

SHOREGATE TOWN CENTER

WILLOWICK, OH



SIZE

289,431 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,725	64,612	119,548
Households		
5,050	29,280	53,393
Median HH Income (\$)		
68,197	55,640	55,015

MAJOR TENANT(S)

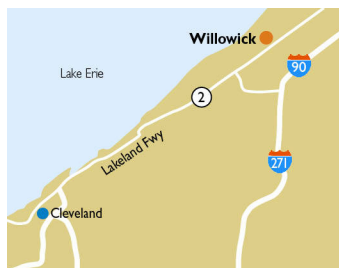
Giant Eagle
Marc's
Chipotle Mexican Grill
Starbucks
T-Mobile

LEASING CONTACT

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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 64,600 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



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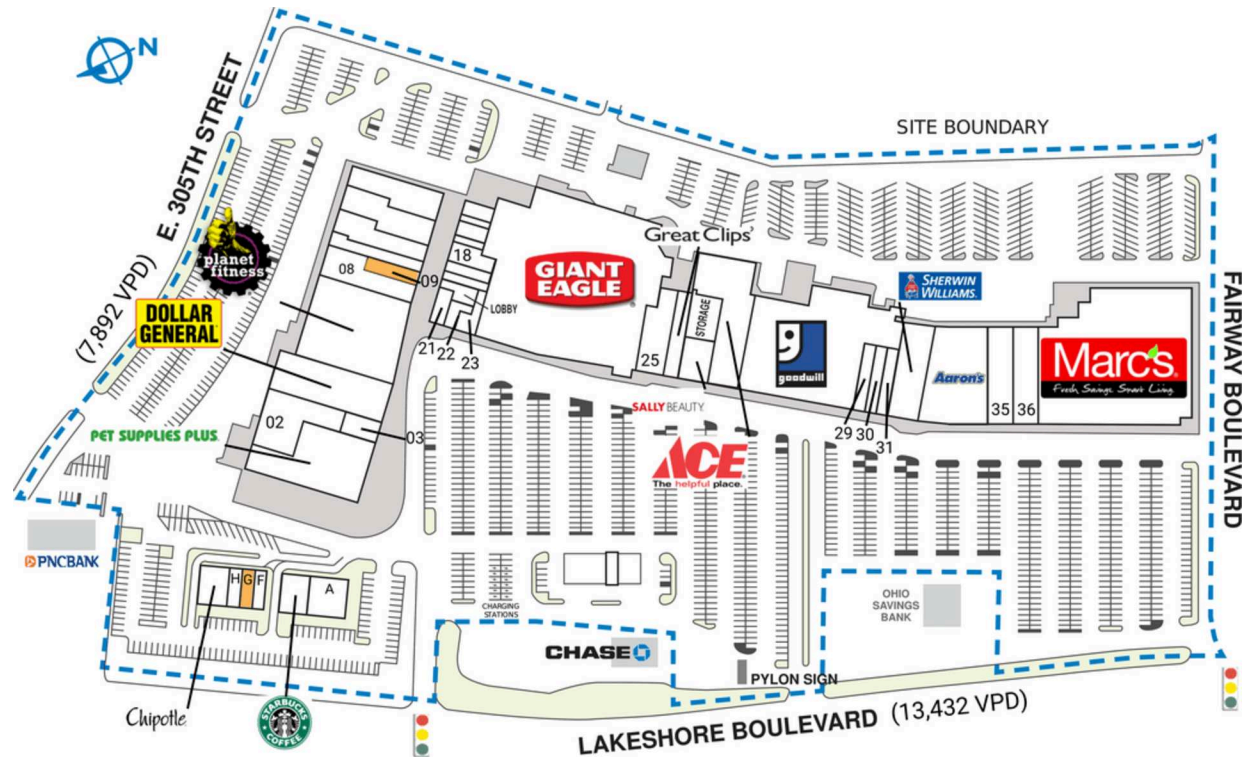
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SPACE	TENANT	SQ. FT.			
A	Create-A-Space	3,763 SF	18	WoodShop	1,885 SF
E	Starbucks	2,237 SF	21	Beaut? Boutique	1,504 SF
F	Be Smoothie	1,200 SF	22	Subway	1,027 SF
G	AVAILABLE	1,200 SF	23	T-Mobile	1,778 SF
H	Zeppe's Pizzeria	1,200 SF	24	Giant Eagle	64,105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

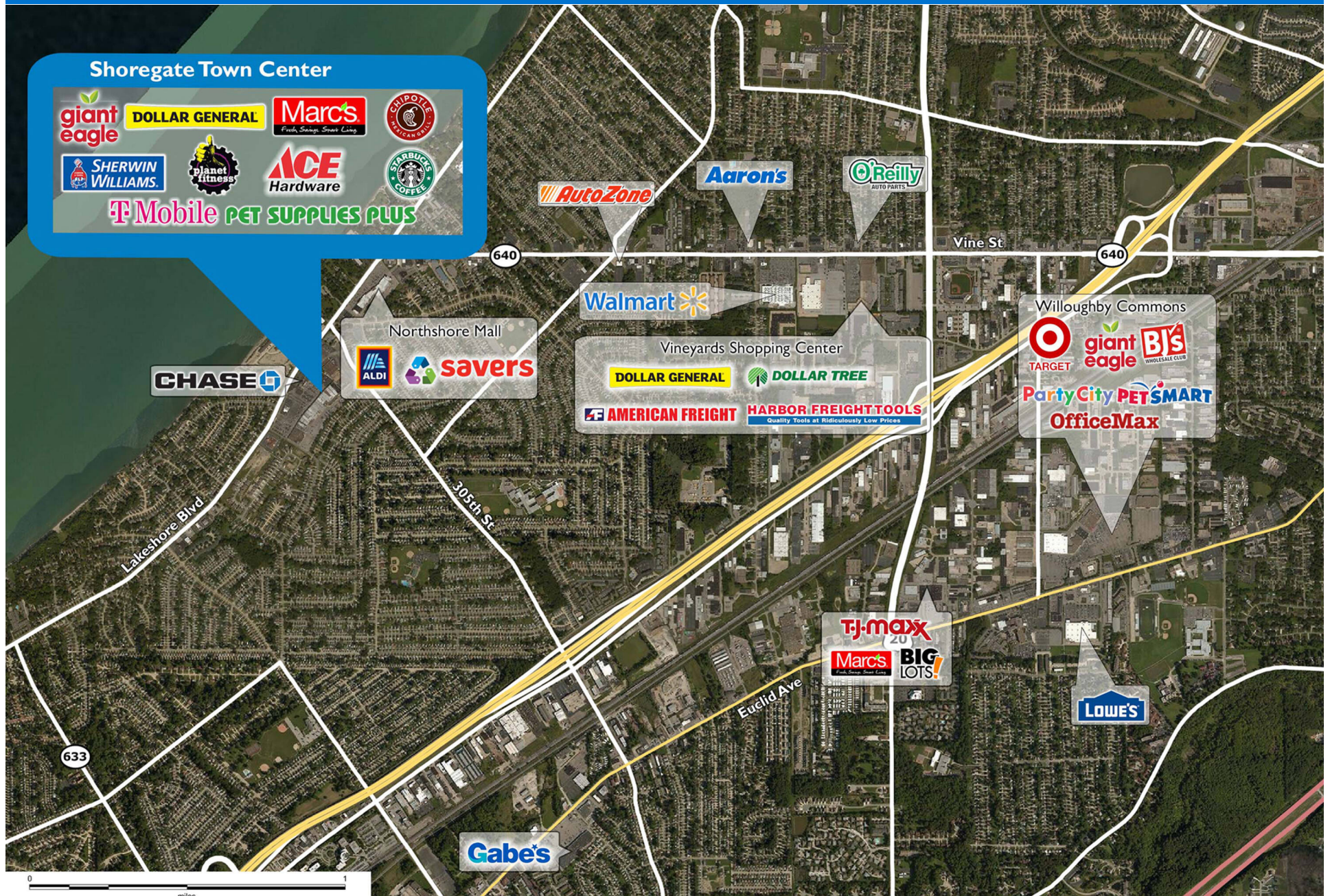
SITE LEGEND

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



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Shoregate Town Center Willowick, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,725	64,612	119,548
	2027 Projected Population	11,557	63,820	117,929
	2010 Census Population	11,767	65,220	120,152
	2000 Census Population	11,898	68,234	125,380
	1990 Census Population	12,726	71,497	128,458
	Historical Annual Growth 1990 to 2000	-0.67%	-0.47%	-0.24%
	Historical Annual Growth 2000 to 2010	-0.11%	-0.45%	-0.43%
	Estimated Annual Growth 2010 to 2022	-0.03%	-0.07%	-0.04%
	Projected Annual Growth 2022 to 2027	-0.29%	-0.25%	-0.27%
	Median Age	42.8	42.4	42.6
Households	Q2 2022 Estimated Households	5,050	29,280	53,393
	2027 Projected Households	4,980	28,929	52,668
	2010 Census Households	5,068	29,540	53,699
	2000 Census Households	5,104	30,422	55,109
	1990 Census Households	5,049	30,012	54,163
	Historical Annual Growth 1990 to 2000	0.11%	0.14%	0.17%
	Historical Annual Growth 2000 to 2010	-0.07%	-0.29%	-0.26%
	Estimated Annual Growth 2010 to 2022	-0.03%	-0.07%	-0.04%
	Projected Annual Growth 2022 to 2027	-0.28%	-0.24%	-0.27%
	Population per Household	2.32	2.19	2.23
Population by Race	White	89.7%	75.6%	70.1%
	Black or African American	5.5%	18.7%	24.4%
	Asian & Pacific Islander	0.7%	1.4%	1.3%
	Other Races	2.0%	2.6%	2.4%
	Hispanic Population	2.0%	1.7%	1.7%
Income	Average Household Income	\$81,854	\$67,682	\$70,898
	Median Household Income	\$68,197	\$55,640	\$55,015
	Per Capita Income	\$35,255	\$30,834	\$31,841
Education (Age 25+)	Elementary	1.0%	1.7%	1.9%
	Some High School	5.9%	5.3%	5.4%
	High School Graduate	32.6%	34.5%	32.1%
	Some College	26.6%	25.8%	25.4%
	Associates Degree Only	10.5%	9.3%	9.2%
	Bachelors Degree Only	15.8%	16.0%	17.6%
	Graduate Degree	7.6%	7.3%	8.4%
Business	Number of Businesses	148	1,797	3,266
	Total Number of Employees	1,927	24,512	48,920
	Employees per Business	13.02	13.64	14.98
	Residential Population per Business	79.25	35.96	36.61

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