

MIXED-USE

# CROCKER PARK

Westlake, Ohio

**STARK**  
ENTERPRISES  
*it's all about the experience®*



# CROCKER PARK

A STARK ENTERPRISES PROPERTY



**It's All About  
The Experience®**



## 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



RENTABLE  
EVENT CENTER



AMERICAN  
GREETING'S  
HEADQUARTERS



METROHEALTH



2 FULL-SERVICE  
GROCERY STORES



STATE-OF-THE-ART,  
ESPORTA FACILITY

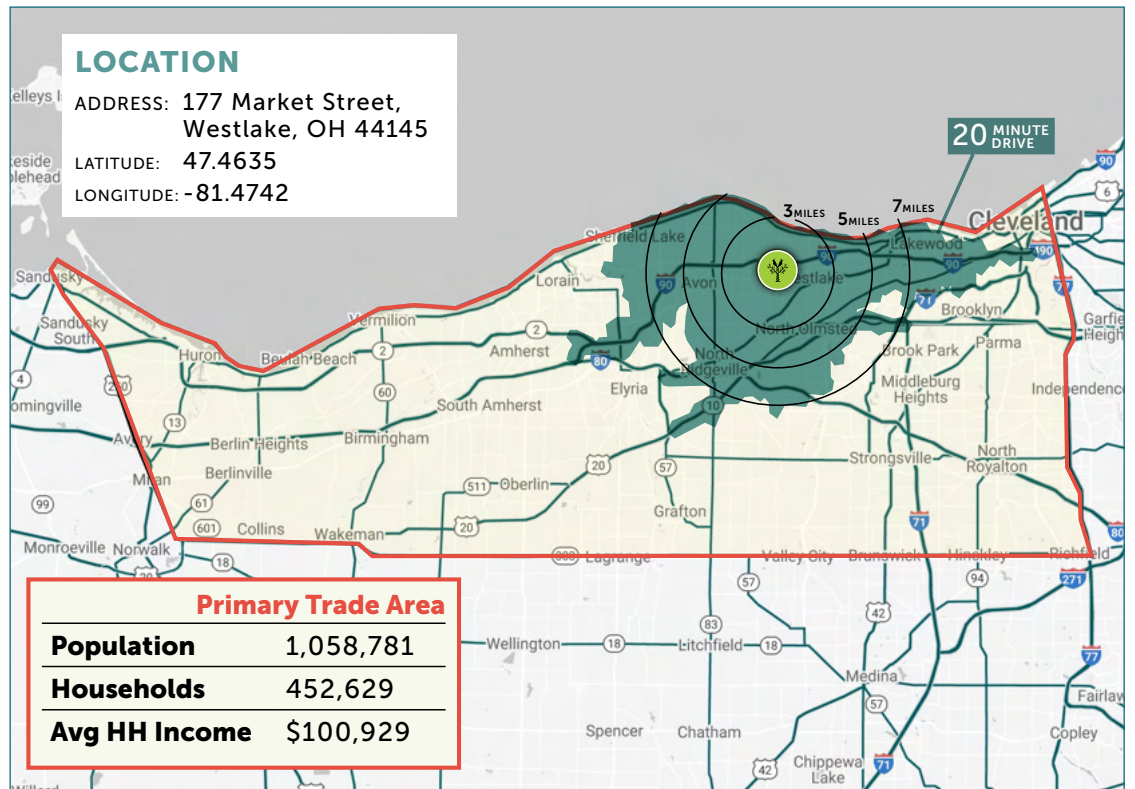
## PROPERTY SUMMARY

**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."



## DEMOGRAPHICS

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

\*2020 Estimates from 2000-2010 Census Results

**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
- 317 Banyan Tree
- 306 Buckle
- 127 Carhartt
- 336 Chico's
- 332 Claire's
- 137 CLE Clothing Co.
- 343 Coach
- 226 Dick's Sporting Goods
- 333 Dry Goods
- 301 DSW
- 319 Eddie Bauer
- 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
- 208 The Good Feet Store
- 428 H&M
- 309 J. Crew
- 204 Jos. A. Bank
- 205 Journeys
- 318 LOFT
- 119 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
- 302 Sunglass Hut
- 437 Teddy Baldassarre
- 314 Talbots
- 315 Talbots Petite
- 221 Urban Outfitters
- 415 Vionic Shoes
- 345 White House Black Market
- 338 Where I'm From
- 342 Windsor

- 133 Bonefish Grill
- 121 Bruegger's Bagel Bakery
- 201 Burntwood Tavern
- 225 The Cheeseecake 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
- 202 Pulpo Beer Co.
- 103 Robek's Fresh Juices & Smoothies
- 228 Rocky Mountain Chocolate Factory
- 108A Starbucks (Market District)
- 128 Starbucks (Drive-Thru)
- 222A Starbucks (Barnes & Noble Café)
- 418 Starbucks
- 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 Soma Intimates
- 100 Tide Dry Cleaners
- 214 Whimsy Willow
- 422 World Market

**BOOKS & ELECTRONICS**

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

**TRAVEL & LODGING**

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

**HEALTH & BEAUTY**

- 210 Bath & Body Works
- 213 Blo Blow Dry Bar
- 416 Dino Palmieri
- 113 European Wax Centers
- 321 GAP Kids
- 105 Eye Candy Optical
- 118 Face to Face Spa
- 323 Flows & Grows
- 344 Headquarters Salon and Spa by Aveda
- 328 Ideal Image
- 102 Karwell, Premium CBD House
- 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

**KIDS, SPORTS & EXPERIENCES**

- 111 Aqua Tots
- 320 baby GAP
- 324 CycleBar
- 226 Dick's Sporting Goods
- 207 The Escape Game
- 405 Esparta Fitness
- 321 GAP Kids
- 126 Learning Express Toys
- 215 The LEGO Store
- 216 Sandbox VR
- 431C Sweet Kiddles of Westlake
- 431B Urban Air

**DINING & EATERIES**

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

**ATTRACTIONS**

- Budget Heating & Air Conditioning Fire Place
- Budget Heating & Air Conditioning Fitness Loo
- Budget Heating & Air Conditioning Checkers P;
- Lake Ridge Academy Splash Pad
- Hyatt Place Face Boards
- Horizon ATA Karate Face Boards
- Hyatt Place Green Wall
- 434 Market Square
- North Union Farmer's Market OUTDOOR Presented by Westland Heating, Air Conditioning & Plumbing
- Regal Cinemas Stadium 16 & IMAX
- East Park Stage

**OFFICES & BANKS**

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

**AMERICAN BLD. BUILDING 191 AMERICAN BLVD**

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

**ARGUS BUILDING - 177 MARKET ST.**

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

**GRANTLAND BUILDING A - 25 MAIN ST.**

- 220 Emily Roggenburk
- 220 Launch Workplaces

**GRANTLAND BUILDING B 166 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.**

- 224A 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

**LEGEND**

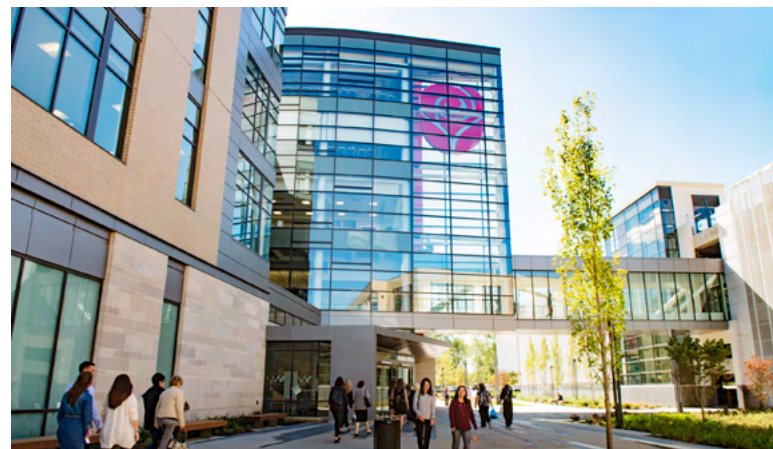
- FREE PARKING
- CHANGE MACHINE
- VIP VALET PARKING
- METERED PARKING
- BUS STOP
- BIKE RACK
- XIM
- ELEVATOR
- RESTROOMS
- RESIDENTIAL ENTRY
- ELECTRIC VEHICLE CHARGING STATION
- SECURITY OFFICE
- CROCKER PARK MANAGEMENT OFFICE
- OFFICE BUILDING ENTRY
- OFFICE BUILDING
- RESIDENTIAL OFFICE

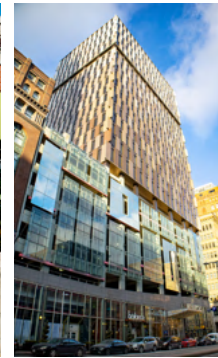
# RECENT AWARDS











# STARK ENTERPRISES

*it's all about the experience<sup>®</sup>*

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 40 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Stark's \$2 billion portfolio consists of retail, entertainment, office, residential, hotel and student housing environments, totaling approximately 9 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.

<b>40+</b> <b>YEARS</b> OF EXPERIENCE	DEVELOPED IN <b>8</b> <b>STATES</b>	OVER <b>\$1</b> <b>BILLION</b> UNDER DEVELOPMENT	<b>\$2</b> <b>BILLION</b> PORTFOLIO	OVER <b>9</b> <b>MILLION</b> SQUARE FEET DEVELOPED
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## PORTFOLIO

### ARIZONA

**The 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

### 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**  
NORTH CANTON, 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**  
NORTH CANTON, 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

LEARN MORE:

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