

# THE DEXTER | Ohio City | Cleveland, Ohio



The Dexter is a new mixed-use project nestled in the heart of Cleveland's Ohio City neighborhood. The project offers 8,250 square feet of prime retail and restaurant space available on the ground floor, 115 luxury residential apartments on the upper four floors and onsite parking. 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 annual visitors and over 10,000 visitors every Saturday.

## SIZE

8,250 square feet

## LOCATION

Ohio City, Ohio  
W. 28th Street & Franklin Blvd.

## TRAFFIC COUNTS

Franklin Blvd. - 4,231  
US-42/W. 25th Street - 14,860  
Detroit Avenue - 16,764  
US-6/Cleveland Memorial Shoreway - 42,725

## KEY DEMOGRAPHICS

|                              | TRADE AREA |
|------------------------------|------------|
| <b>POPULATION</b>            |            |
| Current Estimated Population | 13,993     |
| <b>INCOME</b>                |            |
| Average Household Income     | \$67,247   |
| <b>MEDIAN AGE</b>            | 35 years   |
| <b>DAYTIME DEMOGRAPHICS</b>  |            |
| Number of Employees          | 290,668    |
| Total Daytime Population     | 381,861    |



## LEASING CONTACT

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Tenant names, building sizes and shopping center configuration are subject to change.

Lake Erie



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



AREA RETAIL & RESTAURANTS



MARKET GARDEN BREWERY

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

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

STEELMAN BUILDING  
**TITLE CLUB** **SOUGH BREW WORKS**

**Cleveland Clinic**  
 Lutheran Hospital  
 Highly ranked general medical and surgical facility with more than 1,300 employees and 203 beds.

**SAINT IGNATIUS**  
 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

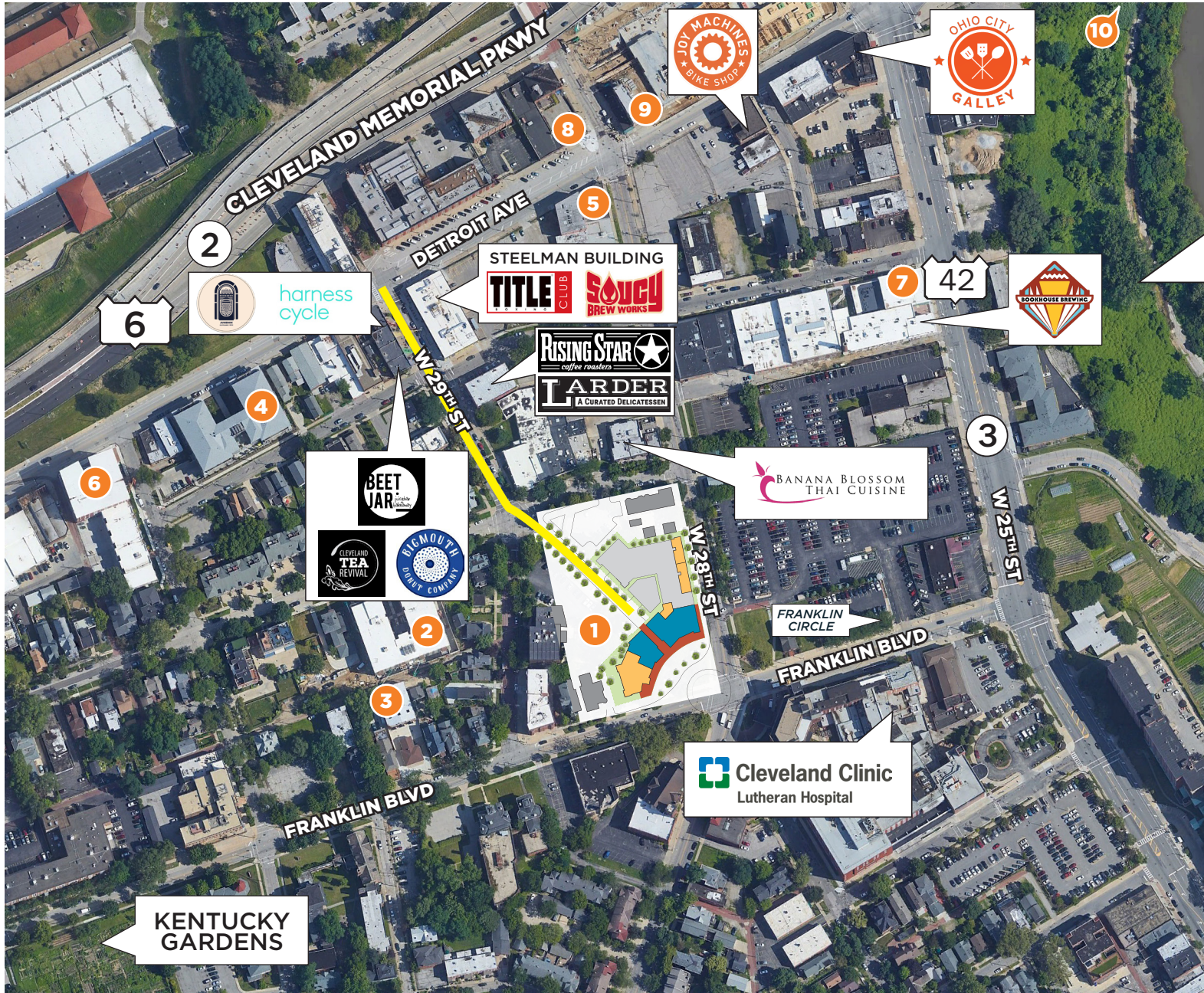
**greater cleveland aquarium**  
 The only free-standing aquarium in the state of Ohio, this 70,000 s.f. exhibition space features exhibits representing both local and exotic species of fish and marine animals.



**IRISHTOWN BEND**  
 Exciting new 17-acre 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.





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**1,047 TOTAL UNITS**