

6.2 AC DEVELOPMENT AT
 — the —
SHOPPES
 — at PARMA —



RARE 6.2 AC DEVELOPMENT SITE AT THE DYNAMIC 756,000 SF, THE SHOPPES AT PARMA, A DOMINANT POWER CENTER IN NE OHIO.

CONTACT EXCLUSIVE AGENTS:

JOSEPH W. KHOURI
 First Vice President
 216 658 6120
 joseph.khour@cbre.com

KEVIN MOSS
 Vice President
 216 363 6453
 kevin.moss@cbre.com





— the — OPPORTUNITY

THE SHOPPES AT PARMA
8444 DAY DRIVE
PARMA, OH 44129

- 6.2 AC Development Site For Sale or Joint Venture
- The Shoppes at Parma is a 756,000 SF power center anchored by Walmart, Dicks Sporting Goods, Burlington, Marcs, Fitworks, Old Navy, Ulta & many more!
- The project recently underwent a \$100 M redevelopment which transformed the former Parmatown mall into a mixed-use power center.
- According to Placer.ai (Oct '20-Oct '21 study), Shoppes at Parma ranks:
 - 3 out of 152 most visited shopping center within a 15 ml radius (98th percentile)
 - 14 out of 1,113 most visited shopping center in the state of Ohio (99th percentile)
 - 521 out of 32,367 ranked shopping center in the country (98th percentile)
- Parma is a super-regional trade area with a dense population of 244,244 people in a 5 mile radius.

QUICK STAT DEMOGRAPHICS - 5 MILE RADIUS



DAYTIME
POPULATION
230,638



2020
POPULATION
244,244



2020
HOUSEHOLDS
105,989



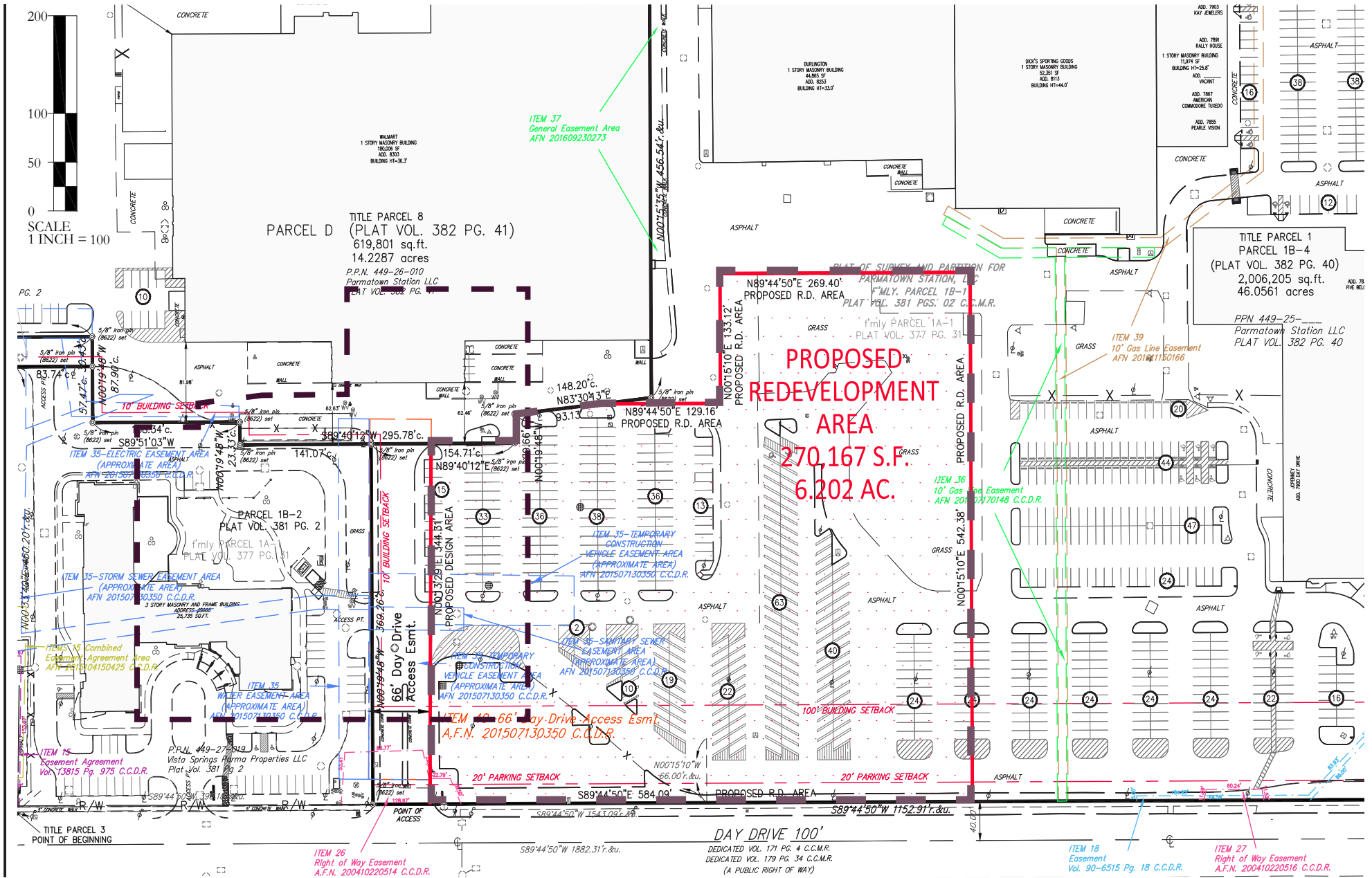
2020
POPULATION
25 & OVER
182,374



2020
AVG. HH INCOME
\$70,883

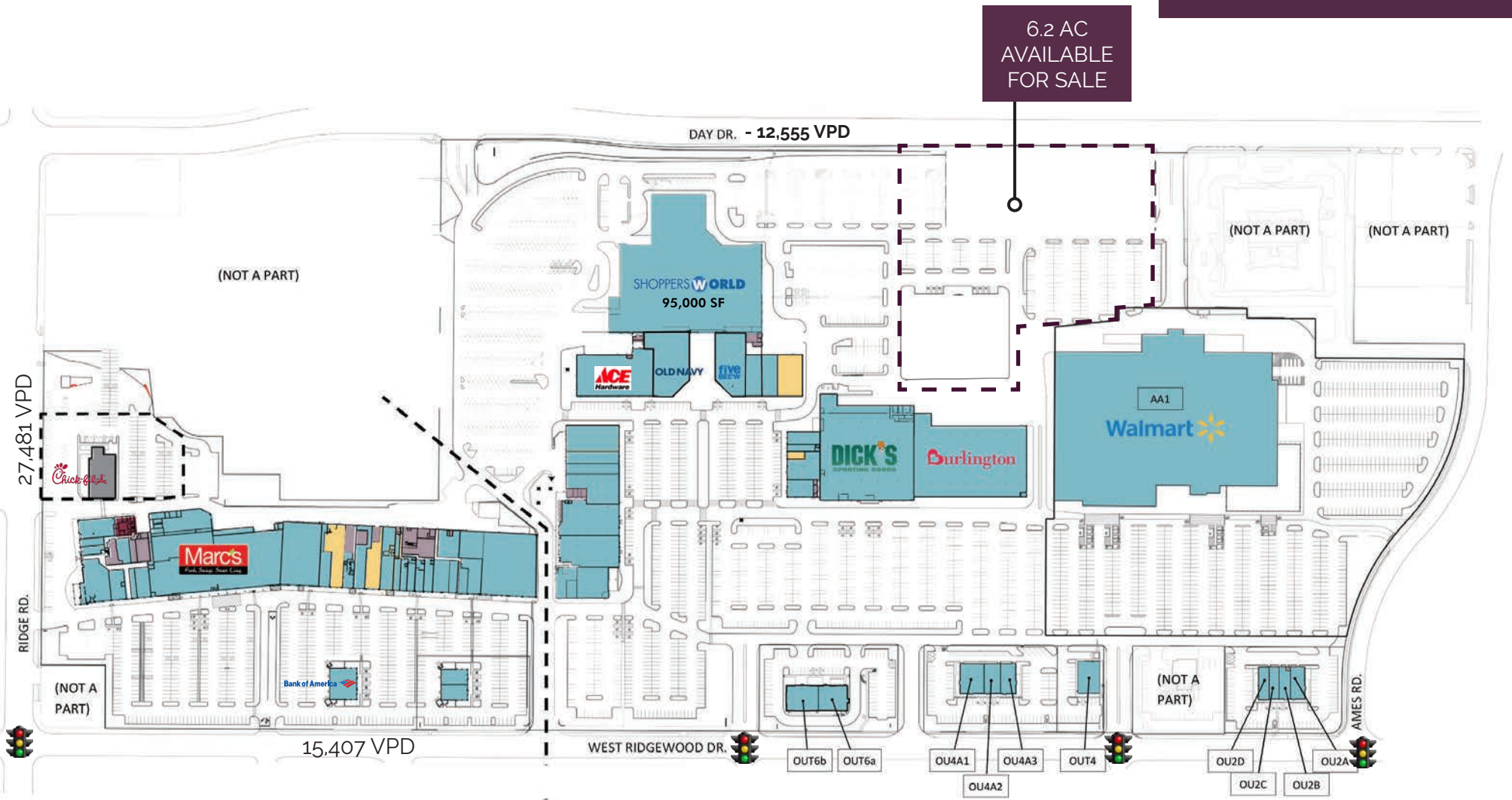
— the — SURVEY

THE SHoppes AT PARMA
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the
SITE PLAN

6.2 AC DEVELOPMENT AT
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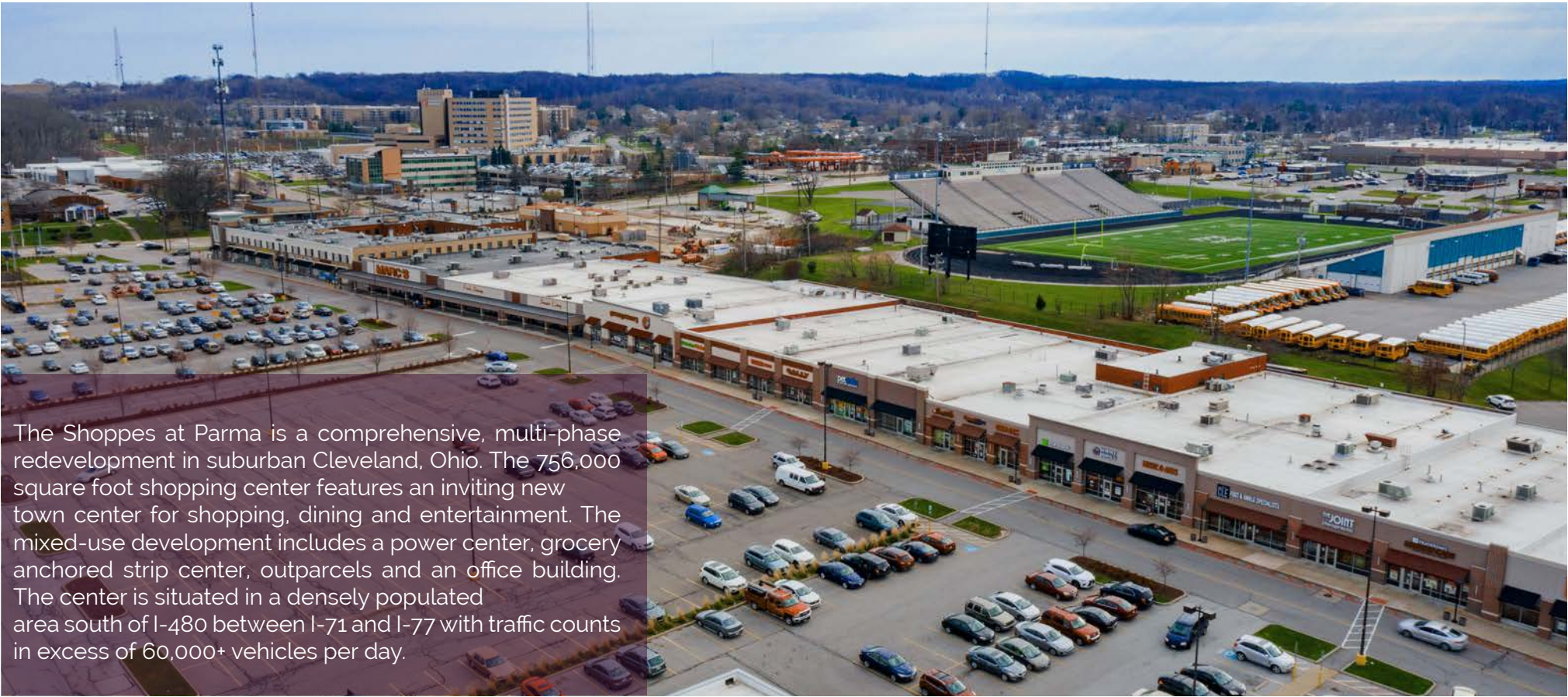
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DAY DRIVE AERIAL

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The Shoppes at Parma is a comprehensive, multi-phase redevelopment in suburban Cleveland, Ohio. The 756,000 square foot shopping center features an inviting new town center for shopping, dining and entertainment. The mixed-use development includes a power center, grocery anchored strip center, outparcels and an office building. The center is situated in a densely populated area south of I-480 between I-71 and I-77 with traffic counts in excess of 60,000+ vehicles per day.

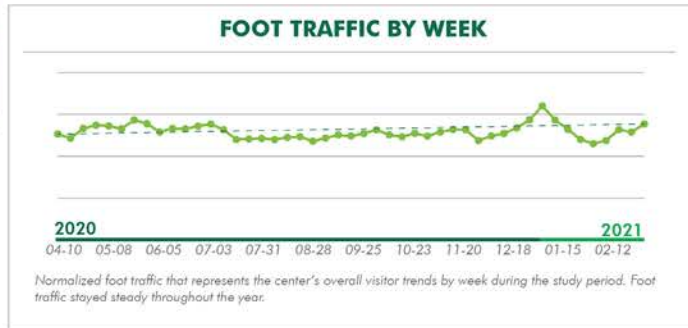
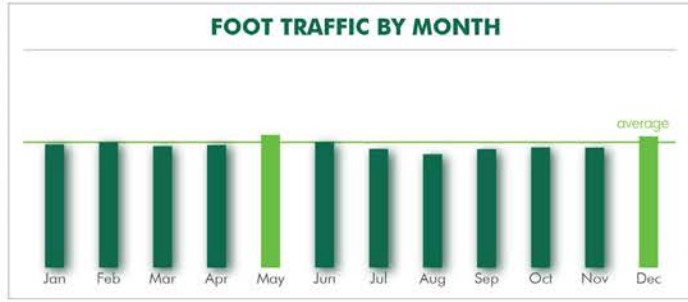
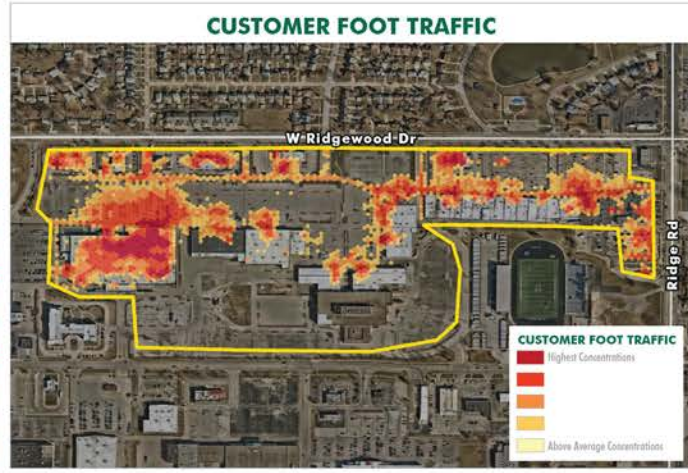
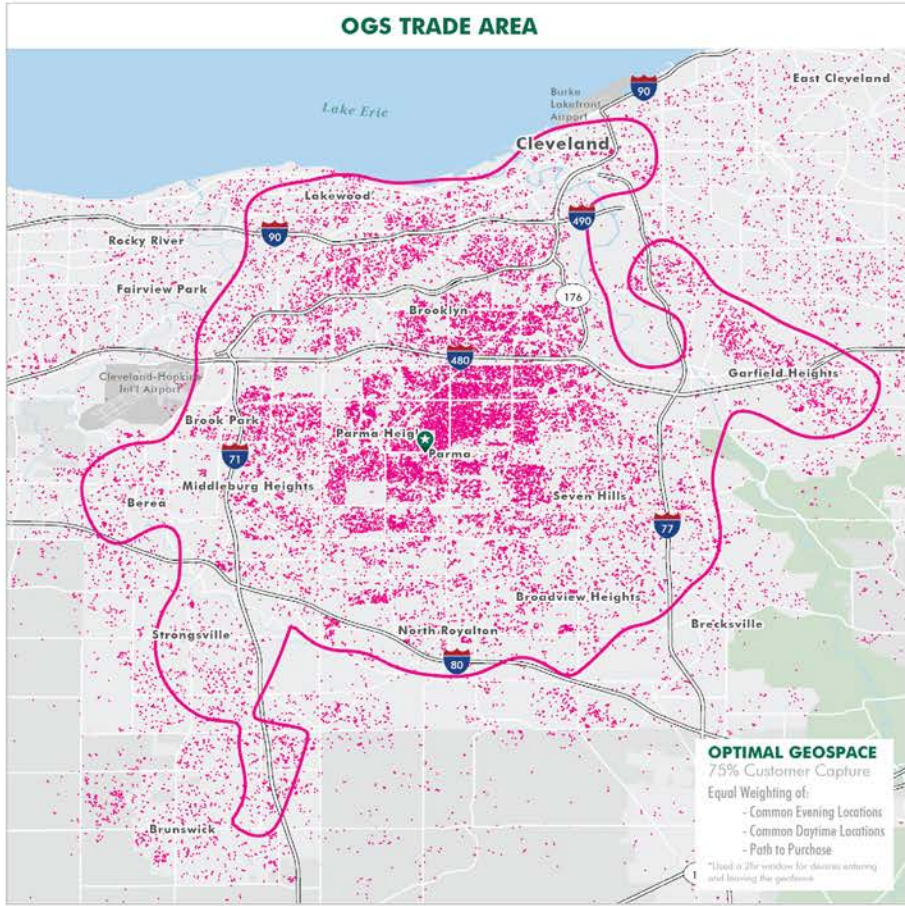
— the — RETAILERS



the MASS MOBILE STUDY

6.2 AC DEVELOPMENT AT the SHOPPES at PARMA

STUDY PERIOD: MAR 2020 TO MAR 2021



MASSIVE MOBILE DATA

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

TRADE AREA DEMOGRAPHICS

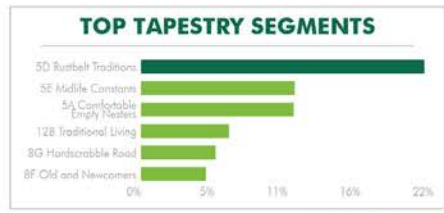
- TOTAL POPULATION**
518,324
- POPULATION GROWTH**
-0.17%
- DAYTIME POPULATION**
535,771
- AVG HOUSEHOLD SIZE**
2.26
- MEDIAN AGE**
40.4
- CONSUMER EXPENDITURES (avg annual spending budget)**
\$58,043

CUSTOMER FREQUENCY
Return 92%
One-Time 8%

HIGHEST FOOT TRAFFIC DAY
Saturday

WEEKLY TRAFFIC
Weekday 47%
Weekend 53%

SEASONALITY
26% 26%
24% 24%



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6.2 AC DEVELOPMENT AT
 the
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 at PARMA

THE SHOPPES OF PARMA

- Walmart
- DICK'S Sporting Goods
- Marc's
- Burlington
- OLD NAVY
- ULTA
- DAILY HOUSE
- SHOE DEPT. ENCORE
- FIVE BELOW
- FITWORKS
- MATTRESS FIRM
- KAY
- ANTONIO'S
- CHUCK E. CHEESE'S
- FIRST EDDIE'S
- Five Guys
- MISSION BBQ
- MISSION BBO
- I ♥ T-Shirts
- Five

SNOWVILLE PLAZA

- DOLLAR GENERAL

MIDTOWN PLAZA

- Marc's
- OfficeMax
- Aaron's
- COMRAD'S
- ANTONIO'S
- SONIC
- DN KN
- McDonald's
- TACO BELL
- Wendy's
- ALDI

PEARL ROAD SHOPPING CENTER

- HARBOR FREIGHT TOOLS
- BIG LOTS

YORKTOWN PLAZA

- Save a Lot food stores

SNOW VIEW PLAZA

- GIANT EAGLE
- PIZZA HUT

RIDGE DAY PLAZA

- Save a Lot
- DOLLAR TREE
- Master Pizza

PLEASANT VALLEY SHOPPING CENTER

- ACME Fresh Market
- TJ-maxx
- DOLLAR TREE
- PET SUPPLIES PLUS
- GINGER

PIZZERIA CERINO

- ALDI
- DQ

GIANT EAGLE

- getGo
- DN KN
- Advance Auto Parts
- sears outlet
- PIZZA HUT
- Mr. Chicken
- McDonald's
- Starbucks
- K

LITEHOUSE

- Rico Zone

meijer

- Proposed

MONRO

PIZZA HUT

COMRAD'S



the DEMOGRAPHICS

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— the —
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POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	16,975	103,958	244,244
2025 Projected Population	16,758	102,069	240,358



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2020 Daytime Population	16,168	93,595	230,638
Daytime Workers	7,356	38,686	101,726
Daytime Residents	8,812	54,909	128,912



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2020 Households	7,875	44,963	105,989
2020 Average Household Income	\$61,817	\$69,032	\$70,883
2025 Average Household Income	\$65,645	\$73,801	\$77,245
2020 Median Household Income	\$48,465	\$55,615	\$54,636



EDUCATION	1 MILE	3 MILES	5 MILES
2020 Population 25 and Over	12,782	77,733	182,374

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CBRE, Inc.
950 Main Avenue, Suite 200
Cleveland, OH 44113
216 687 1800

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