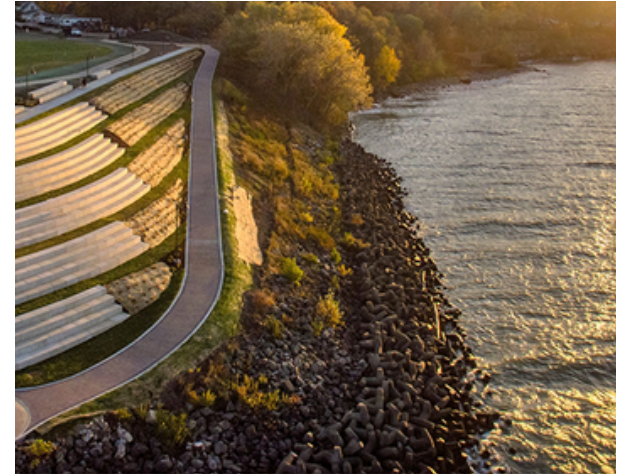


# SUBMARKET OVERVIEW

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## BIRDTOWN NEIGHBORHOOD IN LAKEWOOD, OHIO

- **Diverse Industry Hub:** Home to thriving industries including creative, office, flex, artists, retail, and industrial sectors, providing a dynamic tenant mix.
- **Educational Resources:** Located in Northeast Ohio, the property benefits from a rich educational environment with 30 colleges and universities, including nearby institutions such as Case Western Reserve University, Cleveland State University, and Cuyahoga Community College, ensuring access to a highly educated talent pool.
- **Manufacturing Strength:** Northeast Ohio boasts strong manufacturing capabilities, supporting a range of industrial activities and businesses
- **Community Investment:** The region benefits from a civic-minded community and collaborative efforts by organizations like Greater Cleveland Partnership, JumpStart, Bioenterprise, and more. These entities have invested substantial private and public funds, offering businesses access to funding, grants, tax incentives, and support services, with a shared mission to attract and retain businesses in the NEO region.
- **Lakewood's Appeal:** Lakewood, the property's location, offers an array of amenities, including beach access, the Metroparks system (Lakewood Park), walking trails, diverse housing developments, a mix of urban and suburban vibes, a vibrant arts community, prestigious private schools, a thriving restaurant scene, a robust labor force of 33,000, a population of over 50,000 residents, efficient public transportation with six bus lines and two RTA rail stations, and excellent walkability, boasting over 180 miles of sidewalks.



Birdtown is a nationally registered historic district of Lakewood, a suburb of Cleveland, Ohio. The factory neighborhood dates back to the early 20th century and is anchored by Madison Park, Harrison Elementary School, and the Madison Avenue Branch of Lakewood Public Library along with the Lake Erie Screw Complex, bustling with businesses and people. Birdtown is an area of unique restaurants, culture, and creative energy — a great environment for any business to thrive.