

THE OPPORTUNITY

- For Lease 7,000 SF former Ray's Place restaurant located directly across from Summit Mall in Fairlawn.
- The space is fully built out with hood, bar, insulated patio, select tables, booths, and chairs remaining.
- Located at the corner of Ghent Rd and 18, across from Summit Mall.
- Summit Mall is over 94% occupied as of October 2025, proving to be a powerful draw to the area.
- Access to I-77 is made easy as Ghent Rd features full access onto I-77 just north of the site.
- The location features average household incomes of \$149k + within a three mile radius of the site
- Area retailers include Dillard's, Macy's, Acme Fresh Market, Sam's Club, Walmart, Home Depot, JCPenny, Lowe's and more.



DAYTIME POPULATION **50,888**



37,989



HOUSEHOLDS **17,321**



POPULATION 25 & OVER **28,540**

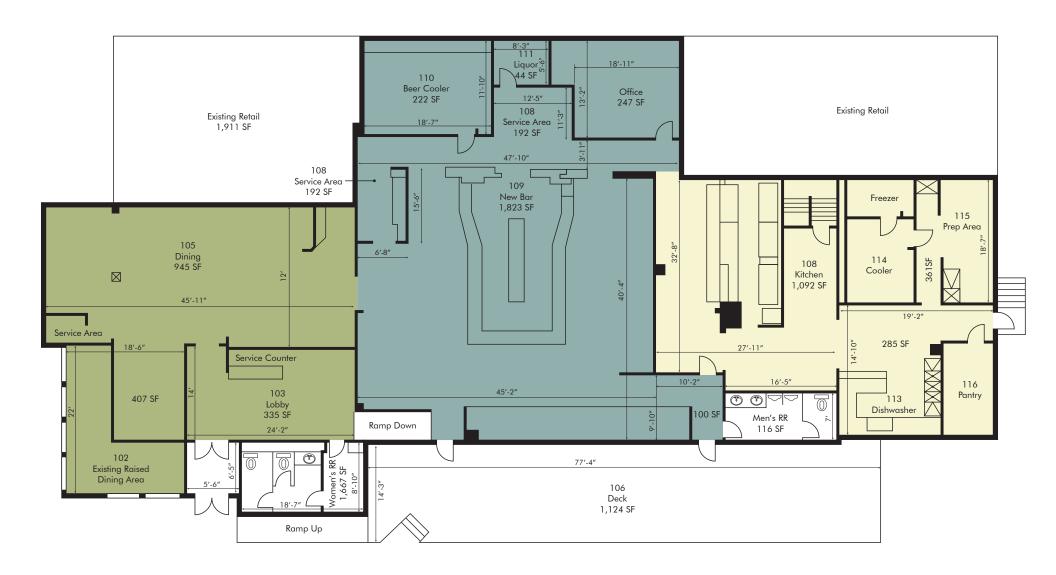


AVG. HOUSEHOLD INCOME \$149,159



QUICK STATS 3 MILE RADIUS

FLOOR PLAN





















RETAIL TRADE MAP



Fairlawn-**Montrose RETAIL TRADE AREA**

MAJOR OFFICE BUILDINGS

±6100.000 Total SE (Source, CoStar)

- 1. Sterling Office Park 271,675 SF
- 2. Cleveland Clinic Akron Gen. 214,600 SF
- 3. Embassy Corporate Park 116,553 SF
- 4. 3200 W Market St 113,646 SF Not on Man 341 White Pond Drive - 212,858 SF

HOTELS

14 Hotels/1.374 Rooms (Source, CoStar)

- 1. Residence Inn 107
- 2. Baymont 62
- 3. Super 8 64
- Comfort Inn 51
- Extended Stay America 167 6. Radisson - 128
- 7 Homewood Suites 105
- 8. Fairfield Inn 98
- Courtvard 78
- 10. Hampton Inn 63
- 11. Copley Inn & Suites 102
- 12. Econolodge 54
- 13 Hilton 203
- 14. Holiday Inn Express 92

MAJOR EMPLOYERS

- 1. Signet Jewelers 1,400
- 2. Cleveland Clinic-Akron General 600
- 3. Dial America 300

Copley-Fairlawn Schools - 400 YRC Freight - 600

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	7,265	37,989	92,693
2024 Daytime Population	15,419	50,888	90,737
2024 Households - Current Year Estimate	3,090	17,321	41,977
2024 Average Household Income	\$144,521	\$149,159	\$126,962
2029 Average Household Income Projection	\$166,479	\$167,744	\$142,696
2024 Median Household Income	\$95,998	\$102,549	\$81,465
2024 Per Capita Income	\$59,902	\$67,942	\$57,360
2024 Population 25 and Over	5,466	28,540	68,138

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