

SHOREGATE TOWN CENTER

WILLOWICK, OH



SIZE

289,431 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,149	65,118	121,447
Households		
5,401	30,558	55,709
Median HH Income (\$)		
71,105	59,889	59,996

MAJOR TENANT(S)

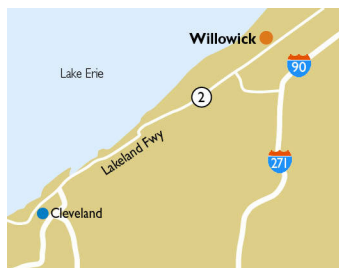
Giant Eagle
Marc's
Chipotle Mexican Grill
Starbucks
T-Mobile

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com



LOCATION

29700-30450 Lake Shore Boulevard | Willowick, OH 44095

PROPERTY HIGHLIGHTS

- Anchored by Giant Eagle, the leading grocer in the Cleveland area
- Additional tenants include Marc's Grocery, Planet Fitness, Sherwin Williams, Ace Hardware, Pet Supplies Plus and Sally Beauty Supply
- Located in Willowick, a suburb 15 miles northeast of Cleveland, with a population exceeding 65,100 in a three-mile radius
- The center is located at the intersection of East 305th Street and Lake Shore Boulevard, which benefits from over 21,300 vehicles per day



PHILLIPS EDISON & COMPANY®

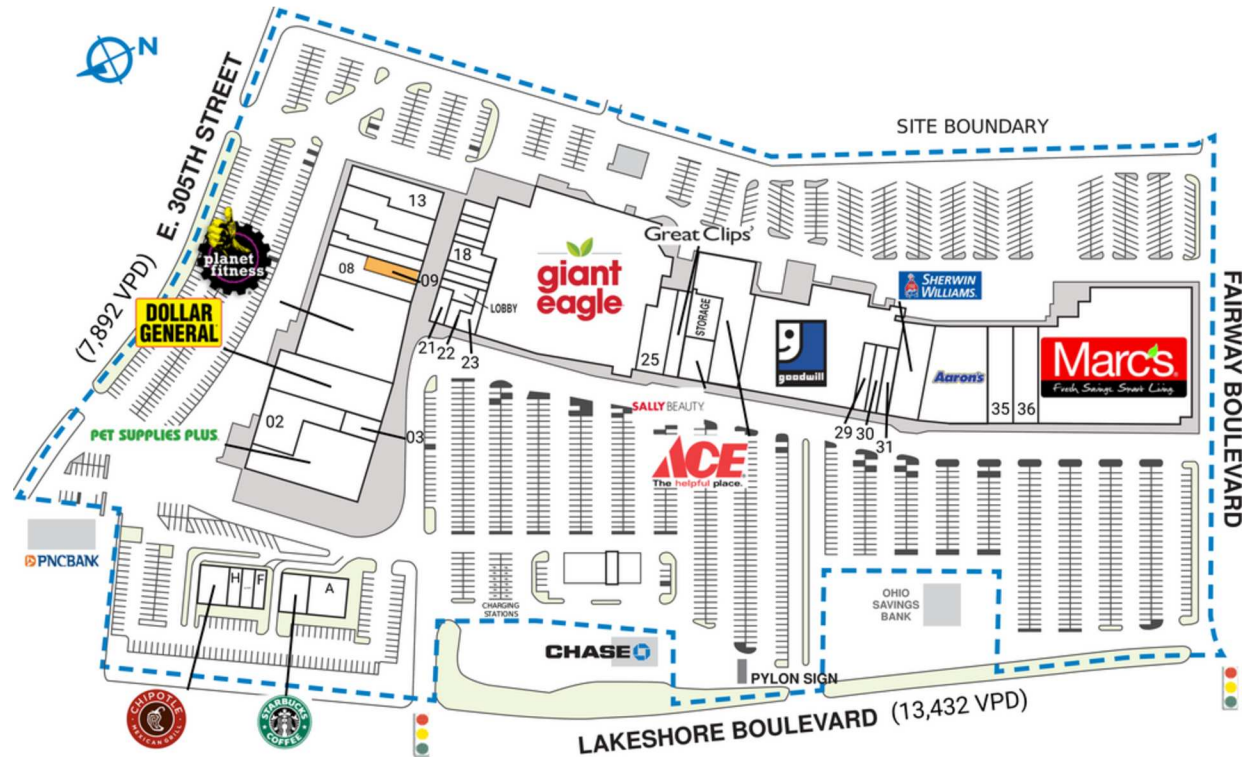
SHOREGATE TOWN CENTER

29700-30450 Lake Shore Boulevard | Willowick, OH 44095

SPACE	TENANT	SQ. FT.	09 AVAILABLE	1,327 SF
A	Create-A-Space	3,763 SF	13 The Baller Zone	5,680 SF
E	Starbucks	2,237 SF	18 WoodShop	1,885 SF
F	Be Smoothie	1,200 SF	21 Beaut? Boutique	1,504 SF
G	Crave Cookies	1,200 SF	22 Subway	1,027 SF
H	Zeppe's Pizzeria	1,200 SF	23 T-Mobile	1,778 SF
J	Chipotle Mexican Grill	2,409 SF	24 Giant Eagle	64,105 SF
OUT-B	Chase Bank ATM		25 Petie's Restaurant	5,119 SF
SHAD I	Ohio Savings Bank		26 Great Clips	1,500 SF
01	Pet Supplies Plus	10,340 SF	27 Sally Beauty Supply	1,750 SF
02	Ohio Paws with Purpose	9,660 SF	28 Goodwill	31,162 SF
03	Victra	1,921 SF	28A Ace Hardware	17,975 SF
04	Dollar General	10,800 SF	29 H&R Block	1,872 SF
05	Planet Fitness	21,288 SF	30 Trippy's Smoke Shop	1,531 SF
08	Big Boss Moving	6,000 SF	31 Nail Lacquer	1,597 SF
			32 Sherwin Williams	7,200 SF
			34 Aaron's	14,000 SF
			35 Alecci's	6,245 SF
			36 CH 01 Beauty & Plus	5,786 SF
			37 Marc's	44,370 SF
		TOTAL SQ. FT.		289,431

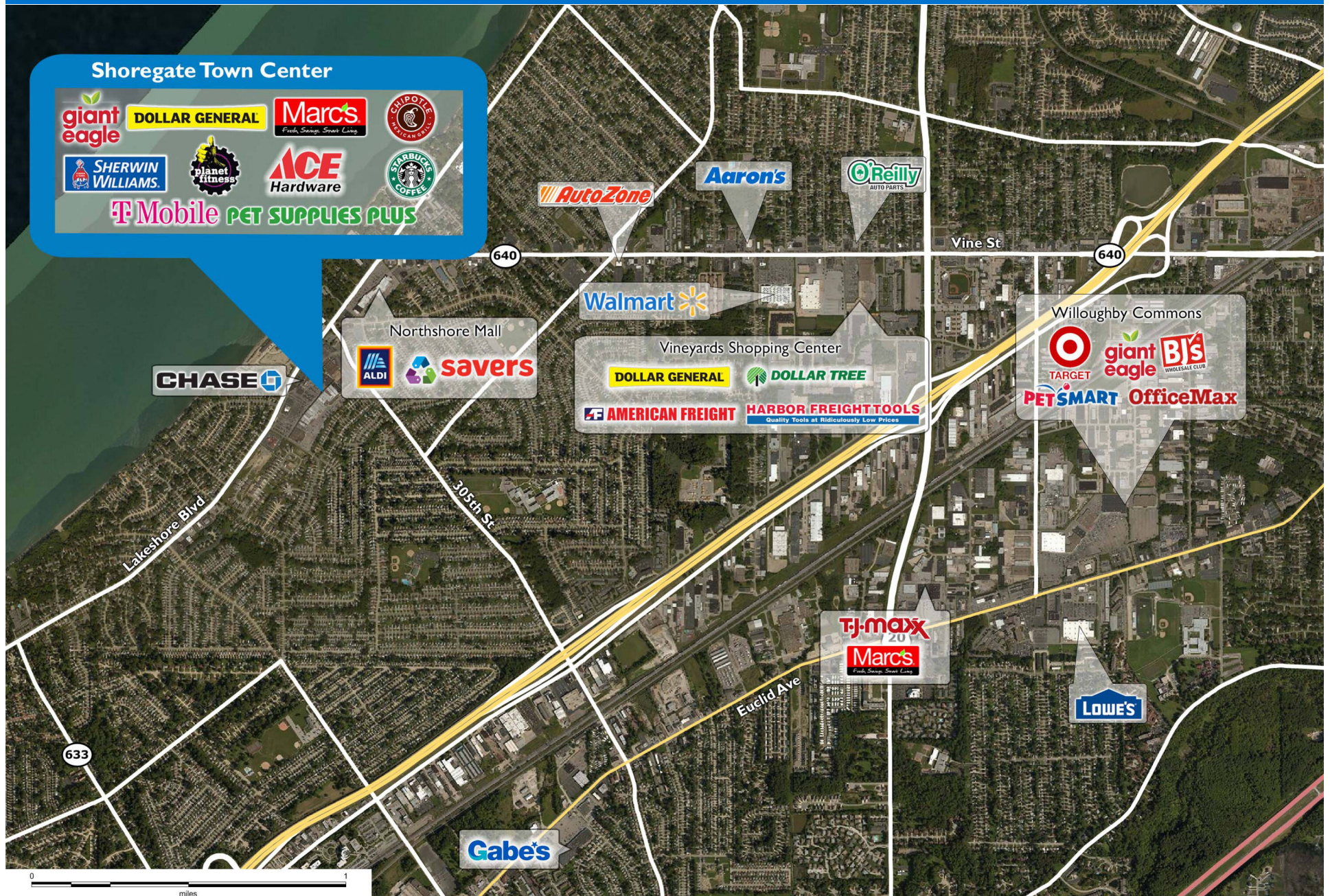
SITE LEGEND

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



SHOREGATE TOWN CENTER

29700-30450 Lake Shore Boulevard | Willowick, OH 44095



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.635148

Longitude: -81.475345

Shoregate Town Center Willowick, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,149	65,118	121,447
	2028 Projected Population	11,985	64,398	120,072
	2010 Census Population	11,807	65,249	120,765
	2000 Census Population	12,000	68,344	125,941
	1990 Census Population	12,892	71,448	129,182
	Historical Annual Growth 1990 to 2000	-0.71%	-0.44%	-0.25%
	Historical Annual Growth 2000 to 2010	-0.16%	-0.46%	-0.42%
	Estimated Annual Growth 2010 to 2023	0.21%	-0.01%	0.04%
	Projected Annual Growth 2023 to 2028	-0.27%	-0.22%	-0.23%
	Median Age	42.6	42.4	42.7
Households	Q4 2023 Estimated Households	5,401	30,558	55,709
	2028 Projected Households	5,331	30,224	55,079
	2010 Census Households	5,051	29,544	53,847
	2000 Census Households	5,080	30,390	55,278
	1990 Census Households	5,092	30,286	54,534
	Historical Annual Growth 1990 to 2000	-0.02%	0.03%	0.14%
	Historical Annual Growth 2000 to 2010	-0.06%	-0.28%	-0.26%
	Estimated Annual Growth 2010 to 2023	0.49%	0.25%	0.25%
	Projected Annual Growth 2023 to 2028	-0.26%	-0.22%	-0.23%
	Population per Household	2.25	2.11	2.16
Population by Race	White	85.1%	69.8%	64.0%
	Black or African American	8.1%	22.3%	28.5%
	Asian & Pacific Islander	0.6%	1.4%	1.3%
	Other Races	3.6%	4.3%	3.9%
	Hispanic Population	2.6%	2.2%	2.2%
Income	Average Household Income	\$85,832	\$74,378	\$78,397
	Median Household Income	\$71,105	\$59,889	\$59,996
	Per Capita Income	\$38,165	\$35,117	\$36,170
Education (Age 25+)	Elementary	0.5%	1.4%	1.7%
	Some High School	5.2%	5.5%	5.2%
	High School Graduate	32.1%	34.2%	32.1%
	Some College	27.1%	25.3%	24.8%
	Associates Degree Only	9.7%	9.0%	9.1%
	Bachelors Degree Only	17.6%	17.1%	18.2%
	Graduate Degree	7.8%	7.6%	8.9%
Business	Number of Businesses	155	1,709	3,314
	Total Number of Employees	1,555	19,966	42,794
	Employees per Business	10.01	11.69	12.91
	Residential Population per Business	78.26	38.11	36.64

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