

# OREGON TRAILS SHOPPING CENTER

3012-3046 GRAHAM RD. & 4046-4070 FISHCREEK RD. STOW, OH 44224

RETAIL SPACE AVAILABLE



FISHCREEK RD ± 18,605 VPD

GRAHAM RD ± 13,980 VPD

**CATHERINE LUECKEL**  
ASSOCIATE VICE PRESIDENT

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**ABIGAIL RUCKEL**  
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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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## PROPERTY HIGHLIGHTS

- 1,585 SF former tattoo studio available 1/1/2025
- 1,371 SF former jewelry store available
- 9,849 SF space available - can accommodate outdoor play area or patio
- 5,000 SF Former Fitness studio available
- 900 SF Former Pizza space available
- 6,143 SF space available (Divisible)
- Oregon Trails is at the intersection of Fishcreek & Graham Rd with over 32,000 VPD!
- Anchored by Discount Drug Mart

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,145	48,996	125,791
Current Year Estimate	8,012	48,981	126,062
2010 Census	8,122	50,366	125,445
Growth Current Year-Five-Year	1.66%	0.03%	-0.21%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,400	20,522	52,711
Current Year Estimate	3,356	20,718	53,408
2010 Census	3,246	20,411	50,875
Growth Current Year-Five-Year	1.33%	-0.95%	-1.30%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$91,836	\$99,636	\$84,715



**DISCOUNT**  
**drug**  
**mart**  
FOOD FAIR

**UNIT 3046**  
**AVAILABLE**  
1,371 SF

*All About*  
**Dance**  
by Kristen

**UNIT 3032**  
**AVAILABLE**  
5,000 SF

**sweetfrog**  
premium frozen yogurt

**VANITY**  
Brow & Beauty

**H&R**  
**BLOCK**

**UNIT 3022**  
**AVAILABLE**  
1,200 SF

**UNIT 3020**  
**AVAILABLE**  
1,585 SF

**UNIT 3016**  
**AVAILABLE**  
900 SF

**MERAKI**  
Piercing & Beauty

**PURPOSE**  
**DRIVEN**  
**THERAPY**

**UNIT 4026**  
**AVAILABLE**  
9,849 SF

*Trans-FUR-mations*  
Pet Salon & Boutique

**MAGIC**  
**VAPE**

**GREAT**  
**HARVEST**  
BAKERY - CAFE

**UNIT 4062**  
**AVAILABLE**  
6,143 SF (DIVISIBLE)

**F3**  
**FIFTH THIRD BANK**



LAWRENCE SALTIS DR

FISHCREEK RD

GRAHAM RD

unit	tenant
3046	AVAILABLE - 1,371 SF
3038	ALL ABOUT DANCE
3032	AVAILABLE - 5,000 SF
3030	SWEET FROG YOGURT
3026	VANITY BROW ROOM
3024	H&R BLOCK
3022	AVAILABLE - 1,200 SF
3020	AVAILABLE - 01/2025 - 1,585 SF
3016	AVAILABLE - 900 SF
3014	MERAKI PIERCING
3012	PURPOSE DRIVEN THERAPY
4026	AVAILABLE - 9,849 SF
4048	WING WAREHOUSE
4054	TRANS-FUR-MATION PET SALON
4056	MAGIC VAPE
4058	GREAT HARVEST BREAD CO.
4062	AVAILABLE - 6,143 SF
4070	FIFTH THIRD BANK



17,229

CROSSROADS AT FISHCREEK



  


  



STOW-MUNROE FALLS HIGH SCHOOL  
± 1,804 STUDENTS

STEPHANIE S KEYS APARTMENTS  
± 100 UNITS


  
 Nurturing in every way.


 Akron Children's Hospital  
 PEDIATRICS

FISHCREEK RD ± 13,711 VPD

GRAHAM RD ± 13,980 VPD

GRAHAM RD ± 14,366 VPD


  
 STOW SMILES  
 FAMILY DENTAL CARE



SUBJECT PROPERTY  
OREGON TRAILS

FISHCREEK RD ± 18,605 VPD




LAWRENCE SALTIS PLAZA  
± 50 UNITS

WOODLAND ELEMENTARY SCHOOL  
± 291 STUDENTS



**UNITED STATES POSTAL SERVICE**

**KeyBank**

**Huntington**

**Akron Children's Hospital PEDIATRICS**

**CROSSROADS AT FISHCREEK**

Jersey Mike's SUBS Malley's CHOCOLATES  
 PNC DUNKIN'  
 FRINGE edible arrangements

**STOW-MUNROE FALLS HIGH SCHOOL**  
 ± 1,804 STUDENTS

**GRAHAM RD ± 13,980 VPD**

**Marc's PAPA JOHN'S**

**Walgreens**

**KENT STATE UNIVERSITY AIRPORT**

**SUBJECT PROPERTY**  
 OREGON TRAILS

**7-ELEVEN bp BURGER KING**

**GRAHAM RD ± 14,366 VPD**

**DARROW RD ± 18,078 VPD**

**KENT RD ± 17,285 VPD**

**FISHCREEK RD ± 18,605 VPD**

**CVS pharmacy**

**7-ELEVEN bp Huntington DOLLAR GENERAL Citizens**

**STOW COMMUNITY CENTER**

target giant eagle KOHL'S TJ-maxx ULTA BEAUTY  
 carter's OLD NAVY HomeGoods FAMOUS  
 Bath Works SEPHORA Footwear TACO BELL Sport Clips

**meijer SUBWAY T Mobile**

**ALDI**

**TIRE CHOICE AUTO SERVICE CENTERS DQ**

**U-HAUL**

**FISHCREEK PLAZA**

ACME Fresh Market ups  
 GOODYEAR 明月 Main Moon

**Auto Zone**

**PET SUPPLIES PLUS HOBBY LOBBY five BELOW DOLLAR TREE GNC LIVE WELL AT&T**

**COST CUTTERS Wendy's O'Reilly AUTO PARTS SHERWIN WILLIAMS RAC MIDAS Little Caesars**

**MARATHON**



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