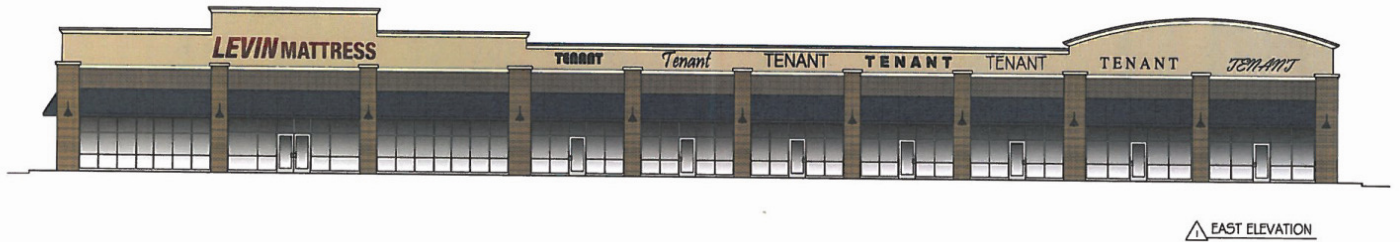


Elyria Shoppes on Rt. 57 Elyria, Ohio



AVAILABLE FOR LEASE

DEMOGRAPHICS

HOUSEHOLDS

1 MILE - 1,807
2 MILE - 8,428
3 MILE - 16,746
5 MILE - 34,536

POPULATION

1 MILE - 4,505
2 MILE - 21,233
3 MILE - 41,825
5 MILE - 87,057

AVERAGE INCOME

1 MILE - \$68,539
2 MILE - \$68,287
3 MILE - \$66,049
5 MILE - \$67,852

Contact: David Stein

24500 Chagrin Blvd., Suite 120
Beachwood, Ohio, 44122

Phone: 216-831-6773

Fax: 216-831-3869

E-mail: Distein957@aol.com

Property Features

New Construction

1200 – 12,000 square feet available

August/September 2014 delivery

Anchored by Levin Mattress Store

Across from Chestnut Commons Elyria II

Signage on Route 57

Ample Parking

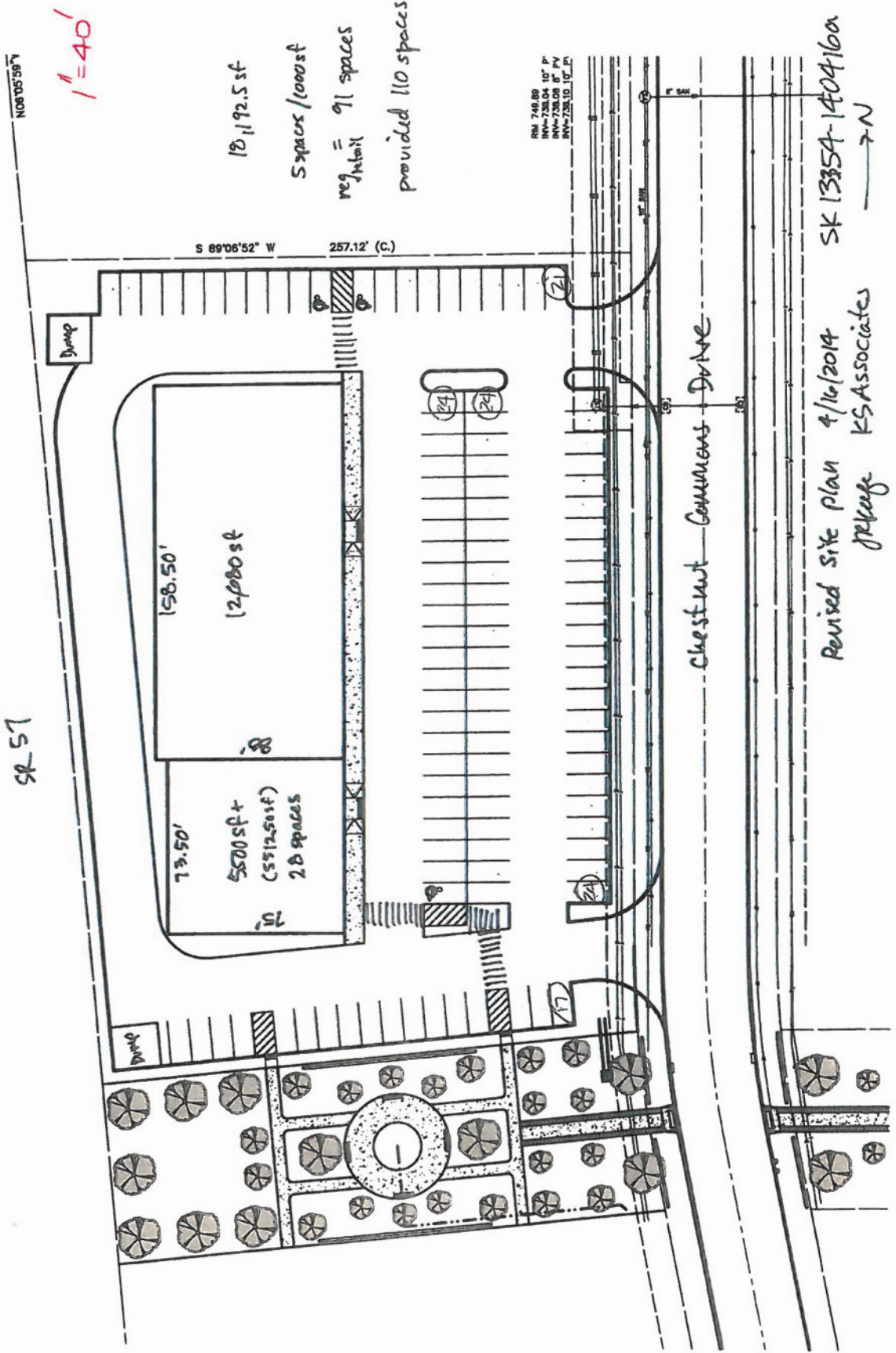
Favorable Lease Terms

ARNOLD J. EISENBERG, INC.

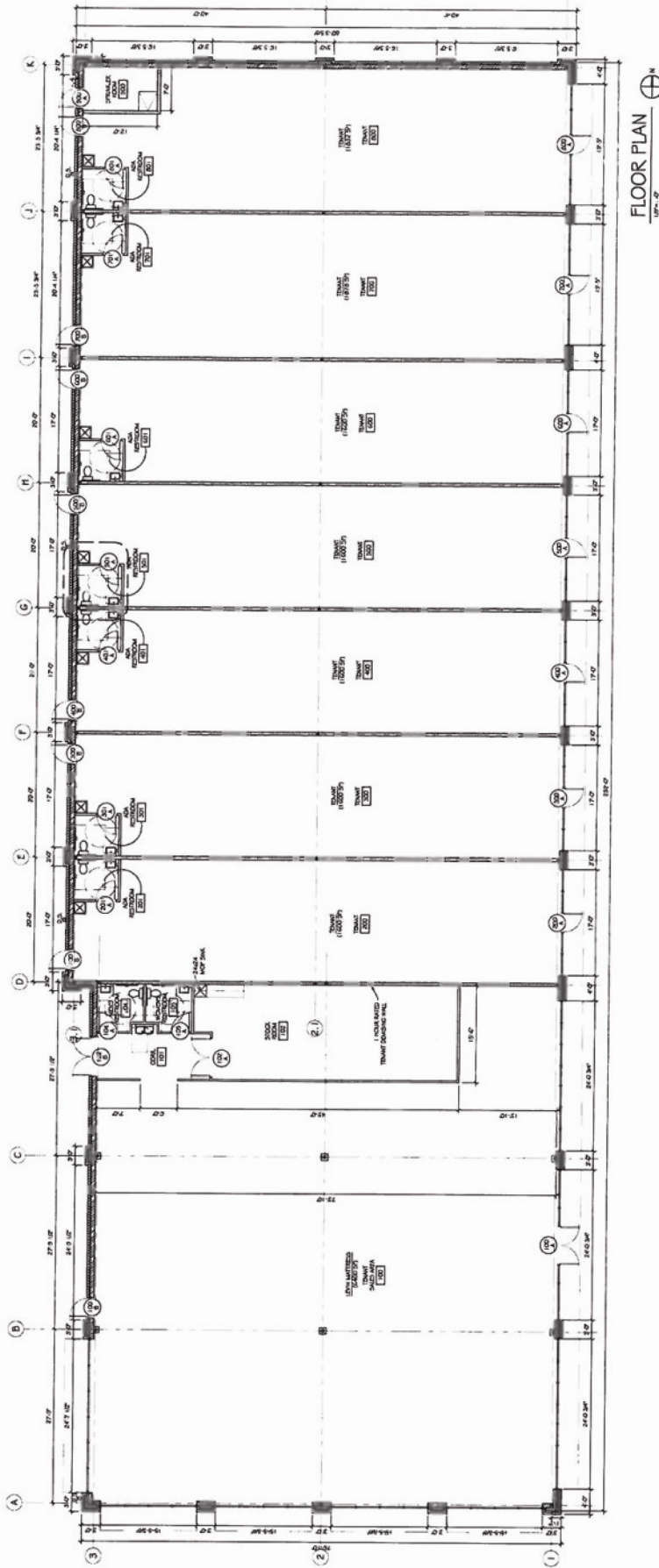


Elyria Shoppes on RT. 57
Elyria, OH 44035

SR 57



Elyria Shoppes on RT. 57 Elyria, OH 44035

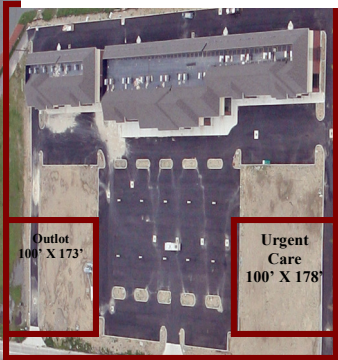


Floor Plan
SCALE: 1/8" = 1'-0"

CHESTNUT COMMONS DR. RETAIL
Elyria, Ohio
5/13/2014

WAL-MART
SUPERCENTER

RAC
ANYTIME FITNESS
Kwik
PAPA JOHN'S
H&R BLOCK
B&W
Strongsville
Sun City
Fantastic Sams



Cleveland Clinic

BURGER KING

drug mart

State Route 57

Chestnut Ridge Rd



EXECUTIVE SUMMARY

Prepared for:
Arnold J. Eisenberg, Inc.

Coordinates
X:-82.0666
Y:41.3436

Chestnut Commons Dr & Chestnut Ridge Rd - Elyria	1.00 mile radius	2.00 mile radius	3.00 mile radius	5.00 mile radius
Square Miles Land Mass	3.14	12.56	28.26	78.49
Population & Growth				
2013 Total Population	4,605	21,233	41,825	87,057
2013 Population Density	1,467psm	1,691psm	1,480psm	1,109psm
2010-2013 Growth	83 1.8%	696 3.4%	916 2.2%	2,338 2.8%
2010-2013 Avg. Annual Growth	28 0.6%	232 1.1%	305 0.7%	779 0.9%
2018 Total Population	4,895	22,456	43,953	91,236
2018 Population Density	1,559psm	1,788psm	1,556psm	1,162psm
2013-2018 Proj. Pop. Growth	290 6.3%	1,224 5.8%	2,128 5.1%	4,179 4.8%
2013-2018 Avg. Annual Growth	58 1.3%	245 1.2%	426 1.0%	836 1.0%
2010 Total Population	4,522	20,536	40,909	84,719
Households & Growth				
2013 Households	1,807	8,428	16,746	34,536
2010-2013 Growth	40 2.3%	301 3.7%	379 2.3%	915 2.7%
2010-2013 Avg. Annual Growth	13 0.8%	100 1.2%	126 0.8%	305 0.9%
2018 Households	1,917	8,900	17,568	36,105
2013-2018 Growth	110 6.1%	471 5.6%	822 4.9%	1,569 4.5%
2013-2018 Avg. Annual Growth	22 1.2%	94 1.1%	164 1.0%	314 0.9%
2010 Households	1,767	8,127	16,367	33,621
Families				
2013 Families	1,291	5,880	11,185	23,384
2018 Families	1,366	6,206	11,768	24,493
Income				
2013 Aggregate HH Income	\$ 123.83 million	\$ 575.54 million	\$ 1,106.05 million	\$ 2,343.36 million
2013 Average Household Income	68,539	68,287	66,049	67,852
2013 Median Household Income	64,021	61,468	58,160	60,034
2013 Per Capita Income	27,695	27,171	25,916	25,280
2018 Aggregate HH Income	\$129.18million	\$596.10million	\$1,140.38million	\$2,427.63million
2018 Average Household Income	\$67,395	\$66,980	\$64,912	\$67,238
2018 Median Household Income	\$67,121	\$63,606	\$59,077	\$60,481
2018 Per Capita Income	\$27,224	\$26,641	\$25,458	\$25,003
Daytime Demographics				
Number of Employees	1,430	4,170	8,038	19,801
Number of Businesses	88	274	545	1396
Avg. number Employees per Bus.	16.3	15.2	14.7	14.2
Residents per Business	52.4	77.6	76.7	62.3
Total Aggregate Annual Payroll	\$45.5million	\$132.9million	\$256.4million	\$631.8million