

CROCKER PARK

STARK
ENTERPRISES
it's all about the experience®



CROCKER PARK®

A STARK ENTERPRISES PROPERTY

WESTLAKE, OHIO

CROCKER PARK · WESTLAKE, OH

BY THE NUMBERS

12.9 MILLION
VISITORS ANNUALLY

PROPERTY SIZE

4.5 MILLION SF

RETAIL SPACE

2+
MILLION
SQUARE FEET

OFFICE SPACE

1
MILLION
SQUARE FEET



100+
STORES



40+
RESTAURANTS



15
OFFICES

FOR-RENT APARTMENTS

534
LUXURY UNITS



2,000
RESIDENTS



1.2M
SQ. FT. OF
RESIDENTIAL



7,500
EMPLOYEES
DAILY

ON-PROPERTY HOTEL



110
ROOMS

HYATT PLACE HOTEL

REGAL CINEMA

16-SCREEN
THEATER



WITH IMAX TECHNOLOGY

200+

SPECIAL
EVENTS
ANNUALLY

PARKING

8
PARKING
GARAGES

8,000
PARKING
SPACES

ADDED BENEFITS



131
TOWN HOMES



AMERICAN
GREETING'S
HEADQUARTERS



RENTABLE
EVENT CENTER



METROHEALTH



2 FULL-SERVICE
GROCERY
STORES



STATE-OF-THE-ART,
LA FITNESS
FACILITY

EXPERIENCE THE PROPERTY

WELCOME TO CROCKER PARK, an innovative vertically integrated mixed-use destination seamlessly blending retail, dining, office and residential experiences that ignite the imagination and invigorate the senses. Amidst the bustling energy of crowded sidewalks and the allure of window shopping, guests are enveloped in the tantalizing scents of food and the gentle hum of traffic. Grab-and-go eateries coexist with fine dining establishments, while seasonal events infuse the air with joyous celebrations.

Experience the magic of this one-of-a-kind destination, where every corner exudes a sprinkle of pixie dust. Crocker Park isn't just a place to shop or dine—it is THE place to celebrate, create lasting memories, and embrace the richness of

life. Each visit feels like a mini-vacation, as guests return frequently to recharge in our vibrant community, where a palpable sense of belonging permeates every interaction.

Whether craving the excitement of a big city or the charm and convenience of a small town, Crocker Park provides guests with an unparalleled experience that will resonate long after their visit. Our curated mix of shops, restaurants, and cafés, complemented by lush greenery, luxury residences, and Class A office space, creates a warm, unique neighborhood where one can indulge in constant discovery. Shop, dine, play, work, stay, live — Crocker Park offers it all, and as we like to say around here, "It's All About The Experience."

LOCATION

ADDRESS: 177 Market Street,
Westlake, OH 44145

LATITUDE: 47.4635

LONGITUDE: -81.4742

Primary Trade Area

Population 1,058,781

Households 452,629

Avg HH Income \$100,929

DEMOGRAPHICS

| | 3 Mile Radius | 5 Mile Radius | 7 Mile Radius | 20 Min. Drive |
|----------------------|---------------|---------------|---------------|---------------|
| Population | 54,249 | 143,045 | 224,251 | 338,136 |
| Households | 23,173 | 61,894 | 98,481 | 145,317 |
| Avg HH Income | \$132,694 | \$111,271 | \$106,290 | \$114,593 |

*2020 Estimates from 2000-2010 Census Results

CROCKER PARK • WESTLAKE, OH

APPAREL & ACCESSORIES

- 333A Aerie
- 331 Altar'd State
- 307 American Eagle
- 337 Ann Taylor
- 308 Anthropologie
- 212 Apricot Lane Boutique
- 334 Athleta
- 346 Banana Republic
- 306 Buckle
- 127 Carhartt
- 336 Chico's
- 332 Claire's
- 137 CLE Clothing Co.
- 343 Coach
- 333 Dry Goods
- 301 DSW
- 109 Emily Roggenburk
- 410 Estella Boutique
- 138 Everarbor
- 313 Evereve
- 310 Express
- 311 Express Men
- 312 Fabletics
- 411 Fount
- 339 Francesca's Collections
- 322 GAP
- 342 Garage
- 208 The Good Feet Store
- 428 H&M
- 309 J. Crew
- 204 Jos. A. Bank
- 429 L.L.Bean
- 318 LOFT
- 117 Lucky Shoes
- 407 lululemon athletica
- 125 Macy's
- 426 Nike by Crocker Park
- 124 Nordstrom Rack
- 421 Oceanne
- 425 Orvis
- 408 Pandora
- 335 Rally House
- 341 Soma Intimates
- 415 State & Liberty
- 302 Sunglass Hut
- 437 Teddy Baldassarre
- 314 Talbots
- 315 Talbots Petite
- 205 Tradehome Shoes
- 221 Urban Outfitters
- 317 Vera Bradley
- 345 White House Black Market
- 338 Where I'm From

KIDS, SPORTS & EXPERIENCES

- 111 Aqua Tots
- 320 baby GAP
- 213 Color Me Mine
- 324 CycleBar
- 207 The Escape Game
- 321 GAP Kids
- 126 Learning Express Toys
- 215 The LEGO Store
- 216 Sandbox VR
- 431C Sweet Kiddies of Westlake
- 431B Urban Air

DINING & EATERIES

- 419 3 Palms Pizzeria
- 115 Ten Seconds Yunnan Rice Noodle
- 327 Aladdin's Eatery
- 136 Another Broken Egg
- 231 Auntie Anne's Pretzels
- 409 Bahia Bowls
- 222 Barnes & Noble Café
- 233 Barroco Arepa Bar
- 209 Bibibop Asian Grill
- 141 Blue Sushi Sake Grill
- 401 Bodhi Express

FOOD & BEVERAGE

- 133 Bonefish Grill
- 121 Bruegger's Bagel Bakery
- 225 The Cheesecake Factory
- 129 Chick-fil-A
- 423 Condado Tacos
- 227 Crepes in the City
- 347 Dave's Cosmic Subs
- 348 First Watch
- 107 Five Guys Burgers & Fries
- 417 Graeter's Ice Cream
- 219 Hyde Park Prime Steakhouse
- 206 Leo's Italian Social
- K Linda's Bee Farm: Honey Gift Shop
- 230 Mikey's Pizza
- 232 Nathan's Famous Hot Dogs
- 101 The Original Steaks and Hoagies
- 123 Pacific East
- 229 Pasta Co-Op
- 103 Robek's Fresh Juices & Smoothies
- 228 Rocky Mountain Chocolate Factory
- 108A Starbucks (Market District)
- 128 Starbucks (Drive-Thru)
- 418 Starbucks (Barnes & Noble Café)
- 115 Ten Seconds Yunnan Rice Noodles
- 134 Texas de Brazil
- 402 Tropical Smoothie Cafe
- 325 Wild Mango
- 135 Yard House

GROCERY

- 108 Market District
- 406 Trader Joe's

HOME & OFFICE

- 330 Arhaus Furniture
- 340 Lovesac
- 112 Office Depot OfficeMax
- 303 Sleep Number
- 424 Sur la Table
- 100 Tide Dry Cleaners
- 214 Whimsy Willow
- 422 World Market

BOOKS & ELECTRONICS

- 404 AT&T
- 223 The Apple Store
- 222 Barnes & Noble

TRAVEL & LODGING

- 403 AAA
- 304 Canary Travel
- 140 Hyatt Place Hotel

HEALTH & BEAUTY

- 210 Bath & Body Works
- 416 Dino Palmieri
- 113 European Wax Centers
- 105 Eye Candy Optical
- 118 Face to Face Spa
- 344 Headquarters Salon and Spa by Aveda
- 328 Ideal Image
- 102 Karwell, Premium CBD House
- 405 LA Fitness
- 211 The Lash Lounge
- 413 LensCrafters
- 412 LUSH
- 106 Massage Envy
- 326 Massage Heights
- 116 Nails-A-Holic
- 114 Options Medical Weight Loss Clinic
- 420 Privé Nail Spa
- 224 Sephora
- 104 Supercuts
- 316 Warby Parker

ATTRACTIONS

- Fire Place
- Fitness Loop
- Julie Billiard Schools
- Checkers Park
- Sweet Kiddies
- Splash Pad
- Hyatt Place Face Boards
- Horizon ATA Karate Face Boards
- Green Wall
- 434 Market Square
- North Union Farmer's Market OUTDOOR Presented by Westland Heating, Air Conditioning & Plumbing
- 122 Regal Cinemas Stadium 16 & IMAX
- Seasonal Express Train
- East Park Stage

OFFICES & BANKS

- 432 American Greetings Creative Studios
- 436 Bank of America
- 323 Bin Bath
- 120 Citizens Bank
- 435 Erie Bank
- 132 Fidelity Investments
- 130 First National Bank
- 131 US Bank

AMERICAN BLVD. BUILDING

- 433 Palmer Holland, Inc
- 433 CKE Financial Services, E&M Consulting, Raymond James
- 433 Corrigan Krause CPAs & Consultants
- 433 DMS Management Solutions

ARGUS BUILDING - 177 MARKET ST.

- 405 Crocker Park Management OFFICE 440.835.9343
- 405 Crocker Park Living OFFICE 440.658.3135
- 405 LinC Social 440.250.0505

GRANTLAND BUILDING A - 25 MAIN ST.

- 220 Emily Roggenburk
- 220 CPL Architecture, Engineering, & Planning

GRANTLAND BUILDING B - 165 CROCKER PARK BLVD

- 224 Key Private Bank

GORDON BUILDING 159 CROCKER PARK BLVD

- 329 CapWell Financial Advisors - Northwestern Mutual
- 329 Edelman Financial Engines
- 329 Highland Consulting
- 329 Howley & Company
- 329 Merrill Lynch Wealth Management
- 329 Morgan Stanley
- 329 Oxford Harriman & Company
- 329 Paradigm Wealth Management
- 329 Raymond James
- 329 Regus

MARIETTA BUILDING - 238 MARKET ST.

- 344A The Szarek Team - Howard Hanna Realty Office

WHITLOCK BUILDING - 38 MAIN STREET

- 209 Huron Corporate Park
- 209 MetroHealth
- 209 Wells Fargo Advisors
- 209 Westlake Plastic Surgery & Medical Spa - Dr. Steven Goldman, Plastic Surgeon
- VIP Valet Offices



| | | |
|----------------------|-----------------------------------|--------------------------------|
| FREE PARKING | ATM | SECURITY OFFICE |
| VIP VALET PARKING | ELEVATOR | CROCKER PARK MANAGEMENT OFFICE |
| PAID SURFACE PARKING | RESTROOMS | OFFICE BUILDING ENTRY |
| BUS STOP | RESIDENTIAL ENTRY | OFFICE BUILDING |
| BIKE RACK | ELECTRIC VEHICLE CHARGING STATION | RESIDENTIAL OFFICE |

RECENT AWARDS

2023-2025 CROCKER PARK PROPERTY AWARDS



CROCKER PARK LIVING



Crocker Park is not just a shopping and dining destination; it's a community that promises to provide residents with the best that life has to offer. Nestled right above the retail spaces are our award-winning apartments, where life is about more than just living; it's about thriving in a place where everything you need is just steps away.

Crocker Park Living has won the Platinum Key Award and 100% Club Award at the Northern Ohio Apartment Association Key Awards in 2023 and 2024. They were also awarded the Northern Ohio Apartment Association Top 10 award in 2023.



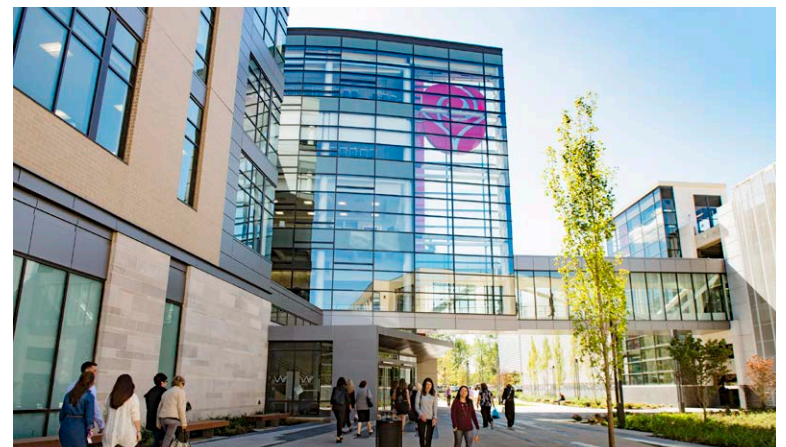
CROCKER PARK • WESTLAKE, OH



CROCKER PARK · WESTLAKE, OH



CROCKER PARK · WESTLAKE, OH



STARK ENTERPRISES

it's all about the experience®

STARK ENTERPRISES, headquartered in Cleveland, Ohio, is a full-service real estate development company with the highest level of expertise in acquisition, development, leasing, property management, construction, architectural design, landscape architecture and marketing. Balancing new urbanist principles and sustainability practices with economic viability, Stark Enterprises delivers remarkably progressive, next generation mixed-use properties.

For over 45 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Stark's multi-billion portfolio consists of retail, entertainment, office, residential, hotel and student housing environments, totaling approximately 12.5 million square feet. With over \$1 billion under development, Stark properties are always managed with the company's long-term investment strategy in mind and are continually recognized by customers and industry leaders as among the most beautiful, well operated and maintained properties in the nation.

45+
YEARS
OF
EXPERIENCE

DEVELOPED IN
9
STATES

OVER
\$1
BILLION
UNDER
DEVELOPMENT

MULTI-
BILLION
DOLLAR
PORTFOLIO

OVER
12.5
MILLION
SQUARE FEET
DEVELOPED

PORTFOLIO

ARIZONA

Market at Estrella Falls
GOODYEAR, AZ

CONNECTICUT

**One Financial Plaza:
The Gold Building**
HARTFORD, CT

FLORIDA

Lyons Corner
GAINESVILLE, FL

Summer Pointe Village
SUMMERFIELD, FL

West Shire Village
OCALA, FL

NEBRASKA

Teal Ridge Village
GRETNA, NE

NEW YORK

30 Flatbush Avenue
BROOKLYN, NY

NORTH CAROLINA

Oak Harbor Village
BOLIVIA, NC

PENNSYLVANIA

Covington Valley Estates
ERIE, PA

Smith & Fifth
PITTSBURGH, PA

TEXAS

Liv+ Arlington
ARLINGTON, TX

OHIO

32 East
CINCINNATI, OH

**515 Euclid
Parking Garage**
DOWNTOWN CLEVELAND, OH

The Beacon
DOWNTOWN CLEVELAND, OH

Belden Park Crossings
JACKSON TOWNSHIP, OH

Brecksville Center
BRECKSVILLE, OH

- Brecksville Associates
- Miller 21 Associates
- Snowville I Associates
- Snowville II Associates

Crocker Park
WESTLAKE, OH

Crocker Park Living
WESTLAKE, OH

- The Residences
- Excelsior
- Ovation

Eton Chagrin Boulevard
WOODMERE, OH

**Golf Galaxy
Shopping Center**
FAIRLAWN, OH

Portage Crossing
CUYAHOGA FALLS, OH

The Promenade
WESTLAKE, OH

Rosemont Commons
FAIRLAWN, OH

The Shops of Fairlawn
FAIRLAWN, OH

**The Shoppes
at Stonecreek**
PICKERINGTON, OH

SOM Center Plaza
MAYFIELD HEIGHTS, OH

The Strip
JACKSON TOWNSHIP, OH

**Tanglewood Professional
Center, LLC**
CHAGRIN FALLS, OH

**The Terraces
on the Green**
AKRON, OH

**The Terraces
at Northridge**
CLEVELAND, OH

West End
WOODMERE, OH

West Market Plaza
FAIRLAWN, OH

West 9th Parking Lot
DOWNTOWN CLEVELAND, OH

FOR LEASING INFORMATION: 216.464.2860

STARK ENTERPRISES STARKENTERPRISES.COM
629 EUCLID AVENUE, SUITE 1300, CLEVELAND, OH 44114