



SIZE

340,452 square feet

DEMOGRAPHICS

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

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 45,200 residents in a three-mile radius with an average household income of greater than \$118,400



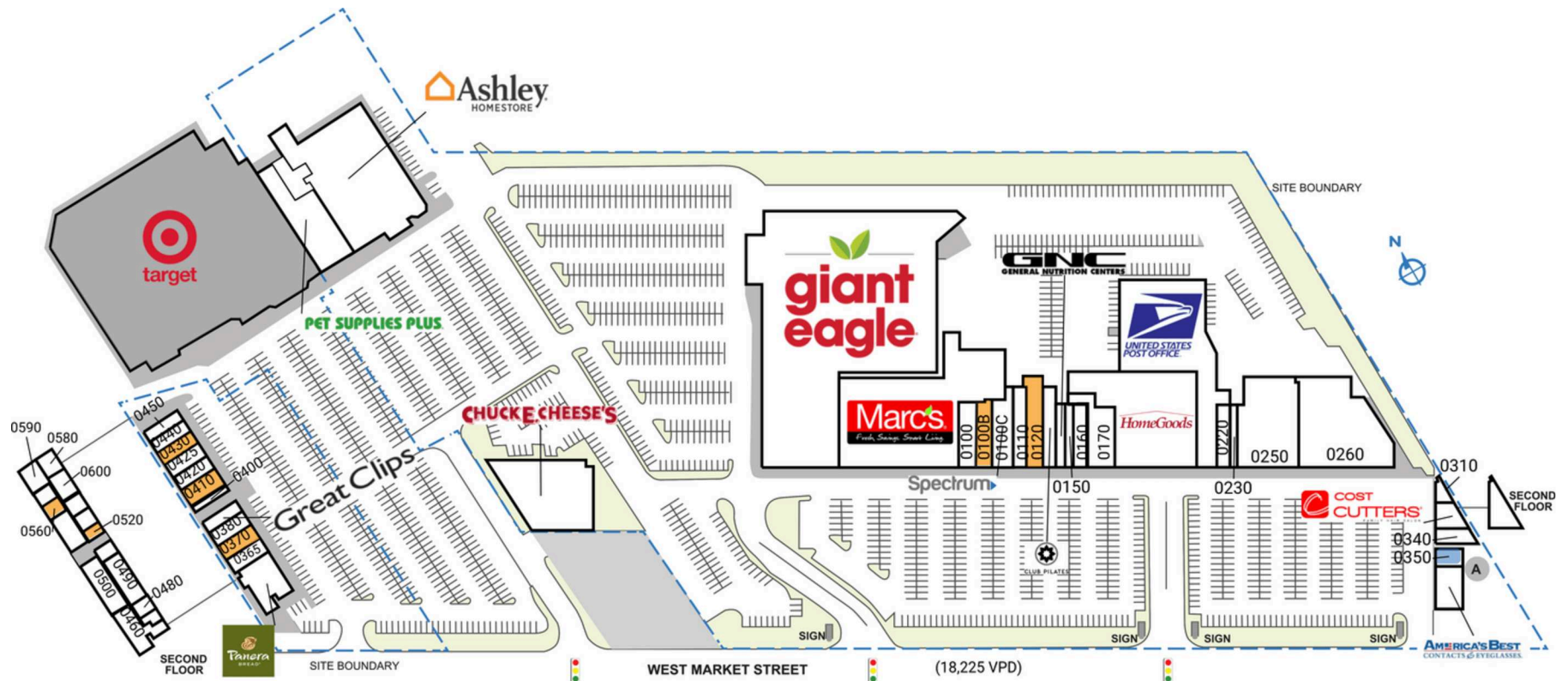
FAIRLAWN TOWN CENTRE

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 COMING AVAILABLE	1,220 SF	0425 The Emerald Hive Artist Collective	1,800 SF	0590 Elite Nursing Services LLC	1,385 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	0600 True Art Brazilian Jiu Jitsu	3,315 SF
0090	Marc's	36,396 SF	0180 HomeGoods	23,029 SF	0360 Panera Bread	5,000 SF	0440 Kings of Vapor	1,500 SF	TOTAL SQ. FT.	340,452
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 AVAILABLE		2,500 SF	0220 Royal Smokes	2,054 SF	0370 AVAILABLE	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	Hand and Stone Massage	2,556 SF	0250 Get Fit 24/7	14,171 SF			0490 Legacy Visiting Health Services	2,110 SF		

SITE LEGEND

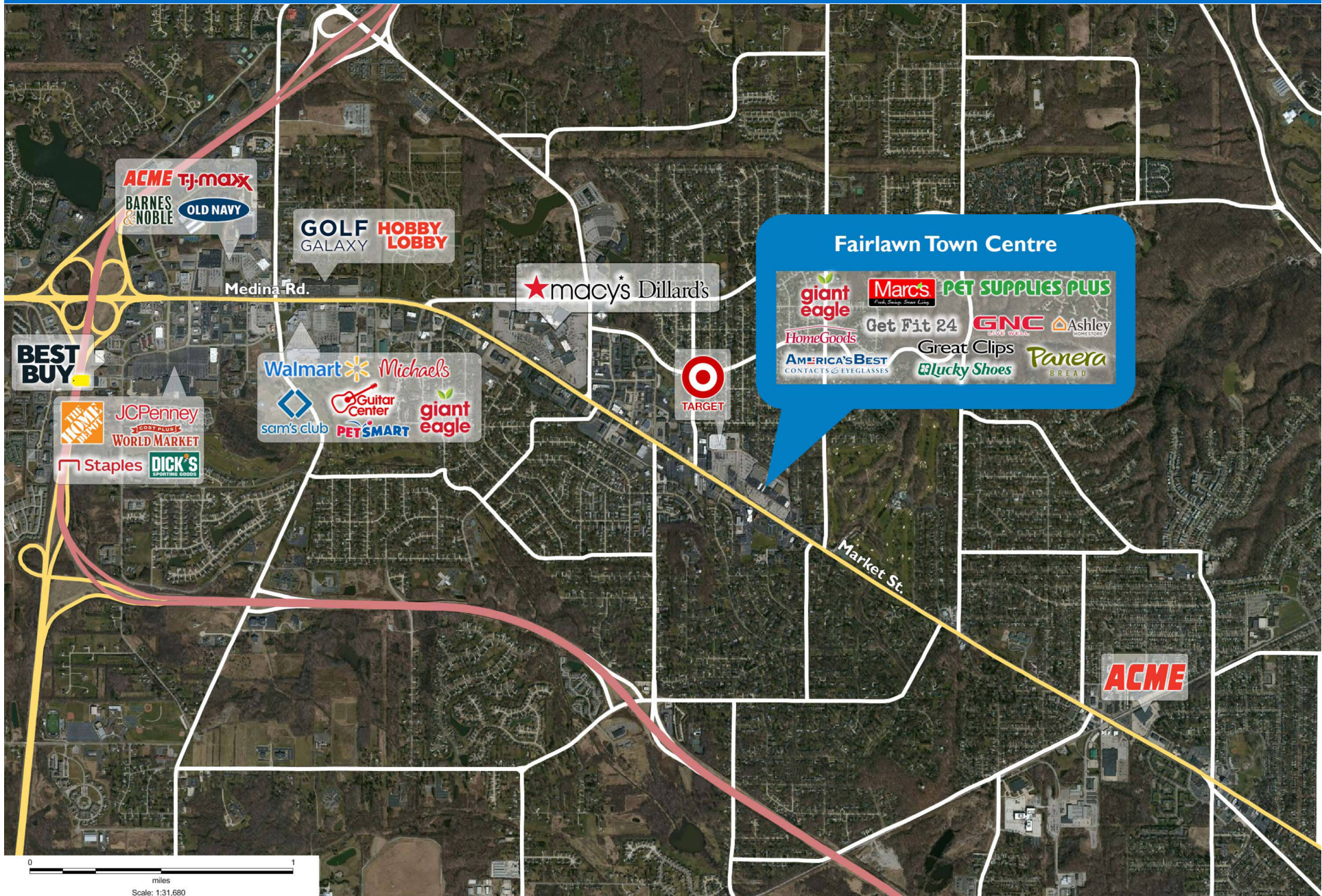
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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

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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.