

3,250 - 5,410 SF

Ground Floor Retail For Lease

A Mixed Use Project
In The Heart Of
Cleveland's
Ohio City

THE Dexter

2800 FRANKLIN BLVD
CLEVELAND, OH



CASTO

CBRE

FULTON



The Neighborhood Ohio City

The Dexter is a new mixed-use project nestled in the heart of Cleveland's Ohio City neighborhood. The project offers 8,660 square feet of prime retail and restaurant space on the ground floor and 116 luxury residential apartments on the upper four floors. The Dexter has earned a Gold LEED certificate. Retailers will have exceptional visibility and frontage on the soon-to-be reinstated Franklin Circle; outdoor patio space is available.

The site offers connectivity to the W. 25th Street and Hingetown/ Detroit Avenue commercial corridors and is conveniently located across from Lutheran Hospital/Cleveland Clinic with 1,300 employees. The Dexter will also be connected to Irishtown Bend, a collaborative effort to create a new 17-acre urban park with active recreational areas as well as community-oriented areas devoted to history, ecology, and culture. The park's major entry will be from Franklin Blvd. at West 25th Street.

The trendy Ohio City community is one of Cleveland's most diverse, vibrant, and walkable communities with a wealth of cultural institutions, private and charter schools, non-profit organizations, local restaurants, and retail. Ohio City's Market District, the third-largest employment center in Cleveland with 4,000+ employees, includes the West Side Market with over 1 million visitors every year and over 10,000 visitors every Saturday.



R E T A I L F O R L E A S E

THE Three Mile Demographics

151,805

DAYTIME
POPULATION



\$53,074

AVERAGE HH
INCOME



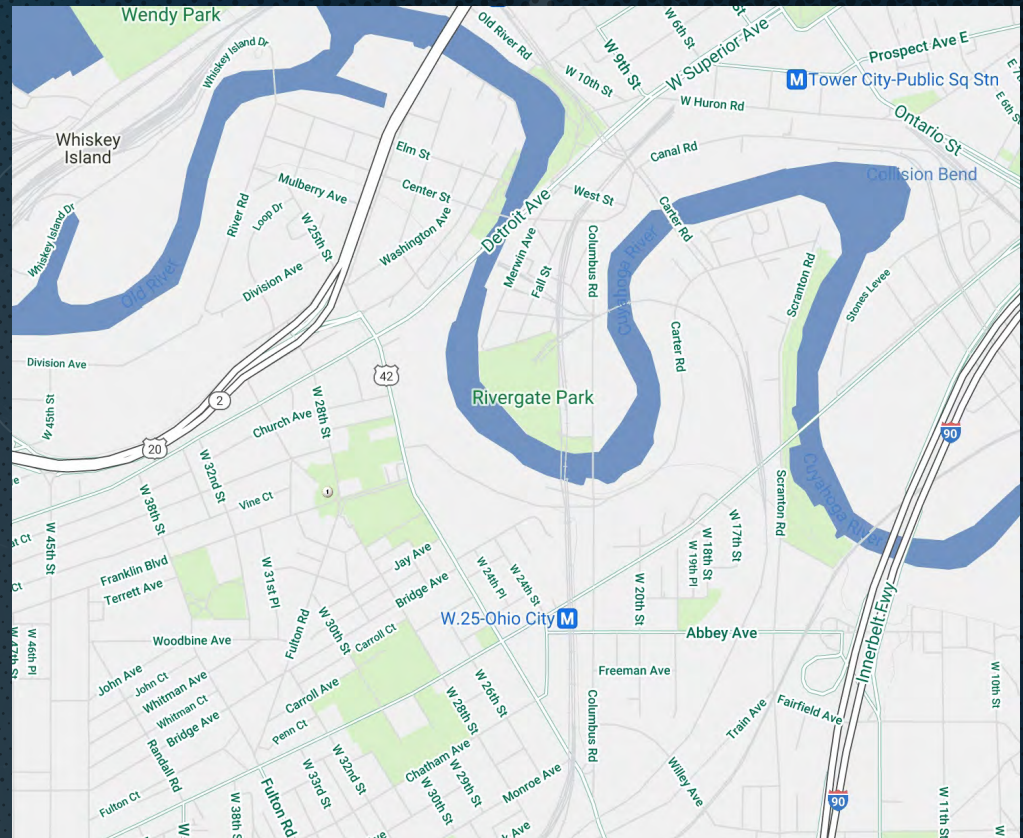
143,123

NUMBER OF
EMPLOYEES



33.2

MEDIAN
AGE



	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Businesses	1,112	6,077	10,839
Employees	18,307	143,123	320,611
Population	14,707	103,626	261,682
Daytime Population	19,220	151,805	328,812
Median Age	36.2	33.2	36.8
Households	7,553	43,475	114,424
Average HH Income	\$78,640	\$53,074	\$51,857

Traffic Counts

FRANKLIN BLVD

4,231 VPD

DETROIT AVE

16,764 VPD

US 42 / W 25TH

14,860 VPD

US 6

42,725 VPD

Site Plan



RESIDENTIAL GROWTH

- 1 THE DEXTER**
115 units
- 2 CLINTON WEST**
70 units
- 3 THE VINE**
\$480K+ condominiums
- 4 MARINER'S WATCH**
62 units
- 5 CHURCH AND STATE**
161 units
- 6 EDGE 32**
60 units
- 7 WEST 25TH STREET LOFTS**
83 units
- 8 HINGETOWN LOFTS**
19 units
- 9 THE QUARTER**
273 units
- 10 ONE WEST TWENTY**
500 units
- 11 NAUTICA WATERFRONT**
664 units
- 12 STONEBRIDGE WATERFRONT**
204 units
- 13 THE EDISON**
306 units
- 14 BATTERY PARK**
526 residents
- 15 GROVE COURT**
44 units



The Music Settlement

NEW LOCATION. Music instruction, music therapy and preschool, day school and kindergarten.

STEELMAN BUILDING

TITLE SOURCE
SOUL CREW WORKS

Cleveland Clinic
Lutheran Hospital

Highly ranked general medical and surgical facility with more than 1,300 employees and 203 beds.

SAINT IGNATIUS
Cleveland, Ohio 1862

One of the top parochial high schools in the nation with 1,500 students offering outstanding academics, exceptional athletics and arts, leadership skills and service opportunities

greater Cleveland aquarium

The only free-standing aquarium in the state of Ohio, this 70,000 s.f. exhibition space features exhibits representing both local and exotic species of fish and marine animals.

IRISHTOWN BEND

Exciting new 17-Ac urban park
Estimated Cost: \$98,500,000
Project to include roadway improvements, land stabilization, Ohio City Farm, and new park and trails.

WEST SIDE MARKET
CLEVELAND'S PUBLIC MARKET

With more than 1,000,000 annual visitors, Cleveland's oldest public market is home to 100 vendors offering meats, seafood, fruits, vegetables, baked goods, dairy, flowers, ready-to-eat foods, spices and nuts.

AREA RETAIL & RESTAURANTS

PLUS numerous restaurants and boutique retailers, including:

MITCHELL'S ICE CREAM
DAVE'S SUPERMARKET
TABLETOP BOARD GAME CAFE
CROP BISTRO & BAR

OHIO CITY BURRITO
RISING STAR | BEET JAR
HARNESS CYCLE
BIG MOUTH DONUTS



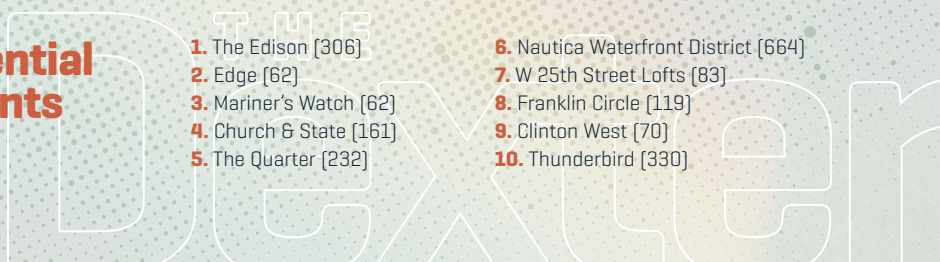
Major Office Buildings	Major Employers
39.2 MSF (3 miles)	SHERWIN WILLIAMS 4,000 Employees
KEY TOWER 1,425,000 SF	200 PUBLIC SQUARE 2,000 Employees
200 PUBLIC SQUARE 1,270,204	JONES DAY 1,500 Employees
CARL B STOKES US COURTHOUSE 800,000 SF	AMTRUST FINANCIAL 1,466 Employees
PNC CENTER 789,491 SF	MEDICAL MUTUAL 1,430 Employees
TOWER AT ERIEVIEW 760,339 SF	

Ohio City

New Residential Developments

±2,100 Total Units

1. The Edison (306)
2. Edge (62)
3. Mariner's Watch (62)
4. Church & State (161)
5. The Quarter (232)
6. Nautica Waterfront District (664)
7. W 25th Street Lofts (83)
8. Franklin Circle (119)
9. Clinton West (70)
10. Thunderbird (330)





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