

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



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SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



TABLE OF CONTENTS

SECTION I - THE PROPERTY

INVESTMENT HIGHLIGHTS	Pg. 1
PROPERTY DESCRIPTION	Pg. 2 -3
PROPERTY AERIAL	Pg. 4
SITE PLAN	Pg. 5
PROPERTY PHOTOS	Pg. 6-7

SECTION II - PERFORMANCE AND TENANCY

2014 NOI BUDGET	Pg. 8
RENT ROLL	Pg. 9
TENANT INFORMATION	Pg. 10-12

SECTION III - MARKET OVERVIEW

COMPETITION	Pg. 13
MARKET AERIAL	Pg. 14
REGIONAL MAP	Pg. 15
LOCAL MAP	Pg. 16
DEMOGRAPHICS	Pg. 17-19

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



THE PROPERTY - INVESTMENT HIGHLIGHTS

NAME	SHOPPES AT CHAPEL HILL
LOCATION	581-967 HOWE AVENUE
CITY/STATE	CUYAHOGA FALLS, OHIO
MAJOR MARKET	AKRON, OHIO
GLA (INCLUDING OUTLOTS)	84,758 SF
MAJOR TENANTS	MICHAEL'S, STAPLES, PANERA, JIMMY JOHN'S, AARON'S, PLAY IT AGAIN SPORTS, BRICK HOUSE TAVERN+TAP
YEAR BUILT	1991 - Main Plaza 1993 - Michael's 2010 - Brick House (full remodel)
BUILDINGS	MAIN PLAZA - 61,149 SF MICHAEL'S - 17,589 SF BRICK HOUSE - 6,020 SF
PARCELS	3
ACREAGE	7.69
PERCENT LEASED	100%
NOI	\$933,634
CAP RATE	8%
PRICE	\$11,670,000

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



THE PROPERTY - PROPERTY DESCRIPTION

For sale is the 100% fee-simple interest in the Shoppes at Chapel Hill, a Michael's, Staples and Panera anchored shopping center in Cuyahoga Falls, Ohio. The property features 84,758 square feet of prime retail space and outlots shadow-anchored by Target. Currently 98.5% leased, over 95% of the shopping center's tenants are national and regional chain-store retailers, most with longevity of tenancy in the property. Tenants include Michael's, Staples, Panera, Jimmy John's, Aaron's, Brick House Tavern + Tap, and others. This property allows the investor to acquire a nationally-tenanted stabilized retail asset in a highly-desirable market, with most if not all tenants paying under-market rents. Between the initial construction date of 1991 and now most of the roof has been replaced, and in 2012 the parking lot was completely redone.

The Shoppes at Chapel Hill is located on Howe Avenue in Cuyahoga Falls, Ohio, immediately adjacent to Target. Surrounding the shopping center are Target, Home Depot, Best Buy, Giant Eagle, Dick's Sporting Goods, HH Gregg, TJ Maxx, Toys R Us, Regal Cinemas, Burlington Coat Factory, Sam's Club, and many others. Not only is this a major trade area serving all northern Akron suburbs and southeast Cleveland suburbs, but the property is located on the most desirable one-block stretch of this thriving market. The overall occupancy rate of the three major shopping centers on this block is approximately 97.1% and represents roughly 877,040 square feet of nationally-tenanted retail space.

The shopping center has frontage on Howe Avenue and acts as the small shop space for Target, as there is no inline small shop space in that neighboring shopping center. The property has multiple access points on Howe Avenue, including shared signalized access with Target. There are approximately 27,860 vehicles per day directly in front of the property on Howe Avenue, with another 101,210 vehicles per day on Ohio State Route 8, which is a main divided highway only one block west with exit and entrance ramps on Howe Avenue.

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



THE PROPERTY - PROPERTY DESCRIPTION

Cuyahoga Falls is a northeast suburb of Akron, Ohio, and features the major retail marketplace serving Akron's northern suburbs. Located in Summit County, Cuyahoga Falls is second in the county only to Akron in terms of overall population. Within five miles of the shopping center, there are over 200,000 residents, with Cuyahoga Falls proper housing roughly 49,000 of those. The region is home to major corporations including Goodyear Tire & Rubber Company, Sterling, Inc. (Kay Jewelers, Jared), First Merit Corporation, Summa Health System, Bridgestone/Firestone, Infocision Management Company, Time Warner Cable, and many others.



SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO

THE PROPERTY - PROPERTY AERIAL

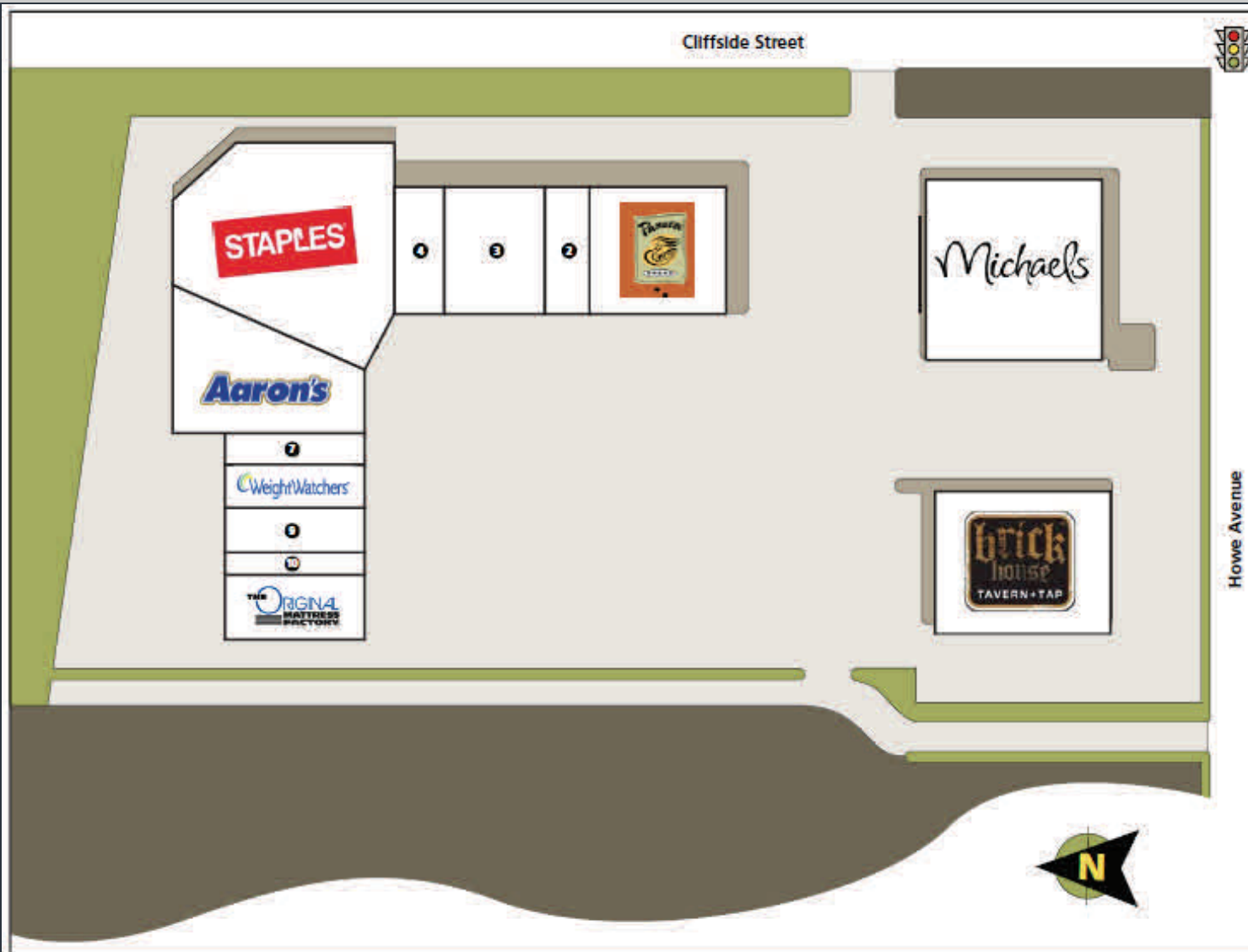


SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



THE PROPERTY - SITE PLAN



UNIT	TENANT	SIZE
1	PANERA BREAD	6,480
2	JIMMY JOHN'S	1,380
3	PLAY IT AGAIN SPORTS	5,120
4	THE EXCHANGE	2,640
5	STAPLES	29,000
6	AARON'S RENTALS	7,400
7	AKRON MUSIC	1,320
8	WEIGHT WATCHERS	1,880
9	WILD BIRDS	1,975
10	AVAILABLE	1,225
11	ORIGINAL MATTRESS FACTORY	3,200
	MICHAEL'S	17,589
	BRICK HOUSE TAVERN + TAP	6,020

TOTAL 84,758

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



THE PROPERTY - PROPERTY PHOTOS



SHOPPES AT CHAPEL HILL

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THE PROPERTY - PROPERTY PHOTOS



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CUYAHOGA FALLS, OHIO



PERFORMANCE AND TENANCY - 2014 NOI BUDGET

BASE RENTAL INCOME:	Tenant	Size (SF)	Annual Rent	PSF
	Michael's	17,589	\$165,336.60	\$9.40
	Staples	28,529	\$199,703.04	\$7.00
	Panera Bread	6,480	\$145,047.96	\$22.38
	Original Mattress Factory	3,200	\$51,600.00	\$16.13
	Aaron's Rents	7,400	\$79,550.04	\$10.75
	Vacant	1,225	\$0.00	\$0.00
	Jimmy John's	1,380	\$22,080.00	\$16.00
	Wild Birds Unlimited	1,975	\$30,612.00	\$15.50
	Akron Music	1,320	\$20,400.00	\$15.45
	The Exchange	2,640	\$50,181.12	\$19.01
	Play it Again Sports	5,120	\$58,800.00	\$11.48
	Weight Watchers	1,880	\$30,681.60	\$16.32
	Brick House Restaurant	6,020	\$130,000.00	\$21.59
	Total	84,758	\$983,992.36	

REIMBURSED EXPENSES:		Shopping Center	Michael's
	Property Taxes	\$76,016.24	\$39,741.70
	Insurance	\$19,654.28	\$4,359.96
	Common Area Maintenance	\$30,710.89	\$4,800.00
	Utilities	\$6,230.84	
	Management/Admin	\$15,956.82	
	Total		\$197,470.74

Effective Gross Income \$1,181,463.10

OPERATING EXPENSES:		Shopping Center	Michael's
	Property Taxes	\$88,498.92	\$39,741.70
	Insurance	\$22,881.72	\$4,359.96
	Common Area Maintenance	\$35,753.95	\$1,806.96
	Common Utilities	\$7,254.01	
	Management (3% EGI)	\$35,721.57	
	Capital Reserves (\$0.15 psf)	\$11,810.70	
	Total		\$247,829.49

Total Operating Expenses \$247,829.49

Net Operating Income (NOI) \$933,633.61

Value at 8% Cap Rate \$11,670,000

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



PERFORMANCE AND TENANCY - RENT ROLL

Suite	Tenant Name	Square		Lease Term			Rental Rates		Recovery		Comments/Options
		Feet	Pro-rata	Begin	End	Begin	Annually	PSF	Type	Market Rent	
1	Panera Bread	6,480	10.60%	Dec-2012	Nov-2017	Current	\$145,048	\$22.38	NNN	\$22.38	Pro-rata share of CAM, Tax, Ins, Mngt, 15% Admin, payable monthly. Options: Two 5-yr options; option 1 = \$24.62 PSF, option 2 = \$27.08 PSF.
2	Jimmy John's	1,380	2.30%	Apr-2011	Mar-2016	Current	\$22,080	\$16.00	NNN	\$22.00	Pro-rata share of CAM not to exceed 5% over the previous year's charges, (cap excluding utilities, security, snow removal), payable monthly. Pro-rata share of Tax, Ins, Mngt, 15% admin payable monthly. Options: Two 5-yr options; option 1 = \$17.60 PSF, option 2 = \$19.36 PSF.
3	Play It Again Sports	5,120	8.40%	Mar-2013	Feb-2018	Current	\$58,800	\$11.48	NNN	\$14.00	Pro-rata share of CAM, Tax, Ins, Mngt, 15% Admin, payable monthly. Options: none.
4	The Exchange	2,640	4.30%	Feb-2013	Jan-2018	Current	\$50,181	\$19.00	NNN	\$19.00	Pro-rata share of CAM, Tax, Ins, Mngt, 15% Admin, payable monthly. Options: none.
5	Staples	29,000	46.70%	Dec-2012	Nov-2017	Current	\$199,703	\$7.00	NNN	\$11.00	Pro-rata share of CAM (not to exceed percent change in CPI from Dec-1996 through current lease year, with 1996 base CAM of \$0.41 PSF), payable quarterly. Pro-rata share of Tax and Ins payable within 30 days of receipt of bills. Options: Two 5-yr options; option 1 = \$7.50 PSF, option 2 = \$8.00 PSF.
6	Aaron's	7,400	12.10%	Oct-2010	Oct-2015	Current	\$79,550	\$10.75	Gross	\$12 (NNN)	Options: Two 5-yr options; option 1 = \$12.09, option 2 = \$13.60.
7	Akron Music	1,320	2.20%	1990	MTM	Current	\$20,400	\$15.45	NNN	\$18.00	Pro-rata share of CAM, Tax, Ins, Mngt, 15% Admin, payable monthly. Options: none.
8	Weight Watchers	1,880	3.10%	Nov-2012	Feb-2018	Current	\$30,682	\$16.32	NNN	\$18.00	Pro-rata share of CAM not to exceed 5% over the previous year's charges, (cap excluding utilities, security, snow removal), payable monthly. Pro-rata share of Tax, Ins, Mngt & Admin not to exceed 10%, payable monthly. Options: One 5-yr option; year 1 = \$18 PSF, year 2 = \$18.36 PSF, year 3 = \$18.73 PSF, year 4 = \$19.10 PSF, year 5 = \$19.48 PSF.
						Mar-2015	\$31,295	\$16.65			
						Mar-2016	\$31,921	\$16.98			
						Mar-2017	\$32,560	\$17.32			
9	Wild Birds Unlimited	1,975	3.20%	Apr-2010	Mar-2015	Current	\$30,612	\$15.50	NNN	\$18.00	Pro-rata share of CAM, Tax, Ins, Mngt, 15% Admin, payable monthly. Options: One 5-yr option; option 2 = \$17.00 PSF.
10	Vacant	1,225	2.00%	TBD	TBD				NNN	\$22.00	Projected pro-rata share of CAM, Tax, Ins, Mngt, 15% Admin, payable monthly.
11	Original Mattress Factory	3,200	5.20%	Jul-2010	Jun-2015	Current	\$51,600	\$16.13	NNN	\$17.00	Pro-rata share of CAM, Tax, Ins, Mngt, 15% Admin, payable monthly. Options: none.
	Michael's	17,589	NA	Mar-2013	Feb-2018	Current	\$165,337	\$9.40	NNN	\$14.00	Fixed CAM \$400 per month through Feb-2018, Fixed CAM \$433.33 per month Mar-2018 through Feb-2023. Pro-rata share of real estate taxes and insurance. Options: One 5-yr option; option 1 = \$9.90 PSF. Annual termination right with notice due by September 1st.
	Brick House Tavern	6,020	NA	Jul-2010	Jun-2020	Current	\$130,000	Ground	NA	\$130,000.00	Tenant is responsible for maintaining own parcel, insurance, and payment of property taxes. Options: Three 5-yr options; Option 1 = \$157,300, Option 2 = \$173,030, Option 3 = \$190,000.
						Jul-2015	\$143,000	Lease			

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CUYAHOGA FALLS, OHIO



PERFORMANCE AND TENANCY - TENANT INFORMATION



Michaels is the largest arts and crafts retailer in the United States, employs over 12,500 people, and is currently held by Bain Capital Partners and The Blackstone Group. It currently operates over 1,099 Michaels Arts & Crafts stores in 49 US states and Canada. The company also owns Aaron Brothers which consists of an additional 140 stores. Company-wide sales in 2012 were over \$4 Billion according to company SEC filings. The corporate headquarters is located in Irving, Texas. The average Michael's store now contains 40,000 different products in approximately 18,000 square feet of selling space. The store sells a collection of arts, crafts, framing, floral, wall décor, and seasonal merchandise. Michaels provides custom framing and floral services in all stores.



Staples is the largest office supply store in the United States with over \$24 Billion in annual sales. The company currently has over 2,000 store worldwide in 26 countries including 1,575 stores in the US. Staples is publicly traded on the Nasdaq stock exchange under the ticker symbol SPLS. The company sells office supplies, office machines, furniture, technology and business services in retail stores and online.



Panera Bread is one of the largest, fastest growing, and most profitable fast casual restaurant concepts in the United States today. The company currently has 1,736 stores in 45 states and Canada operating under Panera Bread, St. Louis Bread Co., and Paradise Bakery and Café. Panera (Nasdaq: PNRA) is a publicly traded company and posted over \$2.1 Billion in annual sales during 2012. The franchisee of this particular store is Covelli Enterprises, Inc., which is the largest franchisee of Panera Bread system-wide.



Aaron's, Inc. (NASDAQ: AAN) is a dominant lease-to-own retailer in the United States and Canada with over 1,700 retail store locations. The company focuses on leases and retail sales of furniture, electronics, appliances, and computers. It is divided into three major divisions: sales and lease ownership; corporate furnishings; and manufacturing. The incorporation of manufacturing as well as retailing makes the company vertically integrated.



Jimmy John's is a franchised sandwich restaurant chain founded by Jimmy John Liautaud in 1983 and headquartered in Champaign, Illinois. The company specializes in bread baked fresh every day, in addition to meat, vegetables, and other sandwich items being chopped fresh daily. In 30 years, the company has grown to more than 1,600 locations in 40 states. Jimmy John's has opened approximately 200 units per year over the past three years. As of 2013, 98% of the locations are franchise-owned.

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



PERFORMANCE AND TENANCY - TENANT INFORMATION



The Original Mattress Factory was founded in 1990 by Ron E. Trzcinski in Cleveland, Ohio. The company specializes in manufacturing mattresses from scratch including the springs and coils. They also sell bedding accessories, headboards, daybeds and adjustable beds. What separates the Original Mattress Factory from other companies is the fact that they produce the mattress in their own warehouse and sell it directly to the consumer. The company currently has over 101 locations in nine east coast states.



Headquartered in Houston, Texas, Ignite Restaurant Group, Inc. owns and operates three restaurant brands: Joe's Crab Shack, Romano's Macaroni Grill and Brick House Tavern + Tap. Each brand offers a variety of high-quality, chef-inspired food and beverages in distinctive, casual, high-energy atmosphere. The Ignite brands provide guests with memorable, matchless dining experiences. There are currently 20 Brick House locations with more under development.



Play It Again Sports is the largest sporting goods resale franchise in North America. The stores offer new and quality used sports and fitness equipment including popular brands such as Nike, Adidas, Taylor Made, Wilson, Easton and more. There are currently over 440 stores throughout the US and Canada.



Wild Birds Unlimited is a national chain of retail stores providing the sale of bird supplies for outdoor bird enthusiasts. The company currently has 270 stores across the United States. In addition to selling bird feeders, bird houses, and bird food, the staff at each store prides itself on having the most accurate information on local birds, including hummingbirds.



Weight Watchers International is an international company based in the United States that offers various products and services to assist weight loss and maintenance. Founded in 1963 by Brooklyn, New York, homemaker Jean Nidetch, it now operates in about 30 countries around the world, generally under names that are local translations of "Weight Watchers". The core philosophy behind Weight Watchers programs is to use a science-driven approach to help participants lose weight by forming helpful habits, eating smarter, getting more exercise and providing support

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



PERFORMANCE AND TENANCY - TENANT INFORMATION



The Exchange is a regional chain of retail stores offering sales, purchases, and trades, of music, movies, games and more. They allow their customers to buy, sell, and trade these items in an open and inviting store format. Currently, there are approximately 30 stores throughout Ohio, Pennsylvania, Illinois, and Indiana.

AKRON MUSIC

Akron Music has been serving Akron and surrounding areas for over 60 years. They have one of the area's largest selection of pianos, band and orchestra instruments, guitars, digital pianos and keyboards, and much more. They also offer a unique piano matchmaker service which pairs consumer with the best used pianos in the area based on their recommendations.



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CUYAHOGA FALLS, OHIO

MARKET OVERVIEW - COMPETITION

Map #	Property Name	Anchors/Shadow Anchors	Rental Rates Non-Anchor	Total GLA	Available Space (sf)	Vacancy
1	Shoppes at Chapel Hill 645 Howe Avenue Cuyahoga Falls, OH	Michael's, Staples, Panera / Target	\$11 - \$22	84,758	0	1.5%
2	Cuyahoga Falls Market Center 449 Howe Avenue Cuyahoga Falls, OH	Target, Home Depot, Petsmart, Best Buy	\$28 - \$36	76,358 (excludes Target, Home Depot, Best Buy)	0	0.00%
3	Plaza at Chapel Hill 230 Howe Avenue Cuyahoga Falls, OH	Giant Eagle, Dick's, Burlington Coat Factory, Marc's, TJ Maxx, HH Gregg	\$14 - \$21	455,924	23,126	5.07%
4	Trinity Square 753 Howe Avenue Cuyahoga Falls, OH	Walgreen's, Five Guys, BuyBacks, Penn Station	\$27 - \$32	26,670	1,880	7.05%



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CUYAHOGA FALLS, OHIO

MARKET OVERVIEW - MARKET AERIAL

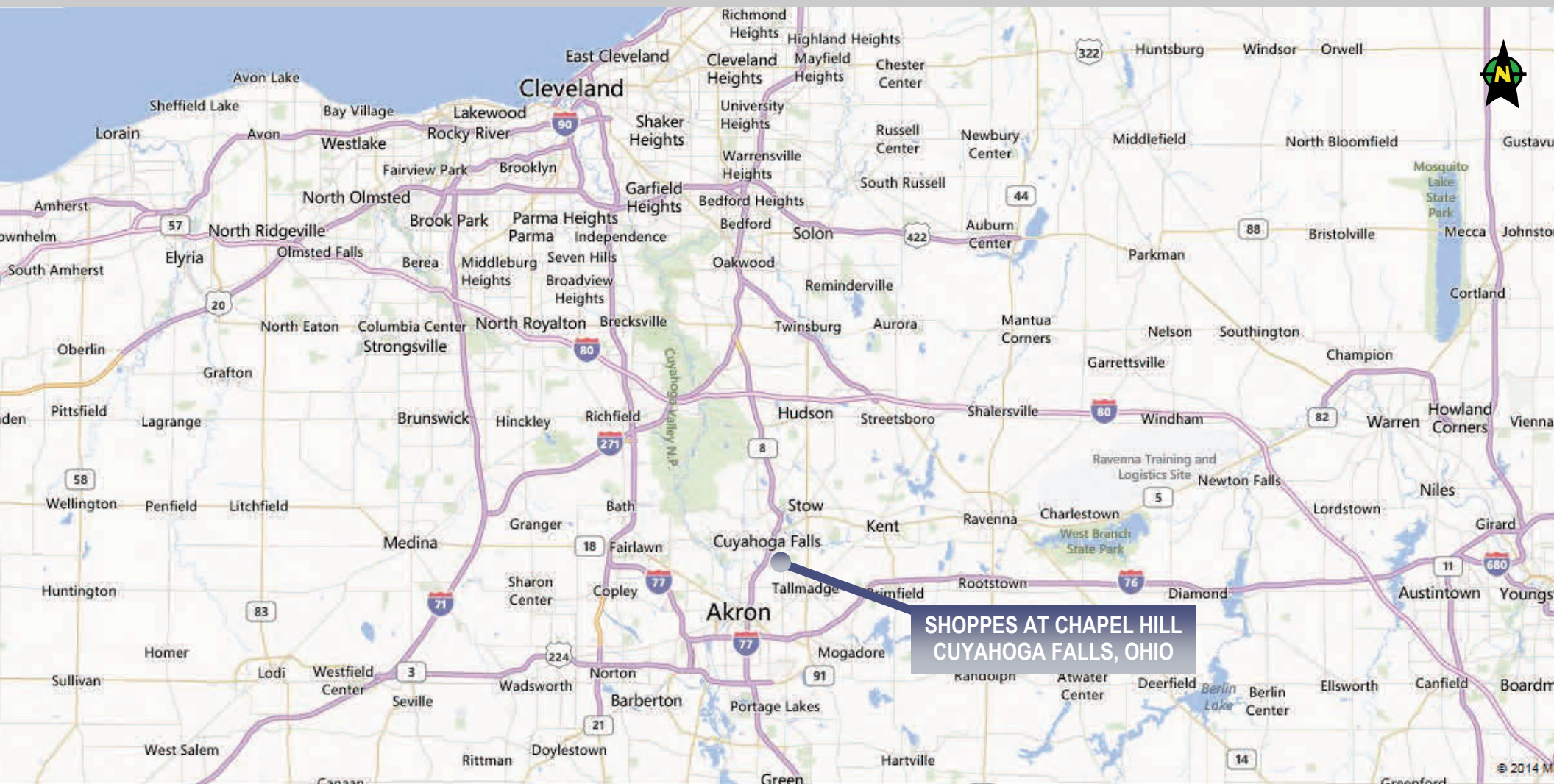


SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



MARKET OVERVIEW - REGIONAL MAP

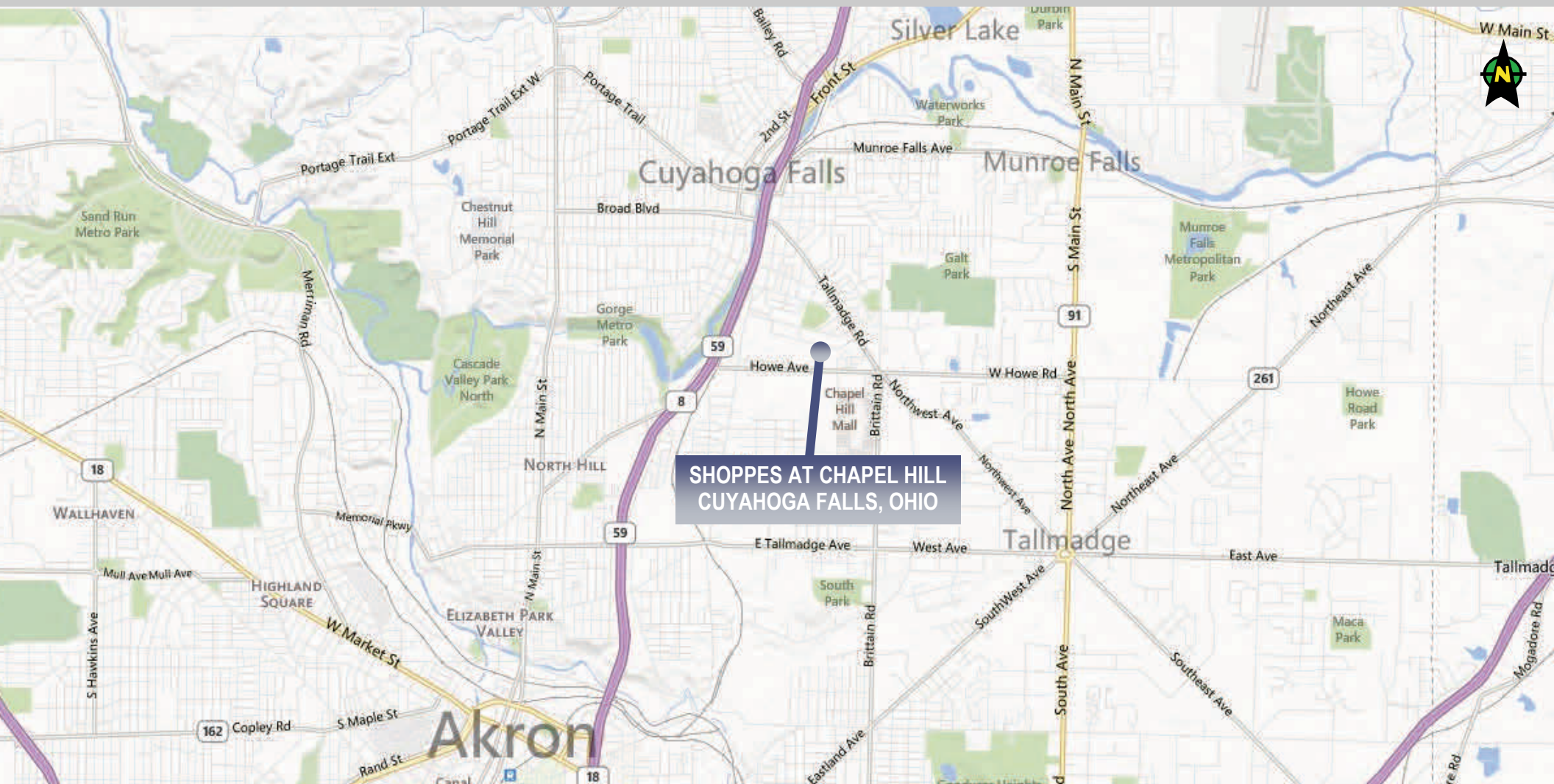


SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



MARKET OVERVIEW - LOCAL MAP



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CUYAHOGA FALLS, OHIO



MARKET OVERVIEW - DEMOGRAPHICS

Howe Avenue & Brittain Road - Cuyahoga Falls, OH		1 Mile Radius	3 Mile Radius	5 Mile Radius	7 Mile Radius
POPULATION	2013 Estimated Population	9,296	85,363	204,316	336,876
	2018 Projected Population	9,124	83,804	200,787	331,531
	2010 Census Population	9,364	85,986	205,726	339,008
	2000 Census Population	9,245	89,003	214,208	352,054
	Projected Annual Growth 2013 to 2018	-0.4%	-0.4%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2013	-	-0.3%	-0.4%	-0.3%
HOUSEHOLDS	2013 Estimated Households	4,614	37,185	86,412	139,921
	2018 Projected Households	4,540	36,595	85,090	137,985
	2010 Census Households	4,645	37,443	86,990	140,786
	2000 Census Households	4,339	37,833	88,739	143,576
	Projected Annual Growth 2013 to 2018	-0.3%	-0.3%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2013	0.5%	0.1%	0.2%	0.2%
INCOME	2013 Est. HH Income \$200,000 or More	1.3%	2.0%	2.6%	2.8%
	2013 Est. HH Income \$150,000 to \$199,999	1.1%	1.2%	1.6%	1.7%
	2013 Est. HH Income \$100,000 to \$149,999	5.6%	7.5%	8.1%	7.8%
	2013 Est. HH Income \$75,000 to \$99,999	9.0%	11.8%	11.0%	10.8%
	2013 Est. HH Income \$50,000 to \$74,999	21.5%	19.3%	17.5%	17.4%
	2013 Est. HH Income \$35,000 to \$49,999	21.9%	19.1%	18.1%	17.8%
	2013 Est. HH Income \$25,000 to \$34,999	12.6%	12.8%	12.7%	12.5%
	2013 Est. HH Income \$15,000 to \$24,999	9.1%	11.2%	11.4%	11.8%
	2013 Est. HH Income Under \$15,000	17.9%	15.1%	17.0%	17.5%
	2013 Est. Average Household Income	\$45,983	\$51,131	\$52,514	\$52,265
	2013 Est. Median Household Income	\$42,073	\$45,223	\$45,031	\$44,560
2013 Est. Per Capita Income	\$22,893	\$22,458	\$22,410	\$21,888	
AGE	2013 Est. Population Under 10 Years	10.1%	11.9%	11.4%	11.7%
	2013 Est. Population 10 to 19 Years	9.3%	11.6%	12.8%	13.6%
	2013 Est. Population 20 to 29 Years	18.7%	14.2%	16.2%	16.2%
	2013 Est. Population 30 to 44 Years	18.6%	19.2%	18.1%	18.0%
	2013 Est. Population 45 to 59 Years	19.6%	21.6%	20.9%	20.6%
	2013 Est. Population 60 to 74 Years	14.2%	13.8%	13.2%	13.2%
	2013 Est. Population 75 Years and Over	9.5%	7.8%	7.3%	6.9%
	2013 Est. Median Age	38.6	38.6	37.7	37.2

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



MARKET OVERVIEW - DEMOGRAPHICS

Howe Avenue & Brittain Road - Cuyahoga Falls, OH		1 Mile Radius	3 Mile Radius	5 Mile Radius	7 Mile Radius
EDUCATION (25 YRS+)	2013 Est. Adult Population (25 Years or Over)	6,680	59,747	137,149	221,698
	2013 Est. Elementary (Grade Level 0 to 8)	2.8%	2.6%	2.6%	2.7%
	2013 Est. Some High School (Grade Level 9 to 11)	8.3%	8.8%	9.2%	8.9%
	2013 Est. High School Graduate	39.7%	35.4%	33.2%	33.3%
	2013 Est. Some College	18.3%	20.3%	20.2%	20.7%
	2013 Est. Associate Degree Only	7.6%	8.4%	8.4%	8.0%
	2013 Est. Bachelor Degree Only	14.8%	17.0%	18.0%	17.5%
	2013 Est. Graduate Degree	8.5%	7.4%	8.5%	8.9%
HOUSING	2013 Est. Total Housing Units	5,076	41,017	97,465	157,262
	2013 Est. Owner Occupied	39.8%	56.8%	52.0%	53.3%
	2013 Est. Renter Occupied Percent	51.1%	33.8%	36.6%	35.6%
	2013 Est. Vacant Housing Percent	9.1%	9.3%	11.3%	11.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.8%	2.4%	2.6%	3.0%
	2010 Homes Built 2000 to 2004	8.5%	4.2%	4.5%	4.6%
	2010 Homes Built 1990 to 1999	15.9%	8.3%	9.6%	9.7%
	2010 Homes Built 1980 to 1989	10.4%	6.7%	8.2%	8.2%
	2010 Homes Built 1970 to 1979	16.0%	12.0%	13.0%	13.2%
	2010 Homes Built 1960 to 1969	15.0%	13.6%	13.5%	13.1%
	2010 Homes Built 1950 to 1959	16.2%	20.3%	17.0%	17.4%
	2010 Homes Built Before 1949	15.3%	32.6%	31.6%	31.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.4%	0.5%	0.8%	0.8%
	2010 Home Value \$400,000 to \$499,999	0.5%	0.9%	1.1%	1.1%
	2010 Home Value \$300,000 to \$399,999	1.9%	1.8%	2.9%	3.0%
	2010 Home Value \$200,000 to \$299,999	7.3%	8.2%	11.1%	11.7%
	2010 Home Value \$150,000 to \$199,999	19.9%	16.9%	17.8%	17.1%
	2010 Home Value \$100,000 to \$149,999	38.6%	35.4%	30.9%	28.8%
	2010 Home Value \$50,000 to \$99,999	26.6%	31.4%	28.7%	30.6%
	2010 Home Value \$25,000 to \$49,999	2.1%	2.5%	3.9%	3.9%
	2010 Home Value Under \$25,000	2.6%	2.3%	2.6%	2.7%
	2010 Median Home Value	\$125,657	\$122,651	\$129,349	\$128,679
	2010 Median Rent	\$595	\$561	\$561	\$562

SHOPPES AT CHAPEL HILL

CUYAHOGA FALLS, OHIO



MARKET OVERVIEW - DEMOGRAPHICS

Howe Avenue & Brittain Road - Cuyahoga Falls, OH		1 Mile Radius	3 Mile Radius	5 Mile Radius	7 Mile Radius
LABOR FORCE	2013 Est. Labor: Population Age 16 Years or Over	7,856	69,286	166,729	273,517
	2013 Est. Civilian Employed	63.3%	62.8%	61.0%	60.6%
	2013 Est. Civilian Unemployed	5.2%	4.3%	5.0%	5.4%
	2013 Est. in Armed Forces	0.2%	-	0.1%	0.1%
	2013 Est. not in Labor Force	31.4%	32.8%	34.0%	33.9%
	2013 Labor Force: Males	46.4%	47.2%	48.1%	47.5%
	2013 Labor Force: Females	53.6%	52.8%	51.9%	52.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,629	40,842	94,898	154,221
	2010 Mgmt, Business, & Financial Operations	13.1%	13.6%	12.9%	12.3%
	2010 Professional & Related	19.9%	20.2%	21.8%	21.3%
	2010 Service	19.9%	18.0%	19.3%	20.0%
	2010 Sales and Office	27.0%	26.5%	25.5%	25.8%
	2010 Farming, Fishing, and Forestry	-	0.1%	0.1%	0.2%
	2010 Construction, Extraction, & Maintenance	7.3%	7.3%	6.7%	6.7%
	2010 Production, Transport, & Material Moving	12.8%	14.2%	13.7%	13.8%
	2010 Percent White Collar Workers	60.0%	60.3%	60.2%	56.4%
	2010 Percent Blue Collar Workers	40.0%	39.7%	39.8%	40.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	34.4%	30.5%	31.7%	32.5%
	2010 Travel to Work in 15 to 29 Minutes	43.1%	42.7%	42.3%	41.5%
	2010 Travel to Work in 30 to 59 Minutes	17.5%	21.1%	21.1%	21.4%
	2010 Travel to Work in 60 Minutes or More	5.0%	5.8%	4.9%	4.7%
	2010 Average Travel Time to Work	17.7	19.3	18.8	18.9
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	\$191M	\$1.64 M	\$3.88B	\$6.26B
	2013 Est. Apparel	\$9.14 M	\$78.6 M	\$186 M	\$300 M
	2013 Est. Contributions & Gifts	\$11.4 M	\$99.7M	\$237 M	\$384 M
	2013 Est. Education & Reading	\$4.81 M	\$42.0M	\$100 M	\$163 M
	2013 Est. Entertainment	\$10.5 M	\$90.9 M	\$214 M	\$346M
	2013 Est. Food, Beverages & Tobacco	\$31.5M	\$269 M	\$634 M	\$1.02B
	2013 Est. Furnishings & Equipment	\$8.08 M	\$70.5M	\$167M	\$269 M
	2013 Est. Health Care & Insurance	\$14.2 M	\$121 M	\$285 M	\$460M
	2013 Est. Household Operations & Shelter & Utilities	\$57.4 M	\$494 M	\$1.17B	\$1.88B
	2013 Est. Miscellaneous Expenses	\$3.29 M	\$28.1 M	\$66.1 M	\$107 M
	2013 Est. Personal Care	\$2.78 M	\$24.0M	\$56.5 M	\$91.2 M
	2013 Est. Transportation	\$37.8 M	\$327 M	\$769 M	\$1.24B

Please be advised that the Demographics are based on the 2000-2010 Census, 2013 Estimates, and 2018 Projections.