

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 now open directly across the street!
- 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 |

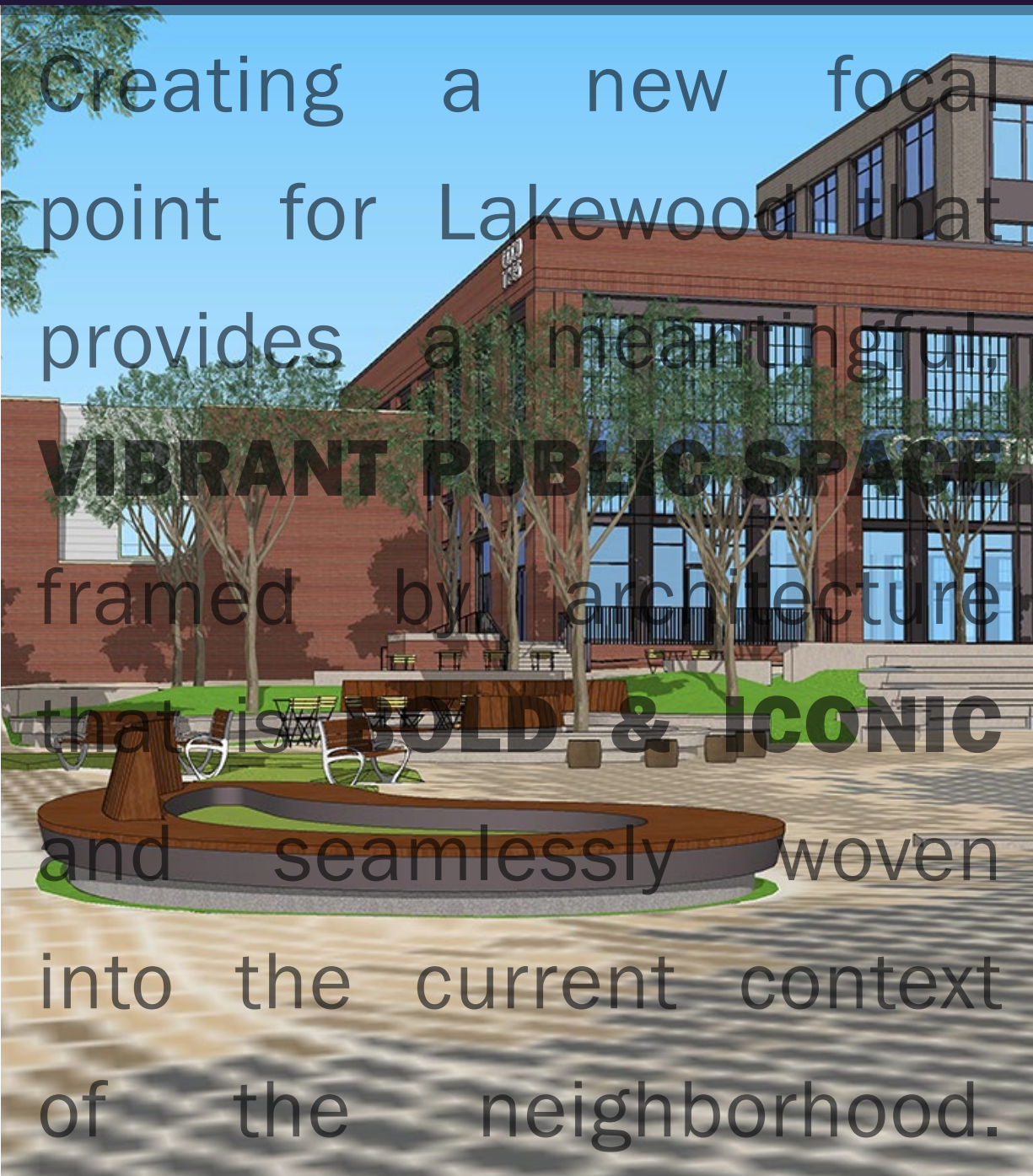
QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

Lidia Richani / lrichani@passovgroup.com • **Steve Passov** / spassov@passovgroup.com



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

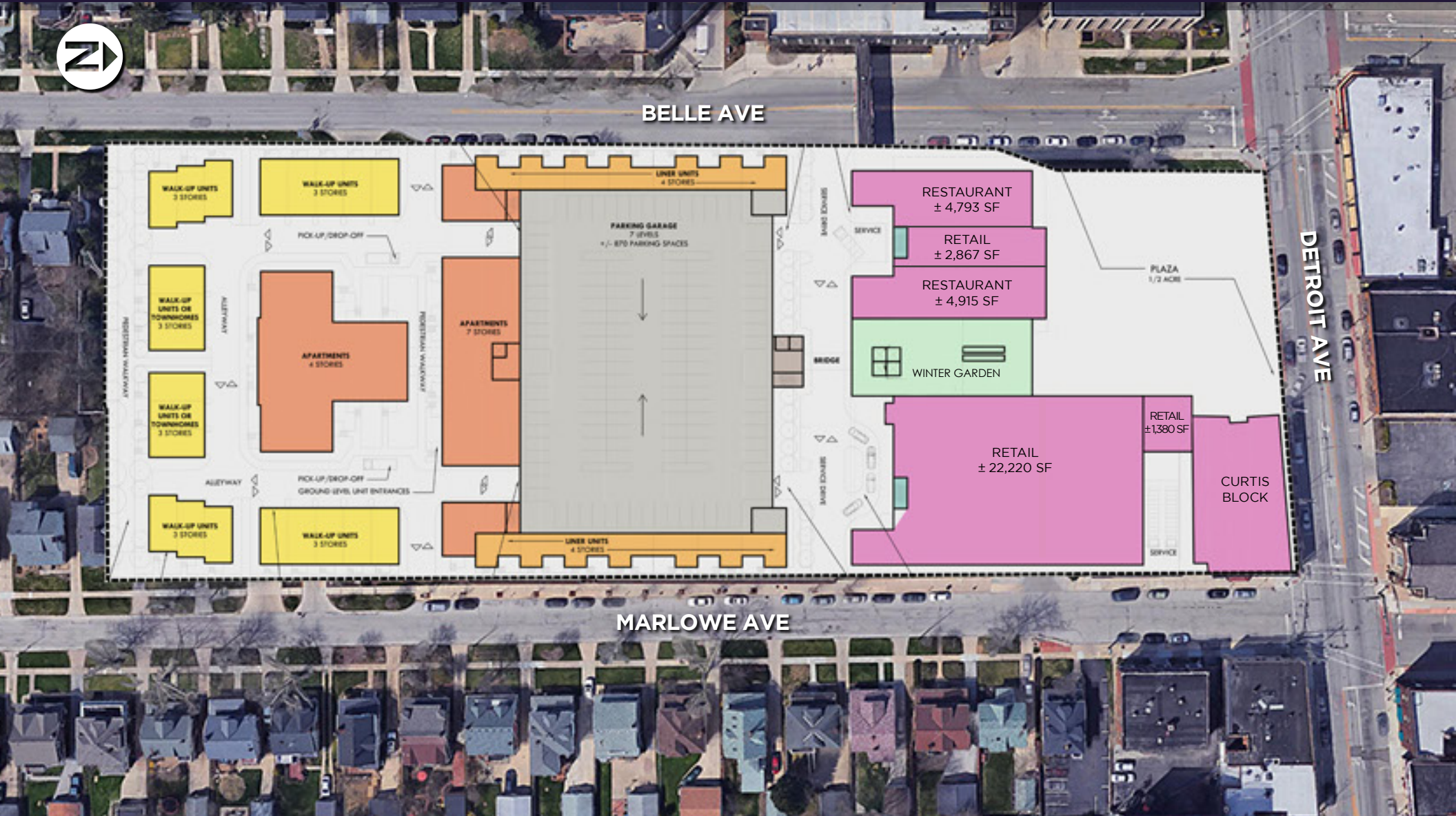
LAKEWOOD - BIKES

- 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

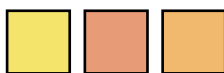
LAKEWOOD - RTA (PUBLIC TRANSPORTATION)

- 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)

