

Eastgate Ellet Plaza Akron, Ohio



Exclusive Offering By:

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- RARE Value-Add Shopping Center for Sale with 28% UPSIDE
- Offering Price Based on In-Place NOI Only - NO PROFORMA RENT
- Save-A-Lot Grocery Anchor with 20 Years of Tenure in the Property
- Many Leases Give Landlord the Right to Renegotiate Option Terms and Convert Gross Leases to Triple Net
- Tremendous Cash-On-Cash Potential with Lease Up of Vacant Space
- Historically Stable Property for Sale for 1st Time in 38 Years
- Roof 70% Replaced in 2015 and Remaining 30% Replaced 2020
- All Parking Lot and Under Canopy Lights Recently Converted to LED
- Located in Densely-Populated Ellet Neighborhood of Akron and is the Main Daily Shopping Destination for Thousands of Surrounding Residents

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Eastgate Ellet Plaza

Akron, Ohio

The Property - Investment Summary

Property	Eastgate Ellet Plaza
Type	Major Value Add Opportunity
Property Address	552 South Canton Road Akron, Ohio 44312
Major Market	Cleveland-Akron-Canton DMA Population 3,277,100
Highway Access	1 Mile North on Canton Rd - I-76
Major Tenants	Save-A-Lot 13,800 SF Fitness Center 15,458 SF KeyBank 4,250 SF Ohio Mills Corp 4,046 SF
Gross Leasable Area	115,650 SF
Percent Leased	72%
Average Rent	\$11.73 PSF
Lot Size	6.296 acres 1 Parcel
Roof Age	2015 - 70% Newly Redone 2020 - 30% New Redone
Actual Net Operating Income	\$613,899.04
CAP Rate	8.5%
Price	\$7,222,000
Price Per Square Foot	\$62/SF
<u>90% Occupied Projections</u>	
New GLA to be Leased	20,716 SF @ \$11.73 Gross PSF
Gross Income New Leases	\$242,998
Total Projected NOI	\$867,960
Value at 8.1% Cap Rate	\$10,715,000



Investment Highlights

- Grocery and Fitness Anchors - Internet Resistant
- RARE Value-Add Shopping Center for Sale with 28% UPSIDE
- Save-A-Lot Grocery Anchor with 20 Years of Tenure in the Property
- Tremendous Cash-On-Cash Potential with Lease Up of Vacant Space
- Historically Stable Property for Sale for 1st Time in 38 Years
- Roof 70% Replaced in 2015 and Remaining 30% Replaced 2020
- Safe Haven Asset - Stabilized Property with Existing Tenants and Vacancies in Various Sizes Provide a Hedge Against Future Vacancy Risk
- Low In-Place Rents Averaging Only \$11.73 Per Square Foot

Property Description

For sale is the 100% fee-simple interest in Eastgate Ellet Plaza, a Save-A-Lot anchored shopping center serving the densely-populated Ellet, Mogadore, and Lakemore neighborhoods in Akron, Ohio. The property is being offered for sale for the first time in 38 years and offers tremendous upside in leasing vacancies and converting gross leases to NNN as they roll over. The property features a wide mix of daily needs, internet resistant tenants including grocery, fitness, restaurants, nail salon, cellular, and others. With vacancies in a range of space sizes from 1,200-4,350 SF retail, 240-693 SF office, and a 20,000 SF bowling alley, the property is primed for a new owner to take over and immediately work to increase cash flow. Eastgate Ellet Plaza is located just one mile south of Interstate 76 and southeast of downtown Akron. It is the primary neighborhood shopping center and is shadow anchored by regional ACME grocery, a full line grocer that coexists perfectly with Save-A-Lot as ACME is full price and Save-A-Lot serves the cost conscious consumer. The property is surrounded by other retail, municipal services, and thousands of customers that can walk to the property. Nearby amenities include Hyre Middle School, Mogadore High School, Ellet Community Center, Ritzman Elementary School, and more.

Akron, Ohio

Akron is the fifth-largest city in Ohio and is the county seat of Summit County. Akron is part of the Cleveland DMA, and as of the 2019 Census estimate, the Greater Akron Area had an estimated population of 703,505. A long history of rubber and tire manufacturing, carried on today by The Goodyear Tire & Rubber Company, gave Akron the nickname "Rubber Capital of the World". It was once known as a center of airship development, and is still the home of the famous Goodyear Blimp. Today, its economy includes manufacturing, education, healthcare, and biomedical research; leading corporations include Gojo Industries, FirstEnergy, Huntington Bank, and Charter Spectrum.



Front Parking Lot Newly Sealed and Striped Fall 2021



Eastgate Ellet Plaza

Akron, Ohio

The Property - Property Photos





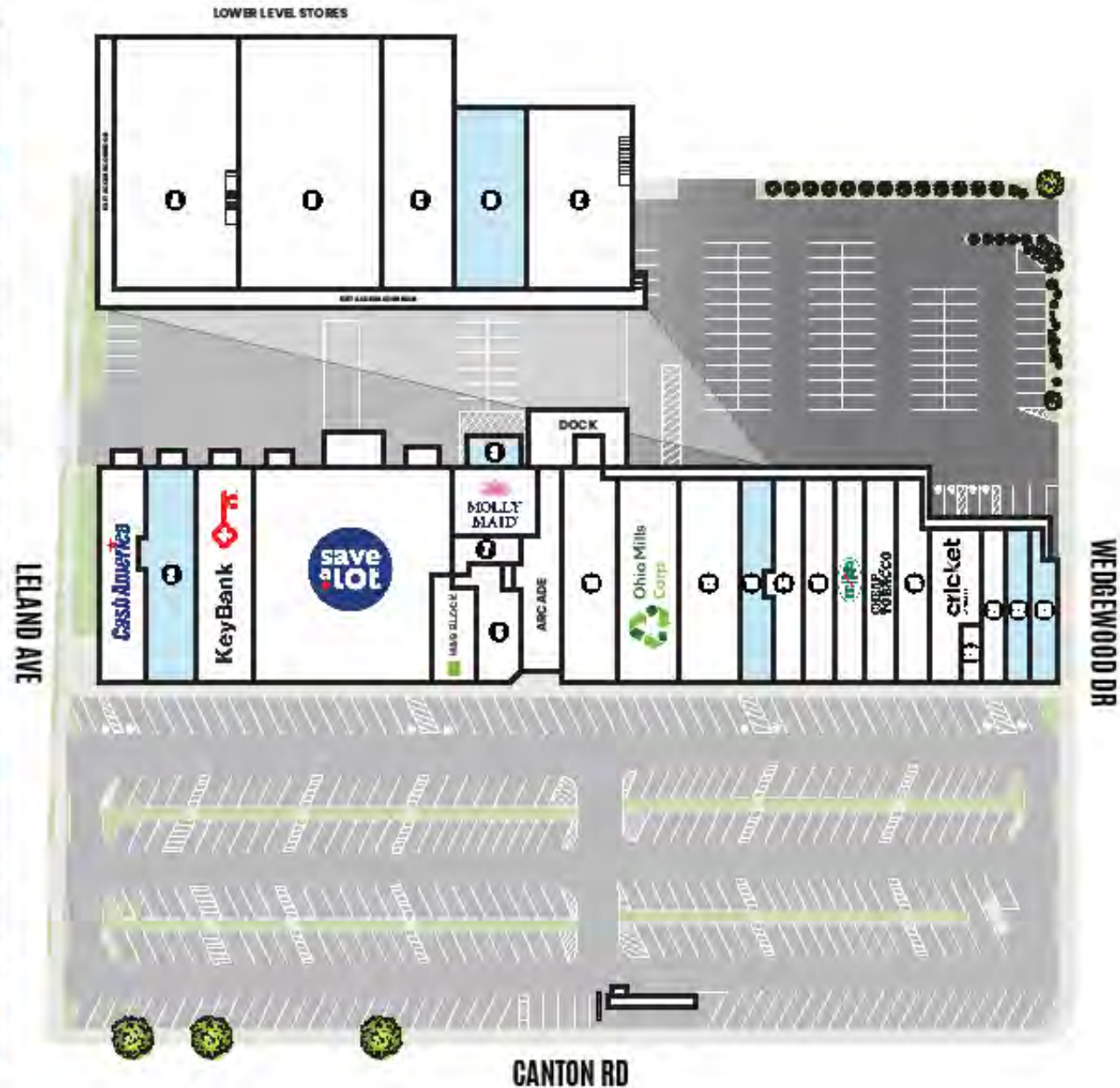
Eastgate Ellet Plaza

Akron, Ohio

The Property - Property Photos



KEY		
	LEASED	
	AVAILABLE	
		NEGOTIATING
		NOT PART
UNIT	TENANT	SIZE (SQ. FT.)
1	Cash America	4,300
2	Available	4,350
3	Key Bank	4,250
4	Save a Lot	13,600
5	H&R Block	1,300
6	Carrie's Nail Nook	1,600
7	William Hraz-Bin Barbershop	450
8	Molly Maid	1,600
9	Available - Bowling Alley	20,000
10	Ellet Closeout & Fabric	4,250
11	Ohio Mills Corp	4,046
12	Molly Brown's Kitchen	3,800
13	Available	2,025
14	New Ming Home	2,050
15	Ellet Eye Care	2,125
16	Mr. Hero	2,025
17	Cheap Tobacco	2,560
18	Game Surge	1,900
19	Cricket Wireless	2,500
20	Kramer Realty	525
21	Boost Mobile	1,300
22	Available	1,200
23	Available	1,800
SITE SUMMARY		83,756
LOWER LEVEL STORES		
A	Welcome to the Pit	7,430
B	Welcome to the Pit	8,024
C	Taylor Band & Orchestra, Inc.	4,012
D	Available	2,856
E	SBM Ventures Corp	4,200
SITE SUMMARY		26,522
FULL SITE TOTAL SF 115,596		



KEY		
	LEASED	 NEGOTIATING
	AVAILABLE	 NOT PART
UNIT	TENANT	SIZE (SUL FT.)
1	Available	610
2	Community Oriented Recovery	400
3	Sigma Electronics	558
4	Available	398
5	Available	240
6	M&J Unique Custom Creations	440
7	Available	440
8	Charles Olminsky	240
9	Todd M. Shimko	320
10	Available	280
11	Available	240
12	Coleman Consulting	204
13	Lightspeed Logistics	255
14	Available	693
SITE SUMMARY		5,318

FULL SITE TOTAL SF
115,596



Eastgate Ellet Plaza

Akron, Ohio

Performance & Tenancy - 2022 NOI Budget

INCOME				OPERATING EXPENSES			
Tenant	Size (SF)	Annual Rent	Rent PSF		2020	2021	2022 Projection
Kremer Realty	525	\$7,500.00	\$14.29	Advertising and Promotion	\$9,000.00	\$11,099.00	\$2,500.00
Perkins Wireless	2,500	\$32,499.96	\$13.00	Snow Removal	\$11,492.00	\$14,198.00	\$14,198.00
Compton Point Inc dba Cheap Tobacco	2,560	\$31,800.00	\$12.42	Landscaping	\$5,044.00	\$4,185.00	\$4,185.00
Mr. Hero	2,025	\$30,372.00	\$15.00	Janitorial	\$15,824.00	\$21,961.00	\$15,000.00
MY OPTIX Inc. dba Ellet Eye Care	2,125	\$16,500.00	\$7.76	Trash Removal	\$20,376.00	\$28,696.00	\$22,000.00
New Ming Home	2,050	\$36,000.00	\$17.56	Cleaning Supplies	\$632.00	\$673.00	\$700.00
Molly Brown's Kitchen	3,800	\$50,400.00	\$13.26	Utilities	\$51,802.00	\$60,942.00	\$58,000.00
Ellet Closeout & Fabrics	4,250	\$49,200.00	\$11.58	Repairs and Maintenance	\$51,774.00	\$38,682.00	\$40,000.00
Ohio Mills Corp dba Bargaintown Thrift	4,046	\$36,000.00	\$8.90	Real Estate Tax	\$104,787.00	\$104,787.00	\$104,787.00
Molly Maids of of Greater Akron & Canton	1,600	\$18,000.00	\$11.25	Insurance (\$0.25 PSF)	\$64,888.00	\$28,912.50	\$28,912.50
Carrie Herndon dba Carrie's Nail Nook	1,600	\$21,600.00	\$13.50	General and Administrative	\$3,010.00	\$3,010.00	\$3,010.00
H&R Block	1,300	\$21,900.00	\$16.85	Management 3%	\$27,091.16	\$28,340.39	\$28,372.51
Save-A-Lot	13,800	\$103,140.00	\$7.47	Reserves (\$0.10 psf)			\$11,565.00
KeyBank National Association	4,250	\$79,850.04	\$18.79	Total	\$366,969.39	\$345,485.89	\$333,230.01
FCFS Ohio Inc	4,300	\$61,200.00	\$14.23				
William Brake-Bills Barbershop	450	\$6,600.00	\$14.67				
Community Oriented Recovery	400	\$4,800.00	\$12.00				
Coleman Coonsulting LLC	204	\$2,400.00	\$11.76				
Lightspeed Logistics LLC	255	\$4,200.00	\$16.47				
Sigma Electronics	558	\$5,100.00	\$9.14				
Todd M. Shimko	320	\$4,200.00	\$13.13				
Charles Olminsky	240	\$2,400.00	\$10.00				
Rodney Long, Jr.	240	\$2,400.00	\$10.00				
M&J Unique Custom Creations LLC	440	\$5,400.00	\$12.27				
Taylor Band & Orchestra, Inc	4,012	\$32,760.00	\$8.17				
Welcome to the Pit LLC	8,024	\$44,100.00	\$5.50				
Welcome to the Pit LLC	7,434	\$40,920.00	\$5.50				
Blackstone/OTR LLC	2,856	\$22,848.00	\$8.00				
Boost Mobile	1,300	\$17,100.00	\$13.15				
530 Fashion House	1,850	\$30,000.00	\$16.22				
Game Surge	1,900	\$20,400.00	\$10.74				
Sensible Candles	2,025	\$25,200.00	\$12.44				
Total Vacant	32,411						
Total	115,650	\$866,790.00					
Reimbursed Expenses							
		Common Area Maintenance	\$28,732.44				
		Insurance	\$7,318.63				
		Property Taxes	\$27,116.52				
		Management/Admin	\$2,449.51				
		Trash	\$12,721.95				
		Promotion	\$2,000.00				
		Total	\$80,339.05				
		Gross Rent Less Vacancies	\$866,790.00				
		Effective Gross Income	\$947,129.05				
				Total Operating Expenses			\$333,230.01
				Net Operating Income (NOI)			\$613,899.04
				Value at 8.5% Cap Rate			\$7,222,000.00

Tenant Name	Square		Lease Term		Rental Rates			Recovery	
	Feet	Pro-rata	Begin	End	Begin	Annually	PSF	Type	Comments/Options
Boost Mobile	1,300	1.12%	6-1-2021	6-30-2026	Current	\$17,100	\$13.15	NNN	Tenant reimburses its pro-rata share of common area maintenance, taxes and insurance, payable monthly.
					Option: 7-1-2026	\$21,000	\$16.15		Options: One 5 year option, exercised with no less than 90 days prior written notice. Security Deposit: \$1,000
Kremer Realty	525	0.45%	7-1-1993	MTM	Current	\$7,500	\$14.29	Gross	Tenant since 1993. Month-to-month lease with no options to renew.
Cricket Wireless	2,500	2.16%	9-8-2020	5-31-2025	Current	\$32,500	\$13.00	Gross	Tenant since 2013. Tenant pays for trash compactor.
					6-1-2022	\$35,000	\$14.00		Options: One 5 year option, exercised with no less than 90 days prior written notice. Option rent to be negotiated between Landlord and Tenant.
					Options: 6-1-2025	TBD	TBD		Security Deposit: \$2,500
Cheap Tobacco	2,560	2.21%	8-1-2009	2-28-2022	Current	\$31,800	\$12.42	Gross	Tenant pays for trash compactor.
									Options: none
Mr. Hero	2,025	1.75%	10-1-2003	9-30-2023	Current	\$30,375	\$15.00	NNN	Tenant reimburses its pro-rata share of common area maintenance, taxes and insurance, payable monthly.
									Security Deposit: \$2,000
Ellet Eye Care	2,125	1.84%	3-1-2012	7-31-2023	Current	\$16,500	\$7.76	NNN	Tenant reimburses its pro-rata share of common area maintenance, taxes and insurance, payable monthly.
									Options: None
									Security Deposit: \$1,250
New Ming Restaurant	2,050	1.77%	5-1-2011	8-31-2026	Current	\$36,000	\$17.56	Modified Gross	Tenant pays 2% of shopping center increase in CAM, Taxes and Insurance over a base year of 2021. Tenant reimburses for trash.
					Options: 9-1-2026	Rate TBD			Options: One 5 year option, exercised with no less than 90 days prior written notice. Option rent to be negotiated between Landlord and Tenant.
									Security Deposit: \$5,000
Molly Brown's Kitchen	3,800	3.29%	2-1-2005	8-31-2026	Current	\$50,400	\$13.26	Modified Gross	Tenant pays 4% of shopping center increase in CAM, Taxes and Insurance over a base year of 2021. Tenant reimburses for trash.
					Options: 9-1-2026	Rate TBD			Options: One 5 year option with 90 days notice

Eastgate Ellet Plaza

Akron, Ohio

Performance & Tenancy - Rent Roll

Tenant Name	Square		Lease Term		Rental Rates			Recovery	
	Feet	Pro-rata	Begin	End	Begin	Annually	PSF	Type	Comments/Options
Ellet Closeout & Fabrics	4,250	3.68%	7-1-2004	9-30-2022	Current	\$49,200	\$11.58	Gross	Tenant pays for trash compactor. Tenant may terminate the lease with 90 days notice. Options: none
Ohio Mills Corp.	4,046	3.5%	7-1-2020	8-31-2023	Current	\$36,000	\$8.90	Gross	Tenant pays for trash compactor. Options: none Security Deposit: \$3,000
Molly Maids	1,600	1.38%	7-1-2008	2-28-2024	Current	\$18,000	\$11.25	Gross	Tenant pays for trash compactor. Options: 3-1-2024 \$19,200 \$12.00 Options: One 2 year option to be exercised with 90 day's prior written notice. Tenant to pay increases in CAM, taxes and insurance during the option above a base year of 2019. Security Deposit: \$1,500
Carrie's Nail Nook	1,600	1.38%	12-19-2017	8-31-2024	Current	\$21,600	\$13.50	Gross	Tenant contributes to promotional fund. Security Deposit: \$1,000
H&R Block	1,300	1.12%	12-1-1994	4-30-2023	Current	\$21,900	\$16.85	Mod Gross	Tenant pays increases in taxes and insurance over base year of 2017. Pays for promotional fund and trash compactor. Options: none
Moran Foods LLC dba Save-A-Lot	13,800	11.94%	2-1-2002	1-31-2025	Current 2-1-2022	\$100,740 \$103,140	\$7.30 \$7.47	NNN	Tenant's stated pro-rata share of additional charges is 19%. Tenant pays its pro rata share of property taxes, common area maintenance, and insurance payable monthly. Options: 2-1-2025 \$109,328 \$7.92 2-1-2028 \$115,887 \$8.40 2-1-2031 \$122,840 \$8.90 Options: Two 3 year options followed by one 5 year option, each to be exercised on not less than 120 day's notice.
KeyBank National Association	4,250	3.68%	9-15-1995	6-30-2023	Current	\$79,850	\$18.79	Mod Gross	Tenant's stated pro-rata share of additional charges is 7.5%. Tenant contributes to promotional fund and trash compactor. Tenant pays its pro-rata share of increases in real estate taxes from a base year of 2009 and insurance from a base year of 2010, with each increase capped at 4% per year starting in 2014. Options: 7-1-2023 \$83,368.92 \$19.62 7-1-2026 \$88,371.12 \$20.79 Options: Two 3 year options to be exercised with 90 days prior written notice.

Eastgate Ellet Plaza

Akron, Ohio

Performance & Tenancy - Rent Roll

Tenant Name	Square		Lease Term		Rental Rates			Recovery		Comments/Options
	Feet	Pro-rata	Begin	End	Begin	Annually	PSF	Type		
Cash America FCFS Ohio, Inc.	4,300	3.72%	3-1-2021	3-31-2026	Current	\$61,200	\$14.23	Gross	Options: Three 5 year options exercised with 90 days prior written notice.	
					Options:					
					4-1-2026	\$64,200	\$14.93			
					4-1-2031	\$67,200	\$15.63			
					4-1-2036	\$70,200	\$16.33			
William Brake-Bills Barbershop	450	0.39%	1/3/2001	MTM	Current	\$6,600	\$14.67	Gross		
Community Oriented Recovery	400	0.35%	6/1/2020	5/31/2023	Current	\$4,800	\$12.00	Gross		
Coleman Consulting LLC	204	0.18%	3/1/2021	2/28/2022	Current	\$2,400	\$11.76	Gross		
Lightspeed Logistics LLC	255	0.22%	8/1/2018	11/30/2021	Current	\$4,200	\$16.47	Gross	One 1 year option at \$4,200 per year.	
Sigma Electronics	558	0.48%		MTM	Current	\$5,100	\$9.14	Gross		
Todd M. Shimko	320	0.28%	3/1/2019	MTM	Current	\$4,200	\$13.13	Gross	One 2 year option at \$4,500 per year.	
Charles Olminsky	240	0.21%	7/1/2009	MTM	Current	\$2,880	\$10.00	Gross		
M&J Unique Custom Creations LLC	440	0.39%	5/1/2021	4/30/2024	Current	\$5,400	\$12.27	Gross		
Taylor Band & Orchestra, Inc	4,012	3.47%	8/15/2007	12/31/2021	Current	\$32,760	\$8.17	Gross	Tenant contributes to promotional fund and trash compactor. Security Deposit: \$5,000	
Welcome to the Pit LLC	8,024	6.94%	10-13-2017	9-30-2024	Current	\$44,100	\$5.50	Gross	Tenant contributes to promotional fund and trash compactor.	
					Options:				Options: One 5 year option exercisable with 90 days prior written notice.	
					10-1-2024	\$45,600	\$5.68		Security Deposit: \$3,200	
Welcome to the Pit LLC	7,434	6.43%	9-4-2020	9-30-2024	Current	\$34,800	\$4.68	Gross	Tenant pays \$25 monthly for promotional fund and \$100 monthly for trash compactor.	
					1-1-2022	\$40,920	\$5.50		Options: One 5 year option tied to original lease for above space.	
					Options:					
					10-1-2024	\$44,700	\$6.01			
Vacant Retail	4,200	3.63%								

Eastgate Ellet Plaza

Akron, Ohio

Performance & Tenancy - Rent Roll

Tenant Name	Square		Lease Term		Rental Rates			Recovery		Comments/Options
	Feet	Pro-rata	Begin	End	Begin	Annually	PSF	Type		
Blackstone/OTR LLC	2,856	2.47%	11-1-2017	MTM	Current	\$22,848	\$8.00	Gross	Tenant has been here since 2017 and closed during 2020 for COVID reasons. Tenant recently reached back out and opened their office with the intention of signing a long term lease in 2021.	
530 Fashion House	1,850	1.56%	11-29-2021	12-31-2027	2-1-2022	\$30,000	\$16.22	Gross	Tenant contributes to promotional fund , trash compactor, and \$150 annually for CAM. Options: One 5 year option exercisable with 90 days prior written notice. Rent to be determined between the parties at the time of exercise.	
Vacant Retail	1,200	1.04%								
Game Surge	1,900	1.64%	9-1-2021	8-31-2026	Current 9-1-2023	\$20,400 \$21,600	\$12.00	NNN	Tenant reimburses its pro rata share of common area maintenance, taxes, and insurance payable monthly. Options: One (1) Five (5) year options exercisable with 90 days prior written notice with rent to be negotiated between the parties. Security Deposit: \$2,500	
Sensible Candles	2,025	1.75%	11-2-2021	12-31-2027	2-1-2022 2-1-2023 2-1-2024	\$25,200 \$27,000 \$28,200	\$12.44 \$13.33 \$13.93	Modified Gross	Tenant contributes to promotional fund , trash compactor, and 2% of annual increases in real estate taxes and insurance. Options: One 5 year option exercisable with 90 days prior written notice. Rent to be determined between the parties at the time of exercise. Tenant has a one-time right to terminate the lease on January 31, 2024, provided Tenant is current at such time. Security Deposit: \$2,000	
Vacant - Bowling Alley	20,000	17.3%								
Vacant Retail	4,350	3.76%								
Vacant Office	610	0.53%								
Vacant Office	693	0.6%								
Vacant Office	280	0.24%								
Vacant Office	398	0.34%								
Vacant Office	240	0.21%								
Rodney Long, Jr.	240	0.21%	9-1-2021	8-31-2023	Current	\$2,400	\$10.00	Gross		
Vacant Office	440	0.38%								



Save A Lot was founded in 1977 by Bill Moran, who remained with the company until 20016, as an alternative to larger supermarkets throughout the U.S. Today, Save A Lot Food Stores Ltd. is one of the leading discount supermarket chains in the U.S. and is headquartered in St. Ann, Missouri, in Greater St. Louis. It is a subsidiary of Onex Corporation, who acquired the chain from Supervalu in 2016, and currently has 1,300 stores across 36 states in the United States with over \$4 billion in annual sales. Stores carry most grocery products, with an assortment of fresh, canned and frozen produce, meat, meal products, household items and everyday groceries. Save A Lot grocery stores sell national brands and private label brands at a discounted price.



KeyBank National Association is a Fortune 500 corporation headquartered in Cleveland, Ohio. They carry a credit rating from Standard & Poors of A-, which is near the highest level of investment grade credit. They are publicly traded on the New York Stock Exchange with the ticker KEY, and currently have over 1,100 bank branches nationwide. As of 2020, the company had assets \$156 billion and an annual revenue of \$6.4 billion. They currently have over 17,000 employees throughout the nation.



H&R Block (NYSE: HRB) leads the consumer tax preparation services industry as the only company to offer choices for consumers to get tax help on their terms, whether in person or online. H&R Block is powered by the expertise and care of more than 80,000 highly-trained tax professionals (approximately 18,000 are bilingual). The company serves clients through approximately 11,000 company-owned and franchise retail tax offices, including more than 1,600 offices in Canada, Australia and India, and on U.S. military bases around the world. H&R Block also offers affordable financial products and services, including Emerald Card and Refund Advance, all designed to help clients better manage their finances. In fiscal year 2019, H&R Block had revenues exceeding \$3 billion, prepared 23 million tax returns worldwide, and was the first in the industry to offer upfront, transparent pricing.



In 1984, entrepreneur David McKinnon brought Molly Maid from Canada to Ann Arbor, Michigan, to give busy American homeowners a reliable, professional, affordable solution to messy, dirty houses. Residents of the competitive university town took advantage of the new home cleaning service, which quickly expanded to communities in other states. Today, there are more than 450 individually owned Molly Maid cleaning service franchises operating across the United States. In 2020 the company performed 1.7 million cleaning services, 90 percent of which were for repeat customers. Molly Maid of Greater Akron and Canton serves a geographic area of over 1,000,000 people.



Boost Mobile is a major wireless telecommunication brand founded in Australia in 2000, and currently used throughout the United States and Australia. Boost Mobile customers have access to T-Mobile's network, one of the largest and most reliable 5G networks around. The company offers a number of affordable prepaid plans with both unlimited and fixed data options, and offers five plans under \$50, with the best deals geared toward light data users. For this group, Boost Mobile's \$10, \$15 and \$25 plans are some of the cheapest cell phone user's can find. There are currently over 8,000 Boost Mobile retail locations.



Taylor Band & Orchestra is one of the leading providers of Musical Instruments and Accessories in the Akron, Ohio, area, and has been serving customers from the Eastgate Ellet Plaza store for the past 14 years. Founded in 1993 by G. Rod Taylor, Taylor Band & Orchestra has established a reputation for high quality products and service at affordable prices throughout Akron and beyond. They offer instruments, sheet music and accessories, and performance shoes and shoe fitting in addition to instrument repair, fitting, and other services.



In 1965 the first Mr. Hero opened on Cleveland's Westside. Today, there are over 130 Mr. Hero locations spread throughout the Great Lakes region and beyond. The philosophy is simple; to create uncommonly good tastes that customers will remember. Stores provide a menu with a wide variety of sandwiches and sides that customers cannot find anywhere else, including burger, steak, chicken and deli sandwiches, sides, dessert, and drinks. For over 55 years, the Romanburger® has been the top selling sandwich company-wide and has a history of outselling all other sandwiches combined.



Welcome To the Pit is a training facility catering to residents of Akron and beyond. The company prides themselves on offering many different types of training as opposed to specialized fitness clubs. Offerings include cardio, resistance training, bodybuilding, powerlifting, Olympic lifting, strongman, and much more. The facility is open 24 hours a day for all members. As Welcome To the Pit understands that people have different training goals, they provide different training environments and equipment, empowering their members to achieve their unique goals. Due to a need in the area and to accommodate their rapidly growing membership base, they double the size of their space in late 2020.



Cricket Wireless is a prepaid wireless service provider in the United States. Cricket Wireless offers voice, text, and data and is a wholly owned subsidiary of AT&T. The company was founded in 1999 by Leap Wireless International, Inc. On July 12, 2013, AT&T Inc. agreed to acquire Cricket's parent company Leap Wireless International for \$1.2 billion. Following the acquisition by AT&T, Cricket Wireless released devices that use AT&T's 3G, 4G, and 4G LTE networks. Cricket Wireless now covers 99% of Americans. Cricket Wireless users on the "Smart" and "Unlimited" plans can roam in Mexico and Canada at no additional costs. Today there are over 12,000 locations that allow customers to join the Cricket network, including 4,000 Cricket stores.



Ohio Mills is a unique for-profit textile recycler with an unparalleled corporate social responsibility culture. The Company manages and maintains textile collection bins and clothing drives on behalf of charities. Their charitable affiliations extend over 20 years and 100% of the materials collected directly benefit their non-profit partners. All textiles collected are resold in the U.S. or abroad, and items that cannot be resold are recycled into rags or fiber. The company is a rapid growing, energized, green company committed to making a difference. They divert millions of pounds of textiles from landfills, generate revenue for charities and create local jobs.

About Akron

- 50% of America's population lives within 500 miles of Akron, and there are 10,000,000 people living within 150 miles.
- Home of the Akron Aeros, the Cleveland Indians AA minor league baseball team.
- Akron is the fifth-largest city in the State of Ohio and is the county seat of Summit County, with an MSA population of 703,505.
- The Polymer Science Institute at UA has made Akron an international leader in the polymer field - more than 35,000 people in Akron are employed in over 400 polymer-related companies.
- Akron holds the largest small-business incubator in the state and one of the largest in the world, the Akron Global Business Accelerator.



- Home to the World-Championship Bridgestone Invitational golf tournament
- Location of Derby Downs, home of the All-American Soap-Box-Derby, the world's greatest amateur racing event
- Home of the National Inventor's Hall of Fame

University of Akron

- The University of Akron has approximately 20,554 students representing 44 U.S. states and 88 foreign countries.



- The University of Akron is a vibrant community within metropolitan Akron, with more than 80 buildings on 218 acres. Since 2000, the university has added 22 buildings, completed 18 major additions, acquisitions and renovations, and created 34 acres of green space.
- With 300 associate, bachelor's, master's, doctorate and law degree programs, UA offers career-focused and experiential learning that defines the polytechnic approach to education.
- The College of Polymer Science and Polymer Engineering is home to the world's largest polymer academic program and greatest concentration of polymer expertise in the nation
- Only 2 percent of business schools worldwide have dual AACSB accreditation (hallmark of excellence in management education) in business and accounting – UA's College of Business Administration is one of them.

Eastgate Ellet Plaza

Akron, Ohio

Market Overview - PropertyAerial



Eastgate Ellet Plaza

Akron, Ohio

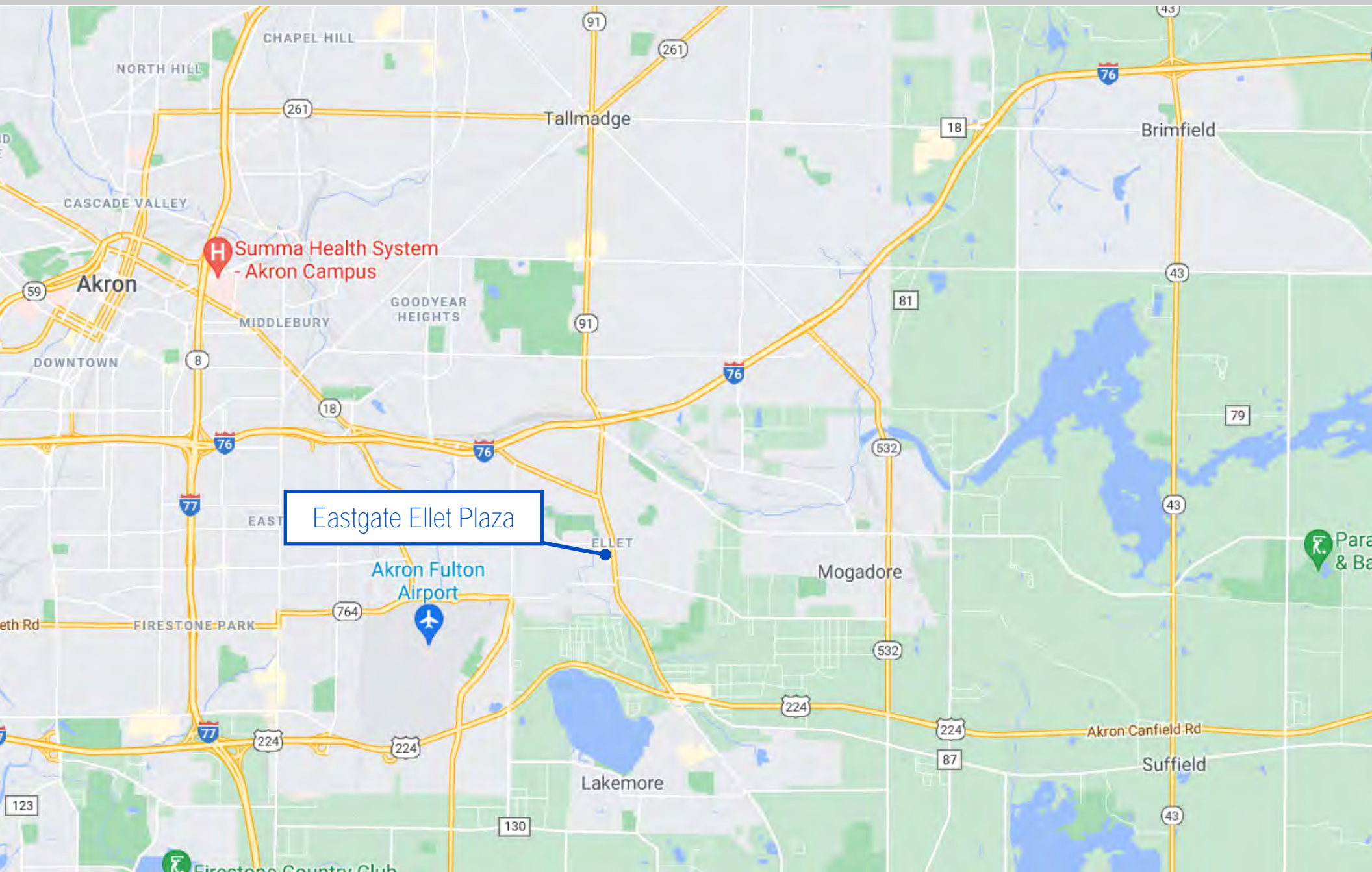
Market Overview - Market Aerial



Eastgate Ellet Plaza

Akron, Ohio

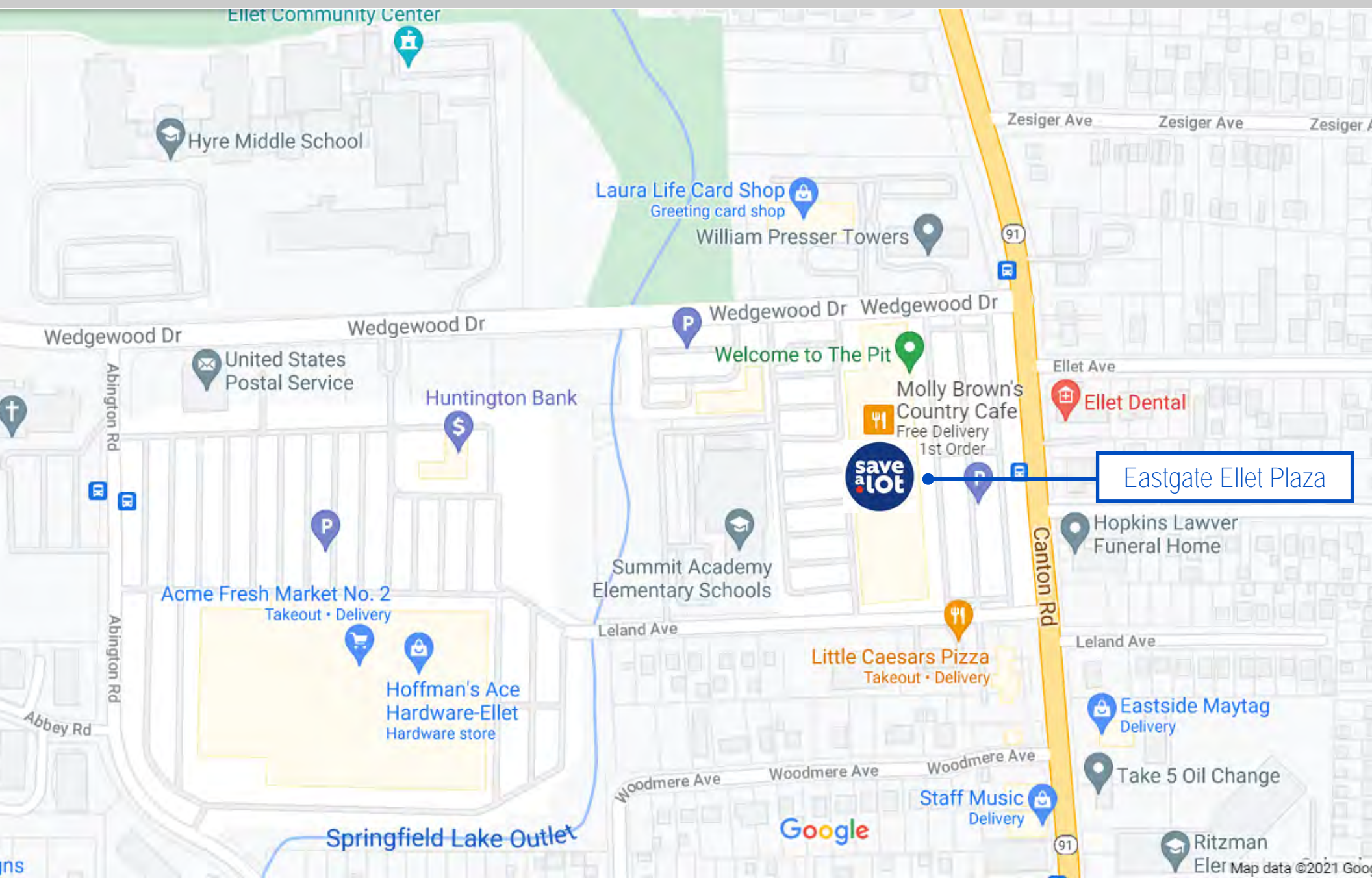
Market Overview - Regional Map



Eastgate Ellet Plaza

Akron, Ohio

Market Overview - Local Map



	1 mi	3 mi	5 mi	7 mii
Population				
2021 Estimated Population	12,759	61,770	143,337	276,442
5 Year Projected Population	12,538	60,739	141,456	273,217
2010 Census Population	12,861	62,645	144,482	277,329
Households				
Current Year Estimated Households	5,700	25,656	57,950	114,237
5 Year Projected Households	5,603	25,230	57,163	112,832
2010 Census Households	5,740	25,999	58,261	114,756
Age				
Est. Population Under 10 Years	11.3%	12.2%	11.8%	12.1%
Est. Population 10-19	11.0%	12.5%	13.2%	12.7%
Est. Population 20-30	12.5%	12.8%	14.4%	13.6%
Est. Population 30-44	18.3%	18.3%	18.7%	18.9%
Est. Population 45-59	20.4%	19.2%	18.3%	18.5%
Est. Population 60-74	19.0%	18.3%	17.2%	17.8%
Est. Population 75 Years or Over	7.5%	6.7%	6.4%	6.4%
Income (2020)				
Est. HH Inc \$200,000 or more	0.6%	0.5%	0.8%	1.0%
Est. HH Inc \$150,000 to \$199,999	0.8%	2.2%	3.0%	3.7%
Est. HH Inc \$100,000 to \$149,999	7.6%	8.5%	9.1%	10.4%
Est. HH Inc \$75,000 to \$99,999	15.0%	11.8%	10.9%	11.4%
Est. HH Inc \$50,000 to \$74,999	22.7%	22.0%	19.2%	18.6%
Est. HH Inc \$35,000 to \$49,999	14.2%	16.1%	15.6%	14.9%
Est. HH Inc \$25,000 to \$34,999	12.5%	12.2%	11.8%	11.7%
Est. HH Inc \$15,000 to \$24,999	18.1%	14.8%	14.4%	13.0%
Est. HH Inc Under \$15,000	8.5%	11.9%	15.1%	15.1%
Est. Average Household Income	\$ 56,056	\$ 54,688	\$ 55,182	\$ 58,636
Est. Median Household Income	\$ 45,672	\$ 44,774	\$ 43,148	\$ 44,833