

# SNOW VIEW PLAZA

PARMA, OH



## SIZE

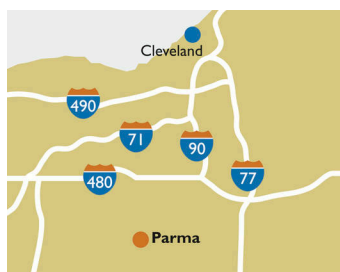
101,450 square feet

## DEMOGRAPHICS

|                              | 1 mile | 3 mile  | 5 mile  |
|------------------------------|--------|---------|---------|
| <b>Population</b>            | 16,803 | 104,328 | 250,674 |
| <b>Households</b>            | 7,362  | 45,348  | 107,238 |
| <b>Median HH Income (\$)</b> | 62,371 | 63,165  | 56,779  |

## MAJOR TENANT(S)

Giant Eagle  
Great Clips



## LOCATION

1795 Snow Road | Parma, OH 44134

## PROPERTY HIGHLIGHTS

- Anchored by Giant Eagle with exceptional sales volume
- With additional long-standing tenants Kumo Japanese Restaurant and Great Clips
- Signalized entrance off of Snow Road with daily traffic counts over 11,200
- Over 104,300 people live within three miles and over 250,600 within five miles

## LEASING CONTACT

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## MORE INFO

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



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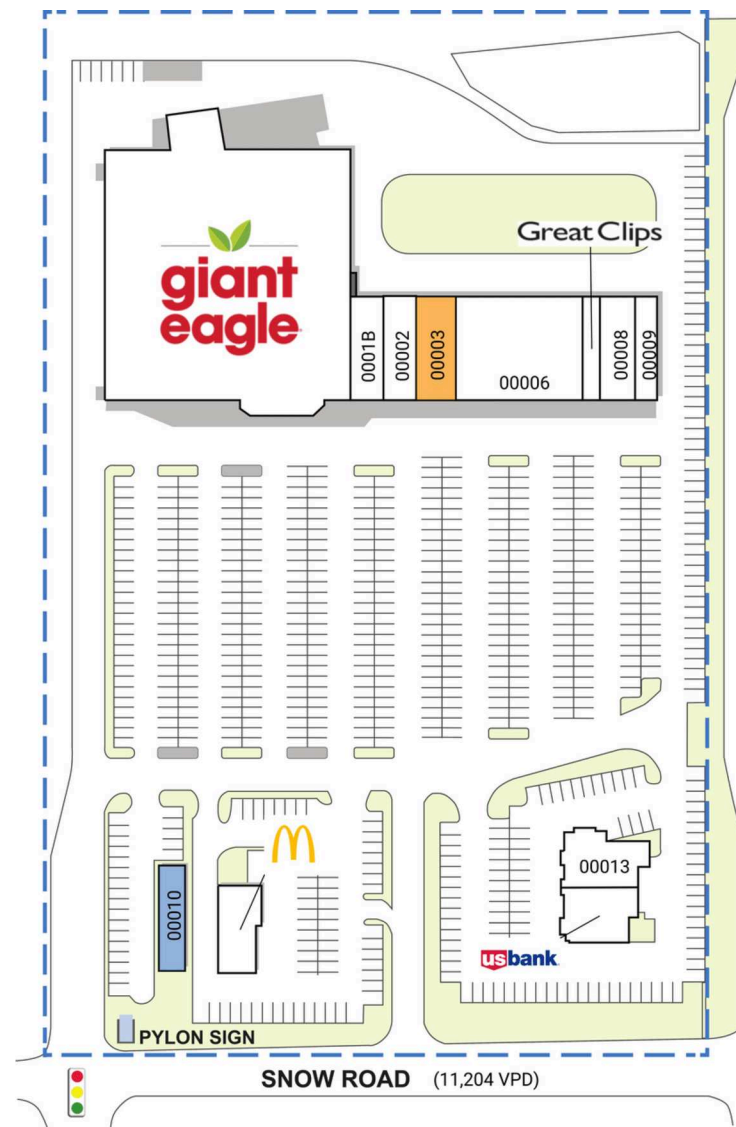
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| SPACE                | TENANT               | SQ. FT.        |
|----------------------|----------------------|----------------|
| ATM                  | Fifth Third Bank ATM |                |
| 00001                | Giant Eagle          | 58,171 SF      |
| 0001B                | Kiddie Jungle        | 3,000 SF       |
| 00002                | Nails-A-Holic        | 3,000 SF       |
| 00003                | AVAILABLE            | 4,000 SF       |
| 00006                | Kumo Japanese        | 12,000 SF      |
| 00007                | Great Clips          | 1,500 SF       |
| 00008                | Torrey Dental Care   | 3,500 SF       |
| 00009                | Partners Personnel   | 2,000 SF       |
| 00010                | COMING AVAILABLE     | 2,500 SF       |
| 11                   | McDonald's           | 4,303 SF       |
| 00012                | U.S. Bank            | 3,612 SF       |
| 00013                | Cozumel Restaurant   | 3,864 SF       |
| <b>TOTAL SQ. FT.</b> |                      | <b>101,450</b> |

| SITE LEGEND   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Available                | <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> Occupied       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Leased (not occupied) | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Owned by Others |
| <span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed blue;"></span> 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.

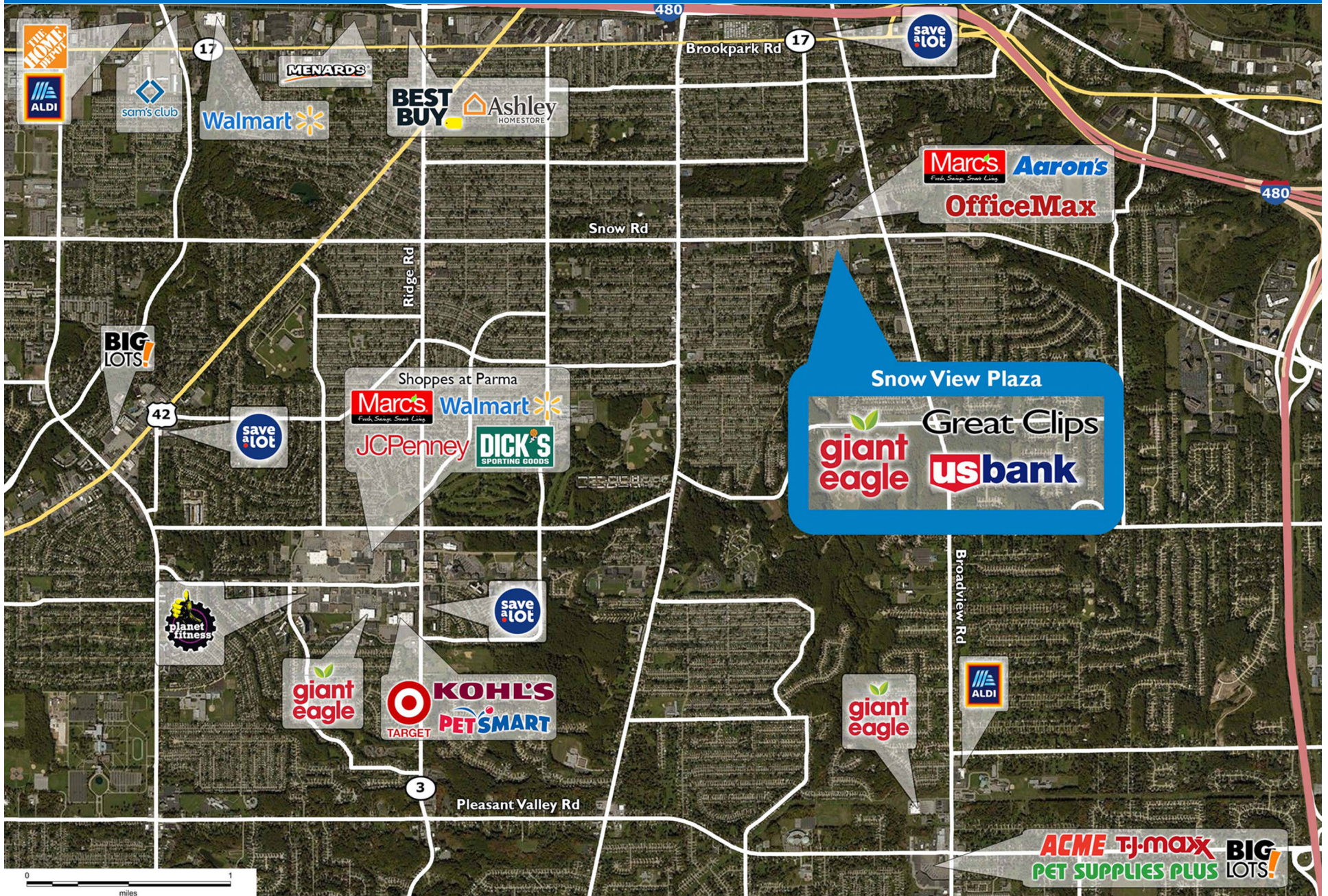
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.403725

Longitude: -81.695351

| Snow View Plaza<br>Parma, OH |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                   | Q4 2023 Estimated Population          | 16,803           | 104,328          | 250,674          |
|                              | 2028 Projected Population             | 16,509           | 101,352          | 243,245          |
|                              | 2010 Census Population                | 16,821           | 105,396          | 259,718          |
|                              | 2000 Census Population                | 17,332           | 111,834          | 281,744          |
|                              | 1990 Census Population                | 17,886           | 113,662          | 284,525          |
|                              | Historical Annual Growth 1990 to 2000 | -0.31%           | -0.16%           | -0.10%           |
|                              | Historical Annual Growth 2000 to 2010 | -0.30%           | -0.59%           | -0.81%           |
|                              | Estimated Annual Growth 2010 to 2023  | -0.01%           | -0.07%           | -0.26%           |
|                              | Projected Annual Growth 2023 to 2028  | -0.35%           | -0.58%           | -0.60%           |
|                              | Median Age                            | 41.3             | 41.6             | 40.8             |
| Households                   | Q4 2023 Estimated Households          | 7,362            | 45,348           | 107,238          |
|                              | 2028 Projected Households             | 7,231            | 44,020           | 104,081          |
|                              | 2010 Census Households                | 7,273            | 44,955           | 107,922          |
|                              | 2000 Census Households                | 7,400            | 46,964           | 114,558          |
|                              | 1990 Census Households                | 7,327            | 46,160           | 113,957          |
|                              | Historical Annual Growth 1990 to 2000 | 0.10%            | 0.17%            | 0.05%            |
|                              | Historical Annual Growth 2000 to 2010 | -0.17%           | -0.44%           | -0.59%           |
|                              | Estimated Annual Growth 2010 to 2023  | 0.09%            | 0.06%            | -0.05%           |
|                              | Projected Annual Growth 2023 to 2028  | -0.36%           | -0.59%           | -0.60%           |
|                              | Population per Household              | 2.25             | 2.28             | 2.32             |
| Population by Race           | White                                 | 81.7%            | 77.3%            | 66.0%            |
|                              | Black or African American             | 4.0%             | 5.5%             | 13.8%            |
|                              | Asian & Pacific Islander              | 3.4%             | 2.2%             | 2.2%             |
|                              | Other Races                           | 4.4%             | 4.3%             | 4.4%             |
|                              | Hispanic Population                   | 6.5%             | 10.7%            | 13.6%            |
| Income                       | Average Household Income              | \$76,153         | \$76,593         | \$72,495         |
|                              | Median Household Income               | \$62,371         | \$63,165         | \$56,779         |
|                              | Per Capita Income                     | \$33,801         | \$33,520         | \$31,229         |
| Education (Age 25+)          | Elementary                            | 2.4%             | 3.4%             | 4.2%             |
|                              | Some High School                      | 6.2%             | 6.0%             | 8.1%             |
|                              | High School Graduate                  | 34.1%            | 34.6%            | 34.7%            |
|                              | Some College                          | 21.4%            | 22.5%            | 21.6%            |
|                              | Associates Degree Only                | 7.9%             | 9.2%             | 8.9%             |
|                              | Bachelors Degree Only                 | 19.9%            | 16.8%            | 15.1%            |
|                              | Graduate Degree                       | 8.1%             | 7.7%             | 7.4%             |
| Business                     | Number of Businesses                  | 358              | 2,721            | 6,285            |
|                              | Total Number of Employees             | 3,194            | 35,422           | 85,904           |
|                              | Employees per Business                | 8.92             | 13.02            | 13.67            |
|                              | Residential Population per Business   | 46.94            | 38.34            | 39.88            |

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