

PROPERTY HIGHLIGHTS

- Exciting **NEW CONSTRUCTION** of a Mixed-Use Development in the heart of downtown Lakewood with retail, restaurant, office and residential components!
- One Lakewood Place will have up to 84,000 SF of retail, restaurant and entertainment space available for lease! **WITH OVER 700 PARKING SPACES ON SITE.**
- Lakewood's population density is the highest of any City in Ohio and is home to Lakewood's Gold Coast featuring a large number of upscale high-rise apartment and condominium buildings.
- Lakewood is a pedestrian friendly city with a Walk Score of 82!
- Brand new Cleveland Clinic Lakewood Family Health Center featuring 60 exam rooms and 24/7 full service emergency department is opening directly across the street in July!
- Access to Lake Erie and Lakewood Park.

TRADE AREA DEMOGRAPHICS

| | POPULATION | AVG. HH INCOME | DAYTIME EMPLOYEES |
|------------------|------------|----------------|-------------------|
| 3 Miles | 123,203 | \$70,960 | 37,015 |
| 5 Miles | 228,315 | \$68,449 | 94,337 |
| 7 Miles | 376,681 | \$69,133 | 262,401 |
| 10 Minute | 315,819 | \$69,776 | 250,964 |

QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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Creating a new focal point for Lakewood that provides a meaningful, **VIBRANT PUBLIC SPACE** framed by architecture that is **BOLD & ICONIC** and seamlessly woven into the current context of the neighborhood.

LAKEWOOD FACTS

- Third largest city in Cuyahoga County
- Lakewood is one of Cleveland's inner-ring suburbs to the West.
- Lakewood's population density is the highest of any city in Ohio and is roughly comparable to that of Washington, DC
- 18 schools within Lakewood - public and private elementary to high school
- Two Public Libraries
- "Best Hometowns in Ohio" by Ohio magazine (Oct. 27, 2014)
- "The Best Place to Raise Kids" in Ohio by BusinessWeek.com (Nov. 27, 2009)
- One of the country's "10 Most Exciting Small Cities" by Business Insider

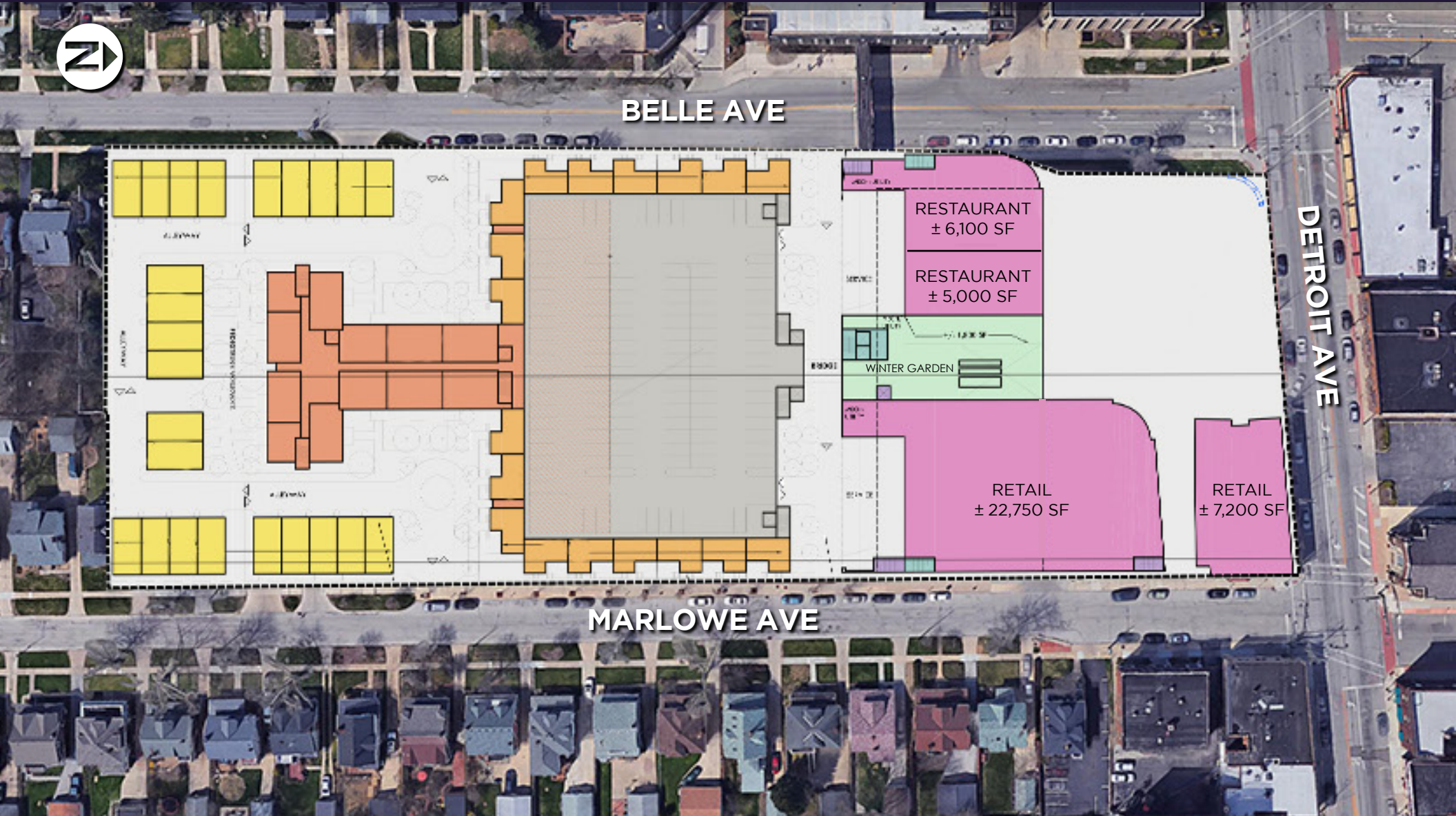
LAKEWOOD - BIKES

- With over 180 miles of sidewalks and 90 miles of streets
- Lakewood goals: Most bikeable city in Ohio
- 2010 Traffic analysis, approx. 1,100 pedestrians and 225 cyclists pass through downtown in a typical six hour period

LAKEWOOD - RTA (PUBLIC TRANSPORTATION)

- A combined 10% of Lakewood residents walk or use public transportation
- Six bus lines – RTA Routes
- Two rapid stations

Reference: Lakewood, Ohio. (2018, June 26). Retrieved June 27, 2018, from https://en.wikipedia.org/wiki/Lakewood,_Ohio



Restaurant and Retail - 84,000 SF

Residential - 200 Units
(Walk-Up Units, Liner Units, Apartments and Condos)

Office - 100,000 SF
(Above the 22,750 SF Retail Space)



GOLD COAST
pier w
 UPSCALE HIGH-RISE APARTMENTS & CONDOMINIUMS

THE SHOPS ON CLIFTON
 Lucky's Market
 Great Clips

ROCKY RIVER - 3 MILES
 Cleveland Clinic francesca's BELLA
 helens melissa TIMAN FirstWatch
 PH SECONDSOLE
 LOFT PS A BANK
 OLIVE Locals TARTINE 4mjs FIP EDIS

LINCOLN ELEMENTARY SCHOOL

153 HIGH-END APARTMENTS

LAKEWOOD PARK

KAUFFMAN PARK

FORAGE
 Azzellini's eatery

GIANT EAGLE
 Huntington

ST. EDWARD HIGH SCHOOL

GARFIELD MIDDLE SCHOOL

DETROIT AVE

8,926 VPD

SITE

MARC'S PLAZA
 Marcs GameStop
 UPS Store

Thornapple
 Key Bank

LAKEWOOD HIGH SCHOOL

MADISON AVE

9,449 VPD

harris

MADISON PARK

THE HOME DEPOT
 GIANT EAGLE STAPLES

ACCESS WEST OFF I-90
 1.5 MILES TO SITE

FULL ACCESS OFF I-90
 1.2 MILES TO SITE

FULL ACCESS OFF I-90
 1.4 MILES TO SITE

FULL ACCESS OFF I-90
 2.5 MILES TO SITE

112,840 VPD

INTERSTATE 90

LORAIN AVE

