THUNDERBIRD
A NEW MIXED-USE NEIGHBORHOOD IN CLEVELAND
SITES AVAILABLE FOR SALE OR LEASE

CONTACT EXCLUSIVE AGENTS:

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Proximity matters. Thunderbird is uniquely positioned within a half mile of Public Square and a very short walk to Ohio City and Tremont.
Sites available for sale or build to suit.

TOTAL AREA
SF: 594,646 | Acres: 13.65

LOT A AREA
SF: 324,178 | Acres: 7.44

LOT B AREA
SF: 181,568 | Acres: 4.17

LOT C AREA
SF: 88,900 | Acres: 2.04
Thunderbird will establish a new dynamic neighborhood in the heart of a reemerging American City.

AN ASPIRATION
A Vision of Cleveland’s Future
Located in the center of Cleveland and void of any existing buildings, the blank canvas of the Scranton Peninsula’s eastern side is envisioned as a small, compact and walkable community, designed with both the honest and self-evident character embedded in the city as well as a thoughtful overlay of placemaking that looks beyond Cleveland today and towards a bright future.

A CROSSROADS
From Downtown to Neighborhoods
With well-established and burgeoning neighborhoods of Ohio City, Tremont and Downtown all within a half mile of the district, the district will be developed to support these neighborhoods, creating a waterfront link that binds them and establishes a continuous network of places to live, create, mix and work.

A WATERFRONT
An Amenity to the Neighborhood and Community
The district is designed with a continuous public waterfront, culminating in a world class park on the southern edge that will connect to the continuously expanding park system including direct adjacency with the new 17-acre park at Irish Town Bend and the existing park on the southern side of the Peninsula, creating an active and living waterfront experience on the south bank of the Flats.

A LIVING ROOM
Intimate and Human-Scaled Development
Conscious of the large site and surrounding infrastructure, the district is composed of a series of well-designed small spaces, cozy walkable streets, and short building blocks with compatible but diverse architecture.

A CONTEXT
With a Focus on Views, Adjacencies and a River
Home to some of the most spectacular views of Cleveland, the district is designed to orient viewers to the landmarks on the horizon through framed spaces and a gradient of building heights that respond to the site’s topographic changes. Thunderbird is conceived of a predominately mid-rise development (5-7 stories) with the potential for strategically placed higher rise buildings (8+ stories). All designed around view corridors and pedestrian experience.
Riverfront Development Opportunity

View from the Cuyahoga looking toward the Eastern Edge of the District

* CONCEPTUAL DESIGN & RENDERING
Thunderbird is one of the most uniquely positioned properties in Cleveland. The site is located on the Scranton Peninsula, along the Cuyahoga River in the Flats, facing downtown Cleveland and surrounded by and connected to Ohio City and Tremont neighborhoods.

**UTILITIES:** Water/sewer provided to Carter Road.

**ZONING:** Semi-industrial (allows for multi-family or retail). City support to rezone or provide variances as needed.

**STREETS:** Simple, private drives envisioned to create a small-block, urban neighborhood.

**LOCATION:** Less than a half mile (10 min walk) from Ohio City, Tremont and Public Square.

**TRAILS AND PARKS:** Surrounded by trails and parks: Towpath, Centennial Link, Red Line Greenway, Merwin’s Wharf, Irishtown Bend Park (planned), Thunderbird Riverfront Park and Trail* (proposed).

**RIVERFRONT:** Over 1400’ of river frontage.

**VIEWS:** Panoramic views of Cleveland skyline.

**NEIGHBORHOOD:** West 25th Street, West Side Market, Hoopples, Cleveland Rowing Foundation (less than 5 min walk).

**DESIGN:** Walkable and dense, with an eye toward sharp, but straightforward design. Master planned and coordinated, but flexible and realistic.

**BREWERY:** Great Lakes Brewery will be joining the neighborhood with a new, state-of-the-art facility that will be designed at neighborhood scale with a bar/restaurant, and a pedestrian-oriented design.

*Thunderbird Park is in the very nascent stages of planning, is forward looking and uncertain if it will be realized.*

**DEMOGRAPHICS**

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
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<tbody>
<tr>
<td>2017 Population</td>
<td>14,270</td>
<td>96,917</td>
<td>261,641</td>
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<tr>
<td>2017 Daytime Population</td>
<td>67,843</td>
<td>187,208</td>
<td>423,146</td>
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<tr>
<td>2017 Average HH Income</td>
<td>$74,280</td>
<td>$41,756</td>
<td>$42,952</td>
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<tr>
<td>2022 Average HH Income</td>
<td>$92,622</td>
<td>$49,194</td>
<td>$49,451</td>
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**TRAFFIC COUNTS**

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<thead>
<tr>
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<tbody>
<tr>
<td>Scranton/Carter RD (ODOT 2016):</td>
<td>4,257 per day</td>
</tr>
<tr>
<td>Lorain/Carnegie BDG (ODOT 2013):</td>
<td>14,040 per day</td>
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**OPTIMAL HIGHWAY ACCESSIBILITY:**

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<tbody>
<tr>
<td>I-90W</td>
<td>5 mins.</td>
</tr>
<tr>
<td>I-90E</td>
<td>10 mins.</td>
</tr>
<tr>
<td>I-71S</td>
<td>5 mins.</td>
</tr>
<tr>
<td>I-77S</td>
<td>7 mins.</td>
</tr>
<tr>
<td>I-490W</td>
<td>5 mins.</td>
</tr>
<tr>
<td>I-490E</td>
<td>7 mins.</td>
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Pedestrian Oriented

View within the Pedestrian Passage
looking North
Cleveland is a rich city filled with world class destinations.

Cleveland Clinic
A TOP 5 HEALTH SYSTEM

18 Million
ANNUAL VISITORS

Walkable Downtown Cleveland
A TOP CITY IN THE COUNTRY FOR VISITORS WHO WANT TO GO CAR-FREE

Cleveland Museum of Art
A TOP 5 ART MUSEUM

Playhouse Square
A TOP 5 THEATER DISTRICT

Flats East Bank
OVER $500 MILLION INVESTED IN THE LAST TEN YEARS

Ohio City
HOME TO THE LOCALLY OWNED WEST SIDE MARKET

Cleveland Sports
3 PRO TEAMS AND APPEARANCES IN BOTH THE NBA FINALS AND MLB WORLD SERIES IN THE LAST YEAR

A VIBRANT, TRANSFORMING CITY

18 Million Annual Visitors
OHIO CITY

1 Mile from Downtown
+ 10,000 Residents
Approximately 1,500 new apartments planned
250 local businesses
4,000 employees

Major Employer: Lutheran Hospital (Cleveland Clinic)

Retail Vacancy Rate: Decreased from 35% to 2% in the last four years
16% growth among ages 18-34 & 42% growth among ages 60-64

2nd largest transit hub in Cuyahoga County
Light Rail connector to Downtown & Airport

West Side Market attracts 1.8 million visitors annually with over 10,000 visitors every Saturday.

Home to Saint Ignatius High School, one of the nation’s premiere parochial high schools with over 1,400 students.
UPCOMING NEW RESIDENTIAL
NEAR WEST SIDE
DOWNTOWN CLEVELAND

Approximately 2,500 units total

THE EDISON (306)

EDGE 32 (62)

MARINER’S WATCH (62)

W. 25TH STREET LOFTS (83)

QUARTER (232)

NAUTICA WATERFRONT DISTRICT (664)

BATTERY PARK (200)

CLINTON AVENUE (70)

FRANKLIN CIRCLE (119)

EDGE 32 (62)

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Proposed park and Riverfront Trail Amenities

View from the Public Space along Carter Road looking North
Why Cleveland. Because it’s the FUTURE.

A VIBRANT, TRANSFORMING CITY

79% INCREASE IN DOWNTOWN POPULATION SINCE 2000

6 JAMES BEARD AWARD-WINNING RESTAURANTS

136% INCREASE IN NUMBER OF RESIDENTS WITH ADVANCED DEGREES

2.37 AVERAGE HOUSEHOLD SIZE

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