese, Great Clips and other national tenants
- Located on the primary commercial artery for Akron's highest income residents
- Five access points from West Market Street, including three signalized entries
- 3-mile radius includes 43,600+ residents with an average HH income of \$77,500

**LEASING CONTACT****Scott Faloni**

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**MORE INFO**

www.phillipsedison.com

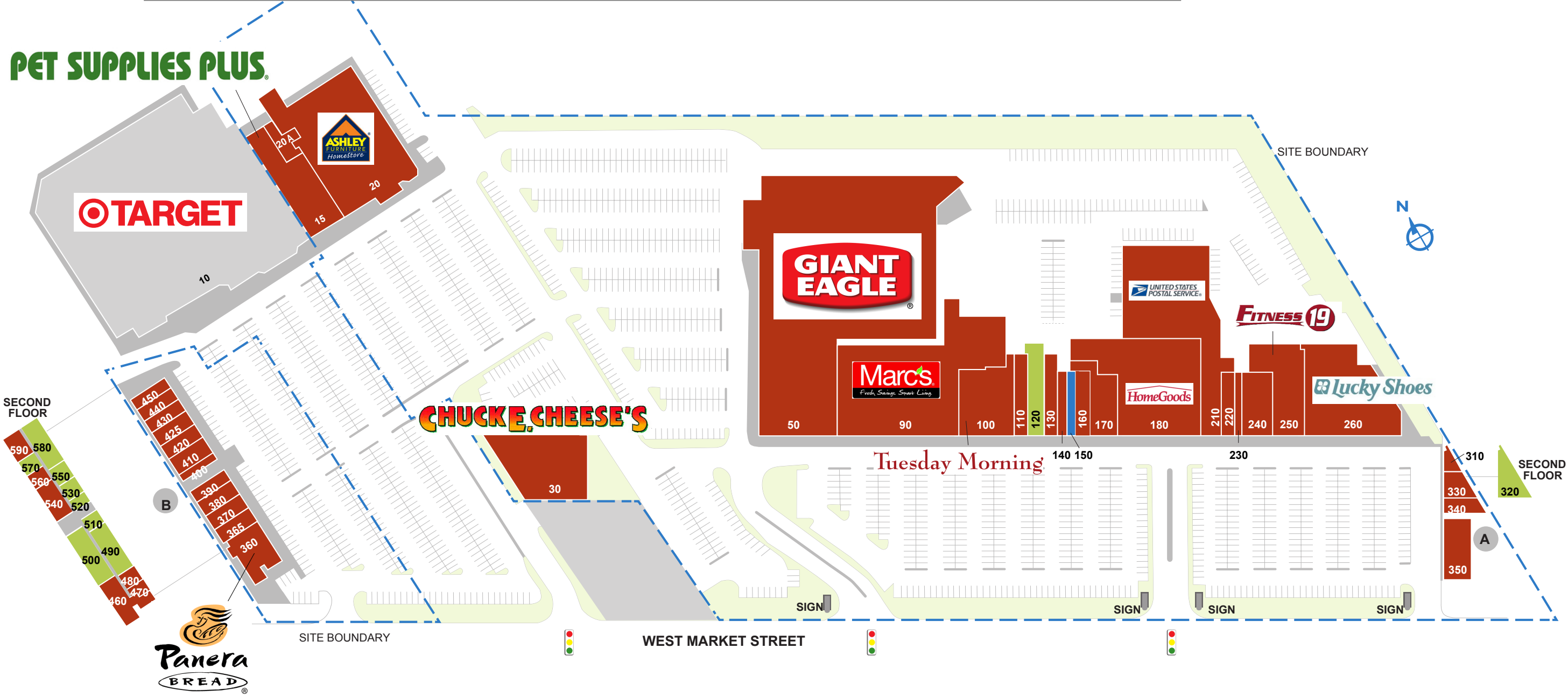


SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
15	Pet Supplies Plus	11,284	150	Leased AVAILABLE	1,585	330	Best Cuts	1,500	425	Arcadia Home	1,800	530	AVAILABLE	762
20	Ashley Furniture Home Store	27,587	160	Sweet Frog	2,217	340	Nail Art	1,024	430	Care & Staffing		540	Ketchum &	1,304
			170	House of Hunan	4,830	350	Mattress Firm	4,520	440	Subway	1,517		Walton Company	
20A	Unleasable		180	HomeGoods	23,029	360	Panera Bread	5,000	450	Main Wok	1,500	550	AVAILABLE	970
30	Chuck E Cheese	12,637	210	U.S. Post Office	28,300	365	Dodd Camera	1,495	460	Edible Arrangements	1,257	560	Life Services EAP	717
50	Giant Eagle	95,184	220	AAA Akron Auto Club	2,054	370	Sylvan Learning Center	1,955	470	Sincere Healthcare	1,917	570	AVAILABLE	749
90	Marc's	36,396	230	Cafe Felfela	1,268				480	Mogen RE	639	580	AVAILABLE	2,530
100	Tuesday Morning	8,282	240	Shulan's Jewelers	5,263	380	GenFed Financial	1,685	490	Blue Ridge Studio	863	590	Bryan Media Corp.	1,456
110	Lavida Massage	2,556	250	Fitness 19	8,908	390	Great Clips	1,216						
120	AVAILABLE	3,914	260	Lucky Shoes	18,603	400	Computer City	951	500	AVAILABLE	2,286			
130	Radio Shack	2,725	310	Fairlawn Barber	500	410	Weight Watchers	1,950	510	AVAILABLE	809			
140	GNC	1,549	320	AVAILABLE	2,000	420	H&R Block	1,682	520	AVAILABLE	420			
												TOTAL SQ. FT.		347,255

SITE LEGEND

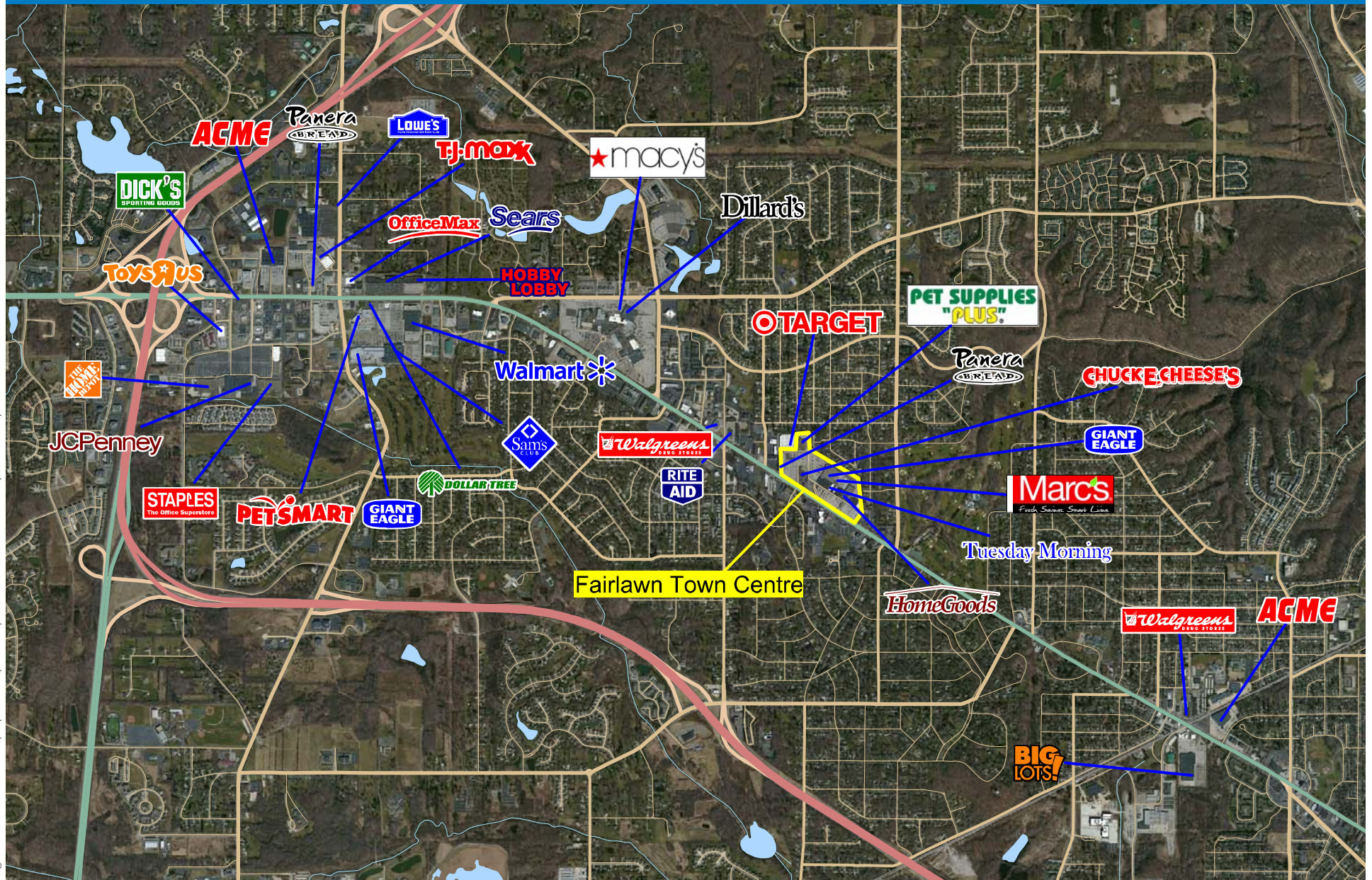
- Available
- Occupied
- Leased (not occupied)
- Owned by Others

PET SUPPLIES PLUS



# FAIRLAWN TOWN CENTRE

2855 West Market Street | Fairlawn, Ohio 44333



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PHILLIPS EDISON & COMPANY

# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 41.126292 Longitude: -81.602152

Fairlawn Town Centre Fairlawn, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	7,440	43,749	111,878	403,251
	2018 Projected Population	7,405	44,039	112,347	401,017
	2010 Census Population	7,504	43,467	111,195	404,896
	2000 Census Population	7,521	43,464	113,992	413,167
	1990 Census Population	7,544	40,649	110,591	408,173
	Historical Annual Growth 1990 to 2000	-0.03%	0.67%	0.30%	0.12%
	Historical Annual Growth 2000 to 2010	-0.02%	0.00%	-0.25%	-0.20%
	Estimated Annual Growth 2010 to 2013	-0.23%	0.17%	0.16%	-0.11%
	Projected Annual Growth 2013 to 2018	-0.09%	0.13%	0.08%	-0.11%
	Median Age	46.2	44.1	41.2	39.4
Households	Q4 2013 Estimated Households	3,087	19,681	48,321	168,403
	2018 Projected Households	3,074	19,814	48,498	167,439
	2010 Census Households	3,114	19,531	48,018	169,016
	2000 Census Households	3,074	18,753	47,590	168,878
	1990 Census Households	3,069	17,097	44,875	162,040
	Historical Annual Growth 1990 to 2000	0.02%	0.93%	0.59%	0.41%
	Historical Annual Growth 2000 to 2013	0.13%	0.41%	0.09%	0.01%
	Estimated Annual Growth 2000 to 2013	-0.23%	0.20%	0.17%	-0.10%
	Projected Annual Growth 2013 to 2018	-0.08%	0.14%	0.07%	-0.11%
	Population per Household	2.33	2.18	2.28	2.34
Population by Race	White	82.3%	74.6%	62.6%	76.7%
	Black or African American	11.5%	18.3%	30.5%	17.2%
	Asian & Pacific Islander	2.6%	3.2%	2.6%	2.0%
	Other Races	1.5%	2.2%	2.4%	2.4%
	Hispanic Population	2.0%	1.8%	2.0%	1.7%
Income	Average Household Income	\$88,960	\$78,117	\$69,897	\$60,173
	Median Household Income	\$67,409	\$55,237	\$48,042	\$44,983
	Per Capita Income	\$38,043	\$35,901	\$30,701	\$25,567
Education (Age 25+)	Elementary	1.3%	1.5%	2.4%	2.8%
	Some High School	2.6%	4.0%	6.5%	8.1%
	High School Graduate	18.7%	19.5%	24.0%	32.6%
	Some College	21.7%	20.2%	20.7%	20.8%
	Associates Degree Only	5.3%	8.2%	8.4%	8.6%
	Bachelors Degree Only	27.8%	27.8%	23.2%	17.7%
	Graduate Degree	22.6%	18.9%	14.8%	9.4%
Business	Number of Businesses	555	1,927	3,186	11,117
	Total Number of Employees	10,507	34,440	57,886	211,579
	Employees per Business	18.94	17.87	18.17	19.03
	Residential Population per Business	13.41	22.71	35.11	36.27

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