

STARK
ENTERPRISES
it's all about the experience®



2022
MARKETING
& ADVERTISING
OPPORTUNITIES



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 40 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Stark's nearly \$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.

40+ YEARS OF EXPERIENCE	DEVELOPED IN 7 STATES	OVER \$1 BILLION UNDER DEVELOPMENT	\$2 BILLION PORTFOLIO	OVER 9 MILLION SQUARE FEET DEVELOPED
---	---	---	---	--

PORTFOLIO

ARIZONA

The Market at Estrella Falls
GOODYEAR, AZ

CONNECTICUT

The Gold Building
HARTFORD, CT

FLORIDA

Campus View Place
GAINESVILLE, FL

Liv+
GAINESVILLE, FL

Lyons Corner
GAINESVILLE, FL

West Shire Village
OCALA, FL

NEW YORK

30 Flatbush Avenue
BROOKLYN, NY

PENNSYLVANIA

Covington Valley Estates
ERIE, PA

Smith & Fifth
PITTSBURGH, PA

TEXAS

Liv+
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

Brooklor Plaza
NORTH OLMSTEAD, OH

Crocker Park
WESTLAKE, OH

Crocker Park Living
WESTLAKE, OH

- The Residences
- Excelsior
- Ovation

Eton Chagrin Boulevard
WOODMERE, OH

Lakes at West Chester Village
WEST CHESTER, OH

Gateway District
DOWNTOWN CLEVELAND, OH

The Herold Building
DOWNTOWN CLEVELAND, OH

OfficeMax Plaza
FAIRLAWN, OH

Portage Crossing
CUYAHOGA FALLS, OH

The Promenade
WESTLAKE, OH

Rosemont Commons
FAIRLAWN, OH

Shops of Fairlawn
FAIRLAWN, OH

The Shoppes at Stonecreek
PICKERINGTON, OH

SOM Center Plaza
MAYFIELD HEIGHTS, OH

The Strip
NORTH CANTON, OH

Tangelwood Professional Center, LLC
CHAGRIN FALLS, OH

Terraces on the Green
AKRON, OH

Terraces at Northridge
CLEVELAND, OH

West End
WOODMERE, OH

West Market Plaza
FAIRLAWN, OH

West 9th Parking Lot
DOWNTOWN CLEVELAND, OH

Whitehall Terrace
KENT, OH

LEARN MORE: STARKENTERPRISES.COM

DISCLAIMER & OVERVIEW

The information contained in this Confidential Marketing Memorandum ("Memorandum") is proprietary and strictly confidential ("Confidential Information"). It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the Company. The Memorandum has been prepared to provide a high-level summary of the business operations of Robert L Stark Enterprises, Inc (the "Company", colloquially known as "Stark Enterprises" a registered trade name of a Company subsidiary) and a potential investment opportunity in the Company (the "Opportunity"). The information contained in this memorandum does not fully describe the business of the Company, the Opportunity, or the risks and assumptions associated with an investment in the Company. The information contained herein is not a substitute for a thorough due diligence investigation, including a complete review of a future private placement memorandum. All potential investors must take appropriate measures to verify the accuracy of all information set forth herein.

Use of Confidential Information is strictly limited to the preliminary consideration of an investment as described in this Memorandum. This Memorandum and the Confidential Information contained herein is subject to the Disclaimer and Use Limitation as specified herein. No portion of this Memorandum may be reproduced, duplicated or revealed in any manner without the prior written consent of the Company. This Memorandum is provided for information purposes and reference only and is not intended to be an offer to sell or a solicitation to purchase, and must not be taken as the basis for an investment decision. An offer to sell securities may only be made through a private placement memorandum.

The market analysis, estimates and similar information, including all statements of opinion and/or belief, contained herein are subject to inherent uncertainties and qualifications and are based on a number of assumptions. All statements in this Memorandum (and oral statements made regarding the subjects of this Memorandum) other than historical facts are forward-looking statements, which rely on a number of assumptions concerning future events and are subject to a number of uncertainties and factors outside the Company's and Opportunity's control which could cause actual results to differ materially from such statements. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and nothing shall be relied upon as a promise or representation as to the future performance of the Company or the Opportunity. Differences between past performance and actual results may be material and adverse. Estimates throughout the Memorandum provided by sources other than the Company have not been independently verified. It should not be assumed that recommendations made in the future will be profitable or will equal the performance of the investments in this Memorandum. Past performance is not indicative of, or a guarantee of, future results.

TABLE OF CONTENTS

4

CROCKER PARK

19

ETON CHAGRIN BLVD.

27

PORTAGE CROSSING

31

THE STRIP

34

BELDEN PARK CROSSINGS

37

FAIRLAWN

40

COMET MANAGEMENT

43

THE BEACON





CROCKER PARK

A STARK ENTERPRISES PROPERTY

MIXED-USE

CROCKER PARK

Westlake, Ohio



EXPERIENCE OUR PROPERTY: CROCKER PARK

Crocker Park is an innovative destination that will capture your imagination and delight your senses. The sophisticated mix of shops, restaurants and cafés – as well as beautifully designed luxury residences and Class A office space – all virtually integrated in a congenial neighborhood of parks and tree-lined streets. If you love the excitement of a big-city, but also long for the warmth and convenience of a small-town, you'll love the life at Crocker Park.

PROPERTY SUMMARY

PROJECT SIZE: 4.5 MILLION SF

- High-end residential, Class A office space, specialty retail and fine dining
- 2 million sf of retail - 119 Stores
- 1.2 million sf of residential - 534 Apartments
- 1 million sf of Class A office space - including the new world headquarters of American Greetings
- 138,000 cars on I-90 at Crocker Road daily

LOCATION

ADDRESS: 177 Market Street, Westlake, OH 44145

LATITUDE: 47.4635

LONGITUDE: -81.4742

DEMOGRAPHICS

	3 MI Radius	5 MI Radius	7 MI Radius	15 Min. Drive
Population	54,249	143,045	224,251	177,839
Households	23,173	61,894	98,481	78,558
Avg HH Income	\$132,694	\$111,271	\$106,290	\$108,697

*2020 Estimates from 2000-2010 Census Results



CROCKER PARK BY THE NUMBERS

2M+ SQ. FT. OF RETAIL SPACE



100+

STORES



40+

RESTAURANTS

FOR-RENT APARTMENTS



534

LUXURY UNITS

REGAL CINEMA

16-SCREEN
THEATER
WITH IMAX
TECHNOLOGY



1M SQ. FT. OF OFFICE SPACE



15
OFFICES

HYATT PLACE HOTEL

110
ROOMS



SPECIAL EVENTS ALL YEAR



WITH 10 SOCIAL
& EVENT SPACES,

we are booked year-round for farmer's markets, concerts, outdoor fitness classes, movies, art shows, races, and numerous other community affairs.



+PLUS

- 🔑 2,000 Residents
- 🏠 131 Town Homes
- 👥 7,500 Employees Daily
- 🏢 American Greeting's HQ
- 🏥 MetroHealth
- 🚗 8 parking garages & over 8,000 parking spaces
- 🛒 Two full-service grocery stores
- 🏋️ State-of-the-art, two story Esporta Fitness facility
- 📅 Market Square rentable event center



CROCKERPARK.COM

440.871.6880 • 177 MARKET ST. • WESTLAKE, OH 44145



1. ELEVATOR WRAPS

- Opportunity to reach guests coming and going from various garage locations
- Vehicular and pedestrian traffic
- Locations conveniently located by entrances and exits
- Size = 84" X 42"



2. GARAGE BACKLIT

- Great visibility for pedestrian and vehicular traffic
- Prominently placed near elevators, exits and entrances
- Illuminated
- Size = 48" X 70"





3. GARAGE BANNERS

- Large mesh banners to be prominently displayed on entrances/exits of garages throughout property
- Great branding opportunity
- Various sizes depending on location



4. GARAGE DECALS

- Large scale garage decal spaces available
- Variety of locations and opportunities
 - Union – 1,119 spaces
 - Vine – 240 spaces
 - Crocker – 860 spaces
 - American Greetings – 1,454 spaces
 - Main – 675 spaces
 - Mulberry – 920 spaces
 - Market – 475 spaces
 - Detroit 405 spaces



5. POLE BANNERS

- Available throughout the venue to achieve maximum exposure via pedestrian or vehicular traffic
- Size = 30" X 59"



6. SIDEWALK SIGNS/ELEVATOR SNAP FRAMES

- Great visibility throughout property
- Limited availability during seasonal attractions
- Size = 22" X 28"



7. DIGITAL BOARD | Year Round

- Center Circle visibility
- Only current digital element within Crocker Park
- Ability to inter-change content rapidly and with ease
- Prime location for both vehicular traffic and pedestrian



8. MAGAZINE | Monthly, Year Round

- All advertising and marketing partners receive the benefit of monthly newsletter exposure
- 5,250+ newsletter subscribers



9. SOCIAL MEDIA | Daily, Year Round

- All advertising and marketing partners receive the benefit of 80,000+ social media followers for additional exposure through our social media pages
- FACEBOOK: facebook.com/CrockerPark
 - 67,800+ followers
- INSTAGRAM: @CrockerPark
 - 18,500+ followers
- TWITTER: @CrockerPark
 - 5,100+ followers



10. FARMERS MARKET | Year Round

- Produced by North Union Farmers Market
- Perennial favorite event with consistent branding and exposure opportunities
- Year round exposure available through both Outdoor and Indoor market
- Over 100K visitors and guests annually
- Naming rights to the Farmers Market which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



11. AUTO SPONSOR | Year Round

- Ride and drive opportunities to capitalize on the visitors at Crocker Park
- Auto display spaces for vehicles of all sizes
- Prime locations available for daily, weekly or monthly exposure



12. CHECKER BOARD ZONE | Year Round

- Fun family and friend activity to enjoy all season long
- Naming rights to the Checker Board Zone which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
 - Put your logo or signage on the checker piece faces for great exposure



13. FITNESS LOOP | Year Round

- Fitness Loop throughout Crocker Park with the opportunity for 15+ branding signs at different locations on the Fitness Loop
- Naming rights to the Fitness Loop which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
 - Pedometers can be offered as part of a campaign to deliver sponsor information
 - Upwards of the 20 million visitors will see signage and messaging
 - Great opportunity to teach and educate
 - "Did you know" signage could be very effective



14. STATIC WINDOW DISPLAY | Year Round

- When storefronts are available, the opportunity is open for a creative and festive holiday display promoting your business
- Bring the magic of the holiday season with a digital and/or electronic light show to promote your business and products.



15. ANIMATED WINDOW DISPLAY | Year Round

- When storefronts are available, the opportunity is open for a creative and festive holiday display promoting your business
- Bring the magic of the holiday season to life to promote your business and products



16. FLOWER WALL | Year Round

- 8ft. x 6ft flower/selfie wall for taking memorable photos of family and friends with company logo included on wallscape
- Promote your business in a creative and entertaining way for social media
- Social media posts promoting the Flower Wall
- Opportunity for input on signage



17. FACE CUTOUT PHOTO OP | Year Round

- (2) boards in East Park
- Opportunity for creative visual that can brand your business with hashtags and logos for photo opportunities
- Lots of social media exposure with photos being posted making your brand front and center
- Social media posts promoting the photo opportunity



18. CROCKER PARK'S FIRE PIT | Year Round

- 2022 Exclusive Sponsor of the Crocker Park Fire Pit located between Center Circle and East Park
- (2) Plaques near the Fire Pit with text and Sponsor Name/Logo
 - For example: *Warmth provided by "YOU"*
 - Name inclusion on CrockerPark.com as an attraction at Crocker Park, as well as property directory maps for the location of the Fire Pit
- Tables and Chairs displayed around the fire pit with logo decals on tables
 - *Available during the summer months, but may not be available during winter months due to excessive snow*
- Naming rights to the Fire Pit which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



19. CROCKER BARK | Jun. 12, 2022 | 9 - 10am

- Co Sponsor of Crocker Barks 5K Run/1 Mile Walk with your pooch on a leash to benefit the Westlake Police K9 unit!
- Logo included on all signage and registration materials, recognition as sponsor with logo & links on Hermes website and social media, as well as inclusion in tenant and residential magazines to brand the partnership
- Hermes Race Packet pickup at either Vionic or New Balance (sponsor to choose location) on Friday June 10
- Table opportunity at the Race in the morning (9am-10am) and at Crocker Park Block Party (11am-3pm)
- Verbal announcements at the race with sponsor appreciation
- After the race, join our Crocker Park Block Party on the streets of Crocker Park for an afternoon of fun and interactive safety activities for the whole family, with food, drinks, vendors, and music!

20. BLOCK PARTY | Jun. 12, 2022 | 11am - 3pm

- Join us while we close down the streets of Crocker Park for The Best Block Party of the Summer and the largest event held at Crocker Park!
- An afternoon of fun and interactive safety activities for the whole family, with food, drinks, vendors, and music
- Naming rights to Block Party which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



21. POP-UP FOOD TRUCKS

Select Tues., Memorial Day - Labor Day

- Variety of food trucks line the Main Street from 11am-2pm 1 Tuesday per month providing mouth watering options
 - A great opportunity to reach our audience of guests, tenants and residents
- Naming rights to Pop-Up Food Trucks which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



22. MUSIC IN THE PARK | Memorial Day - Labor Day

- Popular music series performed on Friday, Saturday & Sunday by local artists from Memorial day to Labor Day for guests to enjoy a variety of musical acts
- Naming rights to Music in the Park which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- Opportunity to speak at any of the performances



23. MOVIES IN THE PARK | Memorial Day - Labor Day

- Safe family friendly outdoor open air movie experience on large screen every Thursday evening
- Naming rights to Movies in the Park which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- Commercial and on screen opportunities for sponsors plus on-site opportunity for each movie



24. MOVE WITH A CAUSE | Memorial Day - Labor Day

- Workout class held in the lawn at Crocker Commons at Market Square with a portion of the proceeds benefiting charity
- Naming rights to Move with a Cause which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



25. CROCKER PARK SUMMER GARDENS

Memorial Day - Labor Day

- Take advantage of the beauty of the gardens and flower pots that adorn Crocker Park
- Naming rights to the Gardens which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



26. SPLASH PAD | Memorial Day - Labor Day

- Signage promoting your brand surrounding the Splash Pad, including pole banners, property signage and RMU Cart with literature distribution
- Naming rights to the Splash Pad which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- Opportunity to be on site



27. SUMMER TRAIN | Memorial Day - Labor Day

- The train runs a loop on Crocker Park Blvd. while providing rides all summer long to happy children and their parents
- Naming rights to the Summer Train which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership including:
 - Train Signage, ticket branding & property signage
 - Opportunity for literature on the train
 - Commercial runs on the trains music station



28. FOUNTAIN | Apr. - Oct.

- (2) focal point fountains on property with signage and branding opportunities
- Naming rights to the Fountain which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



29. WINE FEST | Sept. 16 & 17, 2022

- 2 day event with over 7,000 people spread out along Main Street in the heart of Crocker Park
- Picturesque atmosphere for the weekend giving you an incredible opportunity for sponsorship
- Naming rights to Wine Fest which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



30. FOOD TRUCK CHALLENGE | Oct. 1, 2022

- One of our most popular foodie events where trucks compete in a variety of categories to win "best" in their category
- Great way to engage with more than 7,500 visitors
- Naming rights to Food Truck Challenge which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



31. TRICKS & TREATS | Oct. 29, 2022

- Crocker Park's Halloween Event with kids trick-or-treating, live music food trucks & the express train
- Naming rights to Tricks & Treats which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



32. TREE LIGHTING | Nov. 19, 2022

- Celebrate the magic of the holiday season in a way that only Crocker Park can present as we light up our iconic 50-ft holiday tree!
- Holiday attractions, lights, music, festivities and family traditions begin at the Crocker Park Tree Lighting
- Naming rights to Tree Lighting which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



33. MINI SHOWS & LIVE PERFORMANCES AT MARKET SQUARE | Nov-Dec

- 8 mini performances in the outdoor East Park stage to promote larger Market Square Shows
- Naming rights to the Mini Shows & Live Performances which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- Opportunity to be on site for promotion of your brand



34. SANTA HOUSE | Nov. 19 - Dec. 24, 2022

- Have you been Naughty or Nice? Here is your chance to help brand the Santa House and give your brand great exposure throughout the holiday season by all visitors
- Naming rights to Santa House which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
 - TV Monitors for video commercial loop inside
- Branding opportunity with giveaway item from Santa
- Opportunity to be on site for promotion of your brand



35. SANTA SLEIGH | Nov. 19 - Dec.24, 2022

- Our perfectly hand-crafted wooden sleigh is the perfect attraction
- Naming rights to Santa Sleigh which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
 - Photo opportunity for keepsake and holiday memorabilia that is branded with your company
- Opportunity to be on site for promotion of your brand various days during the holiday season



36. SNOWFLAKE GARDEN | Nov. 19 - Jan 2, 2023

- Festive light display with walk through bridge for photo opportunities
- Naming rights to the Snowflake Garden which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
 - Signage at all 4 corners of the display area
- Opportunity to decorate and display 100 snowflakes to compliment the design with credit given on signage for decorating snowflakes



37. WALK THROUGH ORNAMENT | Nov. 19 - Jan 2, 2023

- Ornament shape walk through light up display perfect for photo opportunities
- Naming rights to the Walk Through Ornament which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership



38. ICE RINK | Nov. 19 - Feb 20, 2023

- Crocker Park's "real" ice rink open through February to provide guests with extra fun after the holidays
- Naming rights to the Ice Rink which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
 - Dasher board ads
 - Special skating events opportunity for sponsors and guests



39. HOLIDAY EXPRESS TRAIN | Nov. 19 - Dec. 24, 2022

- The train runs a loop on Crocker Park Blvd. while providing rides all winter long to happy children and their parents
- Naming rights to the Holiday Express Train which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership including:
 - Train Signage, ticket branding & property signage
 - Opportunity for literature on the train
 - Commercial runs on the trains music station



40. HOLIDAY STREET LIGHTS | Nov. 19 - Dec. 31, 2022

- Highlight of holiday décor throughout the venue are the lights above and surrounding the streets of Crocker Park
- Naming rights to the Holiday Street Lights which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during Tree Lighting



41. 50 FT. HOLIDAY TREE NIGHTLY LIGHT SHOWS

Nov. 19 - Dec. 31, 2022

- The main attraction throughout the holiday season with music and lights
- Naming rights to the 50 ft. Holiday Tree Nightly Light Shows which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
 - Opportunity for signage surrounding the tree
- On-site opportunity with a 10x10 booth during Tree Lighting & during the Holiday Season



42. GUEST SERVICES | Nov. 19 - Dec. 31, 2022

- A place where you can buy Crocker Park Gift Cards, Train Tickets, and find out the answer to any informational questions you may have while at Crocker Park.
- Naming rights to Guest Services which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership





ETON

CHAGRIN BOULEVARD

Ⓢ A STARK ENTERPRISES PROPERTY

MIXED-USE

ETON CHAGRIN BLVD.

Woodmere, Ohio

ETON

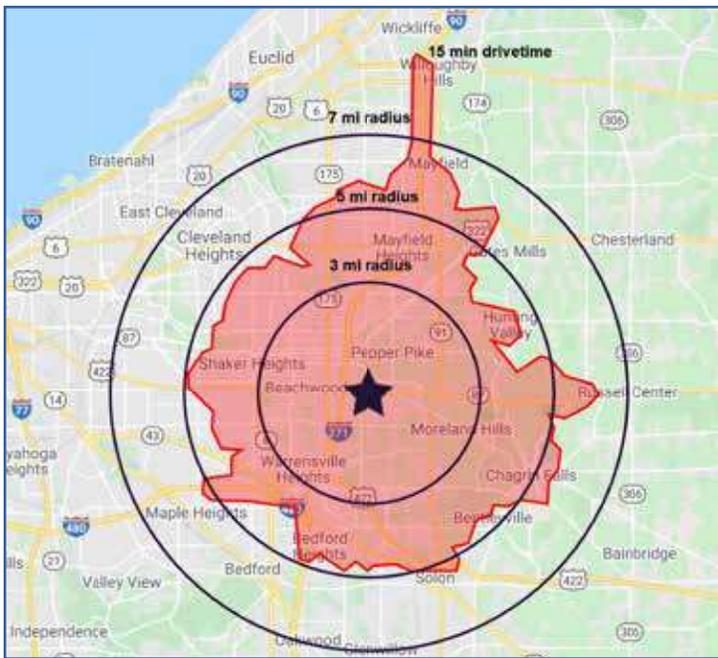
CHAGRIN BOULEVARD

A STARK ENTERPRISES PROPERTY



EXPERIENCE OUR PROPERTY: ETON CHAGRIN BLVD.

Eton Chagrin Boulevard is Northeast Ohio's luxury fashion district – the place where authentic, one-of-a-kind boutiques and fine dining blend with the hippest national brands, including Tiffany & Co., The Apple Store, Free People and lululemon athletica. This mixed-use property consists of 314,000 square feet of upscale retailers, specialty shops and exclusive dining, many of which are the only locations in the region. Special events, outdoor chessboards and award-winning gardens further add to the center's unrivaled ambiance. Located just east of the I-271/Chagrin Boulevard interchange, Eton Chagrin Boulevard is situated amongst the area's highest income neighborhoods.



PROPERTY SUMMARY

LEASABLE SPACE: 313,256 SF

LOCATION

ADDRESS: 28601-28889 Chagrin Blvd, Woodmere, OH 44122
LATITUDE: 41.4630 LONGITUDE: -81.4742

DEMOGRAPHICS

	3 MI Radius	5 MI Radius	7 MI Radius	15 Min. Drive
Population	37,202	161,078	340,828	143,865
Households	16,296	72,352	154,509	64,805
Avg HH Income	\$161,371	\$112,210	\$94,552	\$121,582

*2020 Estimates from 2000-2010 Census Results

ETON CHAGRIN BLVD. BY THE NUMBERS

330,000 SQ. FT. OF RETAIL SPACE

100,000+ SQ. FT. OF OFFICE SPACE



40+
STORES



10+
RESTAURANTS



12+
OFFICES



4
MAIN EVENTS



ETONCHAGRINBLVD.COM

216.591.1762 • 28867 CHAGRIN BLVD #113 • WOODMERE, OH 44122

SIGNAGE OPPORTUNITIES AT ETON CHAGRIN BLVD.

ETON CHAGRIN
BOULEVARD
• A STARK ENTERPRISES PROPERTY



1. BOTTOM ENTRANCE DOORS

- Window decal exposure opportunity
- Entrances at both the East End and West End
- Size = 35.5" X 28"



2. TOP ENTRANCE DOORS

- Window decal exposure opportunity
- Entrances at both East End and West End
- Size = 43.5" X 42.5"



3. OUTDOOR POLE BANNERS

- (38) outdoor pole banner locations with prime visibility on Eton Chagrin Boulevard's property
- Size = 30" x 90"

SIGNAGE OPPORTUNITIES AT ETON CHAGRIN BLVD.



4. OUTDOOR WINDMASTER

- (4) available
- (8) sides
- Can be moved to prime locations, including the outdoor entrances of the Apple Store, Sur la Table and Barnes & Noble
- Size = 28" X 44"



5. INDOOR SIGNAGE

- (10) available
- (20) sides
- Placement can be made throughout the interior of the mall
- Size = 22" X 28"



6. SMALL BULKHEAD

- (1) available
- Placement next to highly trafficked Dino Palmieri Salon, across from La Bella Vita, Gingie Spa and Mullholland & Sachs
- Size = 96" X 48"



7. LARGE BULKHEAD

- (1) available
- Location gives immediate visual impact throughout the indoor space
- Size = 120" X 60"



8. SNAPFRAME

- (4) available
- (1) in the West Entrance Lobby
- (1) in the East Entrance Lobby
- (2) framing Barnes & Noble
- Size = 48" X 70"



9. NEWSLETTER | Monthly, Year Round

- All advertising and marketing partners receive the benefit of monthly newsletter exposure
- 2,000+ newsletter subscribers



10. SOCIAL MEDIA | Daily, Year Round

- All advertising and marketing partners receive the benefit of 15,000+ social media followers for additional exposure through our social media pages
- FACEBOOK: facebook.com/EtonChagrinBlvd
 - 11,100+ followers
- INSTAGRAM: @EtonChagrinBlvd
 - 1,400+ followers
- TWITTER: @EtonChagrinBlvd
 - 700+ followers
- WEBSITE:
 - 4,050 users/month | 20,169 pageviews/mo
- NEWSLETTER:
 - 2,017 subscribers



11. BOULEVARD BEATS | Memorial Day - Labor Day

- Outdoor music every Saturday evening for our guests throughout the summer, offering you a 3 month long sponsorship opportunity
- Reach visitors and guests as they stroll the ground of Eton for a leisurely and enjoyable musical experience
- Naming rights to Boulevard Beats which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event

12. SIDEWALK SALE | Jul. 14-16, 2022

- Iconic bi-annual Sidewalk Sale inside and outside Eton Chagrin Blvd
 - Only held twice a year, this signature event provides exposure to a broad audience
- Naming rights to Sidewalk Sale which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



13. SUGAR RUSH | Jul. 17, 2022

- An afternoon full of sweet treats from local dessert trucks and shops along with live music, games and fun vendors and host some family fun
- Naming rights to Sugar Rush which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



14. BOO-TIQUE "TRICK OR TREAT" | Oct. 27, 2022

- Annual Halloween event that draws more than 1,500 guests to Eton Chagrín Boulevard with Trick-or-Treating for all ages, including allergy free and gluten free treats
- Naming rights to Boo-Tique which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



15. WINTER WOODLAND | Nov. 20, 2022 - Feb. 15, 2023

- Opportunity to be front and center for the magic of the holidays at Eton Chagrín Boulevard. The beauty and the gifts of giving, caring and sharing are part of this sponsorship opportunity
- Full 12 weeks of promotion Benefiting the Monarch School of Autism
- Both indoor and outdoor exposure that will reach both pedestrian and vehicular traffic
- Naming rights to Winter Woodland which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



16. MENORAH LIGHTING | Mon. Dec. 19, 2022

- Community event to celebrate the beginning of Chanukah with a ceremonial Menorah lighting, traditional holiday foods, games, activities, music and more! Join us for an opportunity to reach 1,000+ event attendees
- Naming rights to Menorah Lighting which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event

SPONSORSHIP OPPORTUNITIES AT ETON CHAGRIN BLVD.



17. AUTO SPONSOR | Year Round

- Over 10 million guests come annually to Eton Chagrin Boulevard; a perfect demographic and audience to showcase dealerships, brands, and new models
- Naming rights to the Auto Sponsor which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



18. ETON SUMMER GARDENS | May - Sept.

- The beauty of the award-winning gardens at Eton Chagrin Boulevard are like no others in the region
- Naming rights to the Eton Summer Gardens which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership including:
 - Individualized signs for the gardens, pots and baskets, with more than 30 opportunities for branding
- On-site opportunity with a 10x10 booth during event



19. INDOOR POINSETTIA GARDEN | Nov - Feb.

- The holiday season would not be complete at Eton Chagrin Blvd. without the spectacular array of poinsettia plants throughout the atrium, symbolizing the beauty of the holiday season.
- Naming rights to the Indoor Poinsettia Garden which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



**PORTAGE
CROSSING**
CUYAHOGA FALLS, OH
A STARK ENTERPRISES PROPERTY

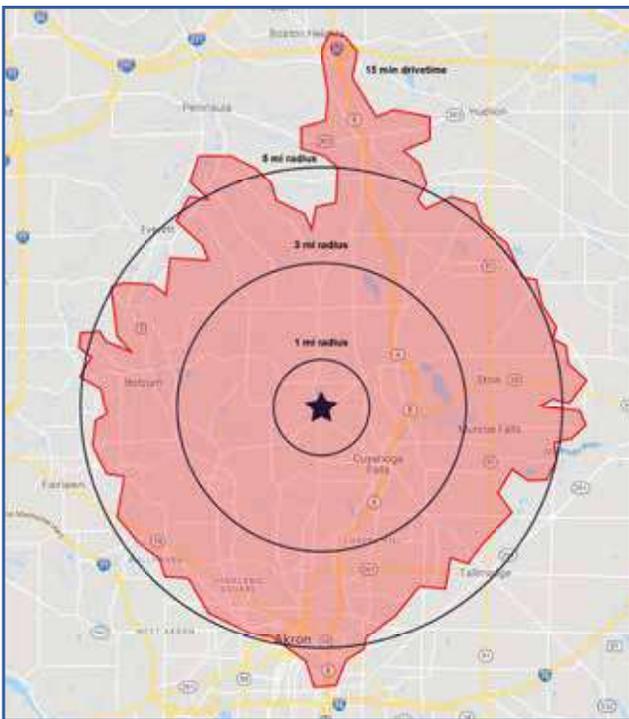
PORTAGE CROSSING

Cuyahoga Falls, Ohio



EXPERIENCE OUR PROPERTY: PORTAGE CROSSING

A walkable and unique marketplace of national and regional retailers, combined with grocery, entertainment and diverse dining options, make up this distinctive 121,000-square-foot development. With convenient access from multiple exits off Route 8 and regional access from I-77, I-76, I-271 and the Ohio Turnpike (80), the property serves the communities of Cuyahoga Falls, Silver Lake, Peninsula, Hudson, Stow and Richfield.



PROPERTY SUMMARY

LEASABLE SPACE: 120,536 SF

LOCATION

ADDRESS: 2925 State Rd, Cuyahoga Falls, OH 44223

LATITUDE: 41.4880

LONGITUDE: -81.5072

DEMOGRAPHICS

	1 MI Radius	3 MI Radius	5 MI Radius	15 Min. Drive
Population	11,064	68,938	155,044	153,156
Households	5,203	32,369	71,643	70,150
Avg HH Income	\$79,578	\$75,295	\$75,213	\$121,582

*2020 Estimates from 2000-2010 Census Results

PORTAGE CROSSING BY THE NUMBERS



6+
STORES



7+
RESTAURANTS



1
GYM



1
MOVIE THEATER

PORTAGECROSSING.COM

216.464.2860 • 2925 STATE RD. • CUYAHOGA FALLS, OH 44223



SIGNAGE OPPORTUNITIES AT PORTAGE CROSSING



1. OUTDOOR WINDMASTER

- (4) available
- (8) sides
- Can be moved to prime locations
- Size = 28" X 44"



2. POLE BANNERS

- (25) outdoor pole banner locations throughout the property with visibility to pedestrian and vehicular traffic



3. SIDEWALK DIRECTORIES

- Great visibility on the sidewalk where customers regularly check for locations and status of stores and restaurants
- Size = 28.5" X 52.5"



4. SNAPFRAME

- Locations on open spaces near Esporta Fitness
- Size = 48" X 70"



5. PORTAGE CROSSINGS SUMMER GARDENS

May - Sept.

- An opportunity to market yourself for the entire spring and summer season with extensive signage and logo placement for branding and promotion
- Naming rights to the Summer Gardens which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership including:
 - Individualized signs for the gardens, pots and baskets, with more than 10 opportunities for branding
- On-site opportunity with a 10x10 booth during event



6. TRICK OR TREAT | Oct. 23, 2022

- Annual Halloween event that draws more than 1,500 guests to Portage Crossing to enjoy the Halloween holiday
- A great way to reach families with Trick-or-Treating for all ages
- Naming rights to Trick or Treat which includes logo on property signage, website, social media posts, as well as tenant and residential magazines to brand the partnership
- On-site opportunity with a 10x10 booth during event



7. SOCIAL MEDIA | Daily, Year Round

- All advertising and marketing partners receive the benefit of 3,500+ social media followers for additional exposure through our social media pages
- FACEBOOK: facebook.com/PortageCrossing
 - 3,400+ followers
- INSTAGRAM: @PortageCrossing
 - 50+ followers

The **Strip**

A STARK ENTERPRISES PROPERTY



**Family
Time**

at

The
Strip

AtTHESTRIP.com



**Treat
Yourself**

at

The
Strip

AtTHESTRIP.com



**Date
Night**

at

The
Strip

AtTHESTRIP.com

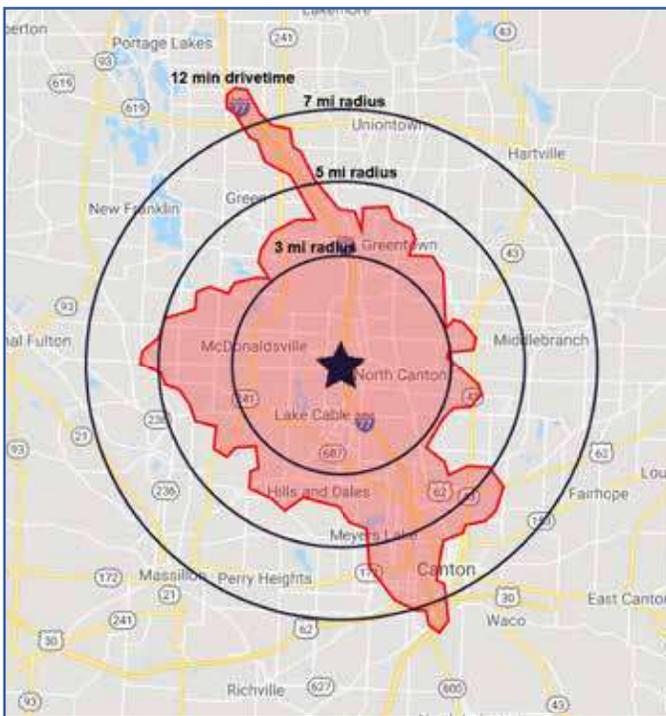
THE STRIP

North Canton, Ohio



EXPERIENCE OUR PROPERTY: THE STRIP

Visit The Strip, and you will never need to go anywhere else. Located off Portage Road at I-77, the Strip consists of over 130 acres, with more than 787,000 square feet of power retailers. The tenant mix is an impressive combination of hard goods, soft goods, food and entertainment. This is the largest development of its kind in the greater Cleveland SMSA. With accessibility and visibility including over one mile of frontage on I-77.



PROPERTY SUMMARY

LEASABLE SPACE: 787,143 SF

LOCATION

ADDRESS: 6338-6795 Strip Ave. NW, North Canton, Ohio 44720

LATITUDE: 40.8802

LONGITUDE: -81.4316

DEMOGRAPHICS

	3 MI Radius	5 MI Radius	7 MI Radius	12 Min. Drive
Population	40,913	108,606	229,140	104,967
Households	18,915	48,108	98,911	46,603
Avg HH Income	\$92,014	\$93,457	\$81,136	\$82,553

*2020 Estimates from 2000-2010 Census Results

THE STRIP BY THE NUMBERS



20+ STORES



17+ RESTAURANTS



1 MOVIE THEATER

THESTRIPNORTHCANTON.COM

216.464.2860 • 6493 STRIP AVE NW • NORTH CANTON, OH 44720





1. WINDMASTER

- Outdoor windmasters can be strategically placed throughout the main shopping pathway
- Windmasters give you visibility for both vehicular and pedestrian traffic
- Size = 28" X 44"



2. POLE BANNERS

- Pole banners are available at the main entrances/exits of The Strip
- Gives great exposure for vehicular traffic that enters and exits through these entrances
- Great way to make your brand be the focus
- Size = 21.5"W x 55"H



3. SIDEWALK SIGNS

- Great visibility
- Limited availability during property event promotion
- Size = 22" X 28"

**Ask about other opportunities for special events, holidays and store activities.
WE WANT TO PROMOTE YOU!**

A STARK ENTERPRISES PROPERTY

BELDEN PARK CROSSINGS



2022
SPONSORSHIP
OPPORTUNITIES

SIGNAGE OPPORTUNITIES AT BELDEN PARK CROSSINGS

© A STARK ENTERPRISES PROPERTY
**BELDEN
PARK
CROSSINGS**



1. SIDEWALK SIGNS

- Great visibility
- Limited availability during property event promotion
- Size = 22" X 28"



2. OUTDOOR WINDMASTER

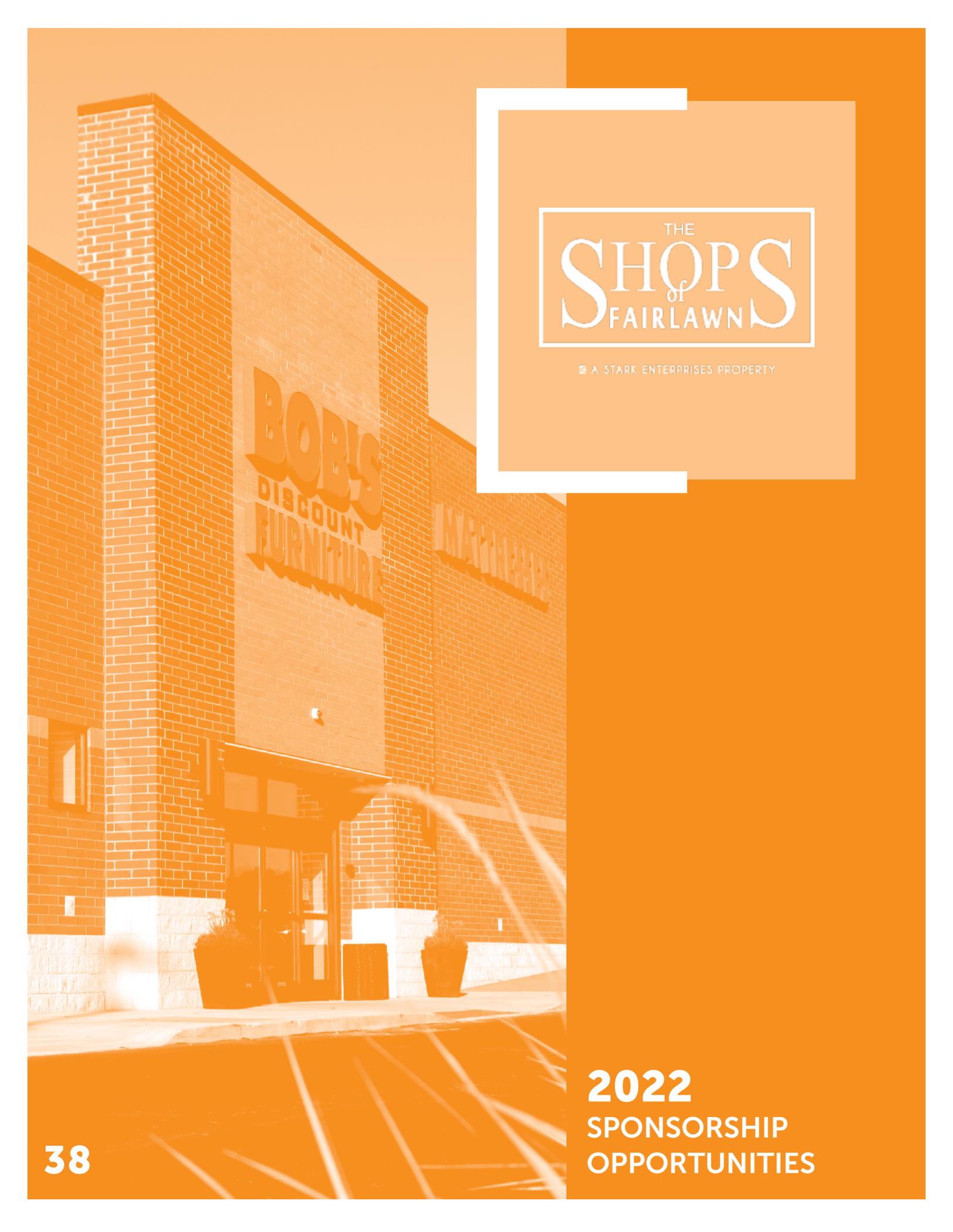
- Outdoor windmasters can be strategically placed throughout the main shopping pathway
- Windmasters give you visibility for both vehicular and pedestrian traffic
- Size = 28" X 44"



3. SNAP FRAMES

- Can be placed strategically for maximize exposure to both vehicular and pedestrian traffic
- Messages can easily be swapped in and out for the length of any agreement
- Size = 48" X 70"

**Ask about other opportunities for special events, holidays and store activities.
WE WANT TO PROMOTE YOU!**



THE
SHOPS
of
FAIRLAWN

☐ A STARK ENTERPRISES PROPERTY



1. OUTDOOR A-FRAMES

- Outdoor a-frames can be strategically placed throughout the main shopping pathway
- A-frames give you visibility for both vehicular and pedestrian traffic
- Size = 28" X 44"



2. SNAP FRAMES

- Can be placed strategically for maximize exposure to both vehicular and pedestrian traffic
- Messages can easily be swapped in and out for the length of any agreement
- Size = 48" X 70"

**Ask about other opportunities for special events, holidays and store activities.
WE WANT TO PROMOTE YOU!**

STARK LIVING

A STARK ENTERPRISES COMPANY

2022
SPONSORSHIP
OPPORTUNITIES





Stark Enterprises Residential arm known as Stark Living was founded in 1982 in Cleveland, Ohio, and specializes in the asset management, development, and operations of multifamily communities throughout the U.S. Stark Living has extensive experience in a range of asset classes that include Affordable, Student, Conventional and Work Force housing. Stark Living continues to grow in all emerging markets across the United States, and its success is a direct reflection of our unwavering commitment to our residents and amenity programming that brings them all together. For more information, visit starkliving.com.

ENGAGEMENT OPPORTUNITIES & IDEAS designed exclusively for you...

- Host a complimentary meal/snack during the week or weekend with informational table in the lobby and/or other public meeting space
- Host yoga classes, fitness classes, music events, financial/banking/life skills seminars, food and wine events, or health and beauty events
- Use website decal on the parking arms that are for residential parking
- Host a presentation providing a meal inside a meeting room or conference room
- Move in/move out packet and bag activation, including collateral materials
- Advertise in informational flyers & newsletters given to each resident and posted in public news areas in the building
- Be included in the FAQ section of property website with information about products/services provided
- Create guest social media posts and videos on Property Facebook page
- Utilize open areas for property signage, where available (i.e., elevators, garages, and walkways)
- Sponsor a community room or activity within the complex
- Complimentary coffee bar sleeves with branded message
- Host free class of some kind with informational table
- Pop-up cooking class, healthy snack ideas with informational table
- Social Media postings on all property sites



SPONSORSHIP OPPORTUNITIES FOR RESIDENTIAL PROPERTIES



THE BEACON
Downtown Cleveland, Ohio

Downtown Cleveland's first residential high-rise since 1974, The Beacon sits in the historic central business district. Suited with 187 luxury units and world class amenities, the 210,000 square foot tower sits atop an eight-story parking garage and three local eateries to combine convenience and ease in the bustling city.

Project Size: 210,000 SF - 187 Units
Location: 515 Euclid Avenue,
Downtown Cleveland, OH 44114



COVINGTON VALLEY ESTATES
Erie, Pennsylvania

Located in one of the most desirable locations in Erie, PA, Covington Valley offers one to three-bedroom apartments created in a comfortable, private community setting. Within a few miles, residents can enjoy the beauty of Lake Erie and the Presque Isle freshwater beaches, making the location the ideal place to call home.

Project Size: 35,000 SF - 43 Units
Location: 5300 Covington Valley Drive,
Erie, PA 16509



CROCKER PARK LIVING
Westlake, Ohio

Settled in the most desirable location in Westlake, Ohio, Crocker Park Living offers luxury residential living atop 12 city blocks of the multi-use lifestyle center. Residents enjoy spacious and functional one to three-bedroom floor plans, an exclusive resident only social club and fitness center "LINC" and walkable access to the best in shopping, dining and entertainment within steps from their front door.

Project Size: 535,034 SF - 534 Units
Location: 177 Market Street,
Westlake, OH 44145



TERRACES AT NORTHRIDGE
Brooklyn, Ohio

Located in the best kept community in Brooklyn, Ohio, Terraces at Northridge have 256 beautifully crafted apartment homes surrounded by fantastic retailers, dining options, public parks, entertainment and so much more. Just minutes from Cleveland's main highways, this centrally located community is ideal for any lifestyle.

Project Size: 230,400 SF - 256 Units
Location: 256 Northridge Oval,
Brooklyn, OH 44144



TERRACES ON THE GREEN
Akron, Ohio

Located in the heart of downtown Akron within the city's best shopping, dining and entertainment districts, Terraces on the Green has 280 units available in one-and two-bedroom floor plans. Each home features fully equipped kitchens, patios or balconies, a private storage locker and more.

Project Size: 252,400 SF - 280 Units
Location: 3049 Chenoweth Road,
Akron, Ohio 44312





THE BEACON

C L E V E L A N D

• A STARK ENTERPRISES AND DESSLER JOINT VENTURE

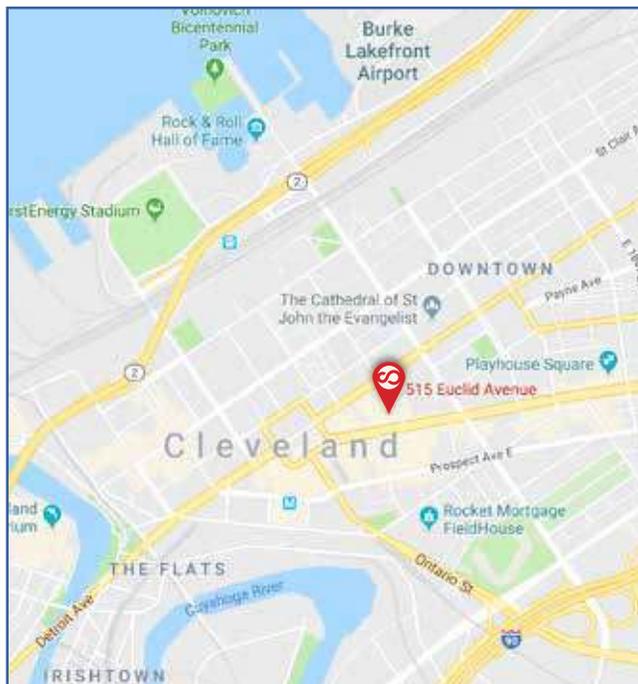
THE BEACON

Cleveland, Ohio



EXPERIENCE OUR PROPERTY: THE BEACON

Welcome to The Beacon, downtown Cleveland's first residential high-rise since 1974. Conveniently situated on historic Euclid Ave in the central business district, the brilliant tower rises over Cleveland amidst the city lights to guide you home. The Beacon offers the very best in dining, retail, and entertainment all right outside your door and pays tribute to Cleveland's rich cultural history, including the Rock & Roll Hall of Fame and the world's largest outdoor chandelier in the nationally ranked theater district.



PROPERTY SUMMARY

PROPERTY SPACE: 515,500 GSF

LOCATION

ADDRESS: 515 Euclid Ave, Downtown Cleveland, OH 44114

LATITUDE: 41.500907

LONGITUDE: -81.692987

BUILDING AMENITIES

- Beacon Backyard: Outdoor Pool, Grills, Lounge, Firepits
- Bike Vault
- Business Services
- Charging Stations
- Dog Spa
- Experiential Manager
- Local Transit System
- Luxer One Package System
- On-site Restaurants
- Resident Online Portal
- Private Wi-Fi Network & Cable Ready
- Rooftop Dog Park
- Rooftop Sky Lounge with Panoramic Deck (29th Floor)
- Walkable Downtown District
- State-of-the-art Fitness Center
- Cardio Machine
- Free Weights
- Strength Training Area
- Weight Machines
- Wellbeats On Demand Fitness Room
- Wellness Studio (Yoga, Spin, Wellbeats on Demand)

THE BEACON BY THE NUMBERS



187
SUITES



29
FLOORS



7,802
SF RETAIL
SPACE



525
PARKING
SPACES

THEBEACONCLE.COM

216.284.8233 • 515 EUCLID AVE. • CLEVELAND, OH 44114



SIGNAGE OPPORTUNITIES AT THE BEACON



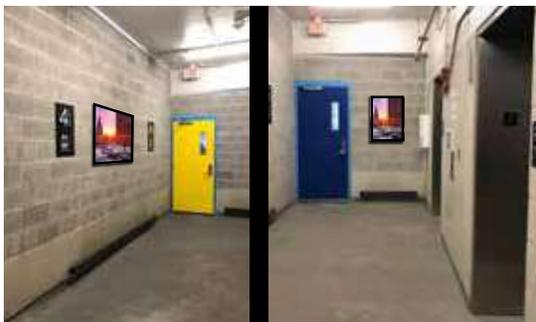
1. EXTERIOR GARAGE ELEVATOR WRAP

- Elevator Door Wrap and/or Elevator Door Ribbon Wrap
- Adheres to the OUTSIDE of the Elevator Door
- Quantity: 2-16
- Size: 42" X 84" or 42" X 24"
- Floor: 1-8



2. INTERIOR GARAGE ELEVATORS

- Elevator Door Wrap and/or Elevator Door Ribbon Wrap
- Adheres to the INSIDE of the Elevator Door
- Quantity: 2
- Size: 42" X 84" or 42" X 24"
- Floor: 2 Doors



3. INTERIOR GARAGE WALL SNAPFRAMES

- Display your advertisement on our interior garage wall, right outside the elevator door
- (7) Horizontal & Vertical Options
 - Size: 24" X 36", 36" X 24"
 - Floors: 2-8
- (1) Option Next to the Exit Door
 - Size: 10" X 20"
 - Floors: 1



4. PARKING ENTRANCE BANNER

- Banner located in the interior garage wall at the parking entrance
- Size: 15' X 6'
- Material: Mesh
- Quantity: 1-2
- Floors: 1

OUR PARTNERS

These national and local brands found success in marketing at many of our Stark Enterprises paroperties, including Crocker Park and Eton Chagrin Boulevard.



THANK YOU!

LISA PIANECKI

Sales & Corporate Sponsorships Manager

Stark Enterprises

629 Euclid Avenue, Suite 1300

Cleveland, OH 44114

216.956.5361

lpianecki@starkenterprises.com



STARK
ENTERPRISES

it's all about the experience®