

CBRE Retail Team is seeking select ENTERTAINMENT / FOOD & BEVERAGE CONCEPTS to join the robust tenant mix at

THE OUTLET SHOPPES AT CLEVELAND

LOCATED AT I-90 & ROUTE 2, CLEVELAND, OH (JUST EAST OF DOWNTOWN)



CONTACT EXCLUSIVE AGENTS:

JOSEPH KHOURI
First Vice President
+1 216 658 6120
joseph.khouri@cbre.com

STEPHEN TAYLOR
Vice President | Restaurant Practice Group
+1 216 658 6117
stephen.taylor@cbre.com

VINCE MINGO
Associate
+1 216 535 0188
vince.mingo@cbre.com

HGP 
Horizon Group Properties

CBRE

THE OUTLET SHOPPES AT CLEVELAND

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CBRE RETAIL TEAM IS SEEKING SELECT ENTERTAINMENT / FOOD & BEVERAGE CONCEPTS
TO JOIN THE ROBUST TENANT MIX



The Outlet Shoppes at Cleveland will be located at Interstate-90 and Highway 2 interchange with average daily traffic counts of 125,154, across from the Burke Lakefront Airport. On Highway 2 near Ninth Street, the center will be close to the Rock & Roll Hall of Fame, all three professional sports venues, federal, state and municipal government offices, downtown hotels and office high-rises, the USS Cod Submarine Memorial, and the Great Lakes Science Center.

The Outlet Shoppes at Cleveland is designed to provide an exciting and attractive destination for shoppers that blends elements of the surrounding attractions and historic architecture with modern retail design. The dynamic views of Lake Erie and downtown Cleveland from the two-level structure and rooftop bar and recreation area will entice patrons to make frequent visits to the restaurant and entertainment venues.

An artisan food hall, gathering areas with amenities and attractive views will enhance the shopping experience, encouraging longer stays at the center providing increased sales. On-grade parking adjacent to the entrance coupled with multiple ride sharing pick up/drop off points, and close proximity to public transportation will make accessing The Outlets a breeze. All these factors contribute to an exceptional environment that will appeal to a wide range of local, regional and international visitors.

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PROJECT OVERVIEW

- The Outlet Shoppes at Cleveland offers 323,000 SF of outlet retail shopping, restaurants and entertainment on two levels with unmatched access, visibility and high traffic counts.
- CBRE has been engaged by developer Horizon Group Properties to lease the entertainment and food & beverage spaces that will complement over 60+ national outlet retailers.
- Located across from Burke Lakefront Airport at I-90 & Route 2 interchange with traffic counts of over 125,154 VPD.
- Projected Opening Spring 2022
- HGP works with national and international retailers such as Tory Burch, Kate Spade, Cole Haan, Polo Ralph Lauren, The North Face, Nautica, Tommy Hilfiger, Calvin Klein, American Eagle, Skechers, The Children's Place, Old Navy, Carter's, OshKosh, Levi's, Vera Bradley, Express, Michael Kors, Steve Madden, Coach, Armani, Francesca's, Nike, Adidas, GAP, Under Armour, Torrid, VANS, New Balance, Columbia, Timberland, Wilson's Leather, Rack Room and much more.
- With close proximity to the Rock & Roll Hall of Fame, the three Cleveland professional sports venues, the Great Lakes Science Center, and more.
- Greater Cleveland welcomed 19.2 million visitors in 2018, up 3.9% from 2017.
- About the Developer - Horizon Group Properties - Distinguished for developing, managing, and marketing outlet shopping centers. Each property offers a wide variety of quality designer brands at discounted prices in a compelling outdoor environment within attractive markets. The Executive Team has over 150 years of combined Shopping Center Experience. Based in Rosemont, IL, Horizon currently operates eight designer outlet centers from coast to coast.



AVAILABLE SPACES

- Restaurant Level 1 - 6,107 SF
- Restaurant Level 2 - 4,399 SF
- Entertainment Level 2 - 26,000 SF
- Entertainment Level 2 - 30,000 SF

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THE OUTLET SHOPPES AT CLEVELAND

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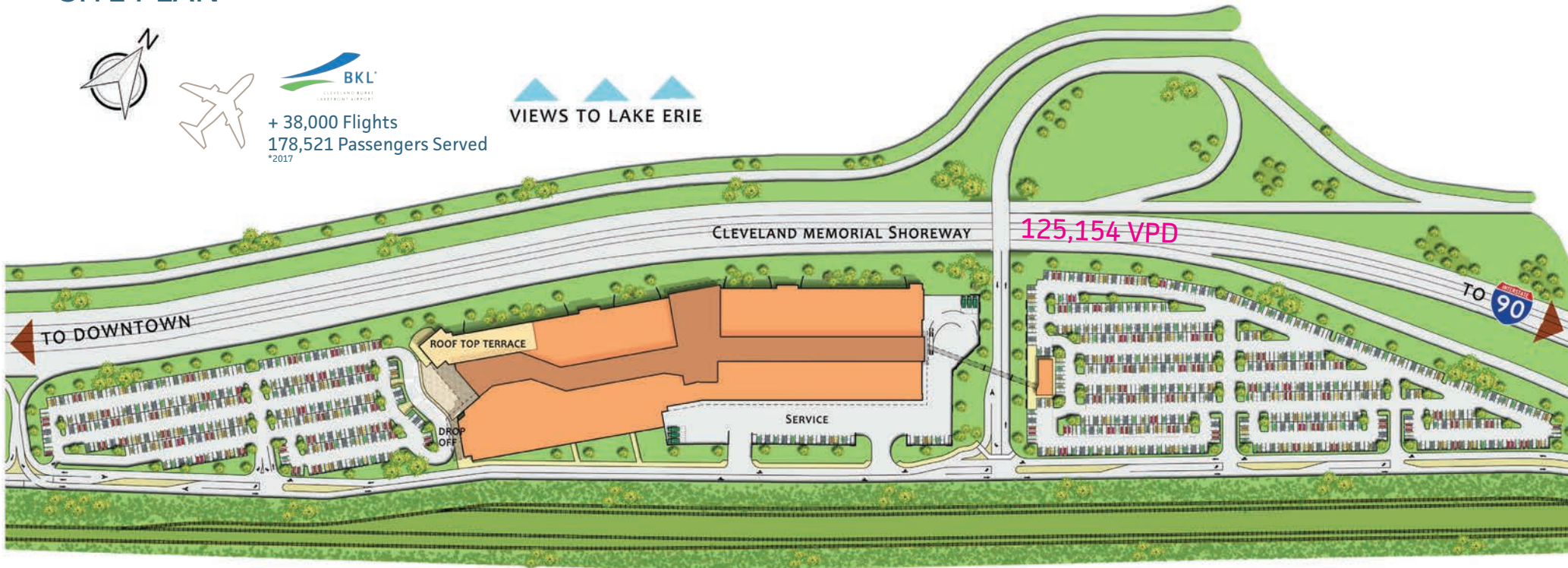
SITE PLAN



+ 38,000 Flights
178,521 Passengers Served
*2017



VIEWS TO LAKE ERIE

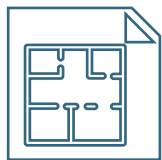


PARKING SPACES: 1461



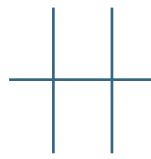
LOCATION

Cleveland Memorial
Shoreway / Route 2 and
South Marginal Road
Cleveland, Ohio



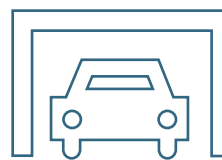
GROSS LEASABLE

AREA
323,000 SF



PARKING

1,461 Spaces



DAILY TRAFFIC

COUNTS
125,154 VPD



POPULATION

3,812,578
(60 MI RADIUS)



MAJOR CITIES

Toledo, OH (144 MI)
Pittsburgh, PA (133 MI)
Columbus, OH (141 MI)

LOCATED AT I-90 & ROUTE 2, CLEVELAND, OH (JUST EAST OF DOWNTOWN)

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Disclaimer: Names on this plan are shown as an example of typical retailers that are located in outlet centers and should not be viewed as committed to opening in this development unless formally announced by the developer and retailer.

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The floor plan illustrates the layout of the 2010 Winter Olympics Athletes' Village. It features a central corridor system with various rooms and facilities on either side. Key areas include:

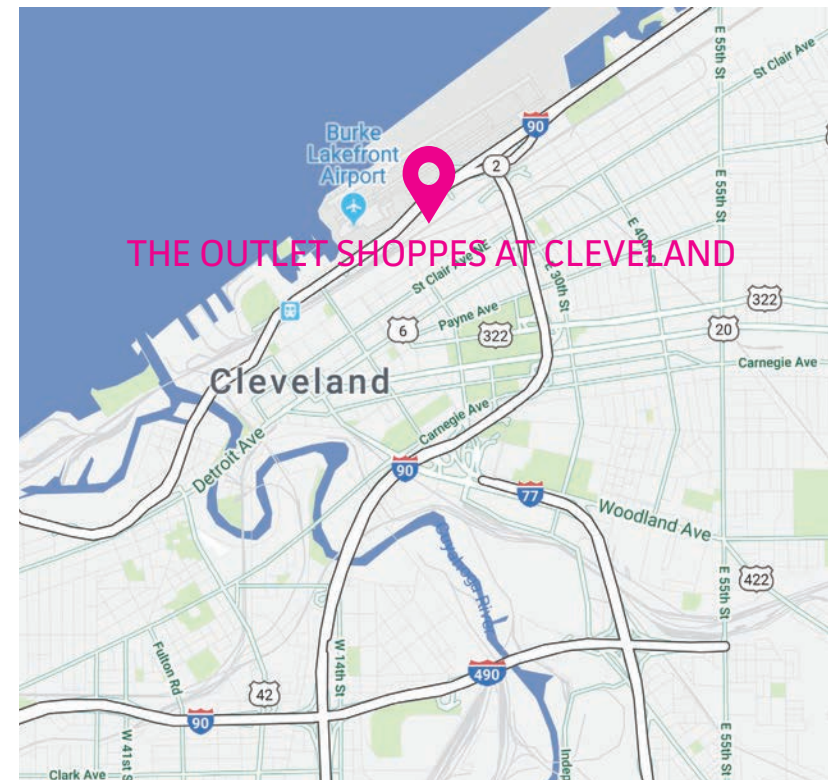
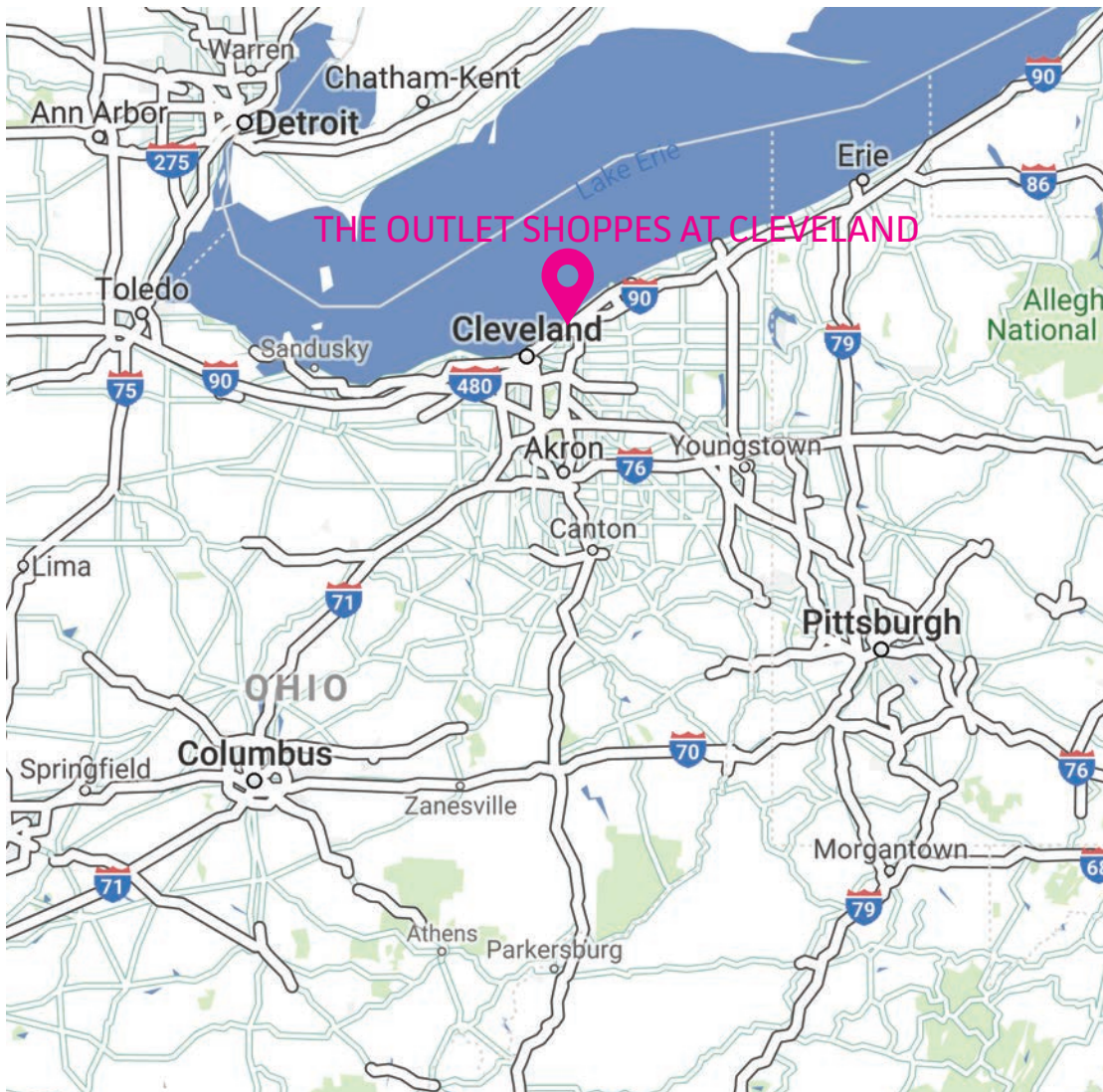
- Entertainment Areas:** Three large pink-shaded regions are designated for entertainment, with areas of 4,699 SF, 26,000 SF, and 30,000 SF.
- Food and Dining:** Includes a Restaurant (3572 SF B290), Food Hall (6078 SF FC), and a Restaurant/Patio (4,699 SF).
- Retail and Services:** Stores such as Nike (12734 SF B500), Adidas (8000 SF B650), Under Armour (7704 SF B550), Columbia (7000 SF B600), and Skechers (7517 SF B390) are located throughout the plan.
- Support and Storage:** Numerous reserved rooms, storage areas, and service corridors are distributed across the facility.
- Access and Circulation:** Multiple stairwells, elevators, and pedestrian bridge entries are shown for easy navigation.

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LOCATION MAP



Off I-90 & Route 2 just east of Downtown Cleveland

MAJOR CITIES

Akron, OH (39 MI)
Youngstown, OH (74 MI)
Sandusky, OH (61 MI)
Mansfield, OH (79 MI)

Ann Arbor, MI (167 MI)
Toledo, OH (144 MI)
Pittsburgh, PA (133 MI)
Detroit, MI (168 MI)

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ACCESS MAP



THE OUTLET SHOPPES AT CLEVELAND

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Flats East Bank

Warehouse District

Public Square

Euclid Avenue | East 4th

Theatre District

RESTAURANT & HOSPITALITY OVERVIEW

THE OUTLET SHOPPES AT CLEVELAND

Major Sports Teams	Hotel	Number of Rooms
	Aloft	150
	Comfort Inn	145
	DoubleTree	379
	Drury Plaza	189
	Hampton Inn	194
	Hilton	600
	Hilton Garden Inn	240
	Holiday Inn Express & Suites	141
	Hyatt Regency	293
	Kimpton Schofield	122
	Marriott at Key Tower	175
	Metropolitan at the 9	156
	Radisson at Gateway	142
	Renaissance	491
	Residence Inn	175
	Ritz-Carlton	205
	The Westin	484
	University Hotel	161
	Wyndham at Playhouse Square	205
	Total Hotel Rooms	4,647
	Downtown Cleveland	

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DOWNTOWN CLEVELAND

“Places you need to visit” National Geographic, 2018

10 Forward - Thinking American Cities Huffington Post, 2016

9th of the 25 Best Cities for a Job Glassdoor, 2017

#14 Best Food Cities in America Time, 2016

4th in Midwest attracting Biomedical Investment Dollars BioEnterprise, 2018

8th Fastest Growing Market for Tech Talent CBRE

10th Fastest Growth in Software Developers CBRE



COMING TO CLEVELAND

BIG TEN INDOOR TRACK & FIELD CHAMPIONSHIP 2020

NFL DRAFT 2021

NBA ALL STAR GAME 2022

NCAA WOMEN'S FINAL FOUR 2024

THE OUTLET SHOPPES AT CLEVELAND

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16 Hotels

4,600+ Rooms

36 Median Age

200 Restaurants & Cafes

16.2M SF Office Space

23,000 Downtown Residents by the end of 2020

\$8.1B Tourism Economic Impact

200 Events at Rocket Mortgage Fieldhouse

80+ Home Games Progressive Field

13M Annual Visitors to Jack Cleveland Casino

500,000 Annual Visitors to Rock N' Roll Hall of Fame

1M+ Visitors to Playhouse Square

400 Events Next 6 Years Cleveland Convention Center

2,071,100 Population Cleveland MSA

31 Colleges/ Universities

5 Fortune 500 HQ's

\$57,090 Disposable Income

858,462 Households

6 Major Health Systems

5,000+ Restaurants

\$43M Cultural Economic Impact

* Source: ESRI, CBRE Research 2018



- Downtown Cleveland is home to 3 major sports teams: Cleveland Cavaliers, Cleveland Indians and Cleveland Browns
- Largest Residential Downtown Population in Ohio
- 19.2M Visitors to Greater Cleveland in 2018, up 3.9% from 2017
- Over \$8 Billion in Downtown Development
- Playhouse Square is the 2nd Largest theater district outside of NYC
- The Cleveland Clinic #2 Hospital in the World - Newsweek 2019 Colleges/ Universities
- #1 Cardiology and Heart Surgery Hospital, The Cleveland Clinic - U.S. News & World Report
- Highest concentration of Health Science jobs in the U.S.

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WHY CLEVELAND?

LOCAL ECONOMY

- GDP: \$139.9 B in 2018
- Growing faster than Columbus and Cincinnati
- 17 B: Capital Development in CBD
- Downtown Population increased 79% since 2000
- 18 M Annual Visitors
- \$57,090: Annual Average Disposable Income
- \$43 M: Annual Cultural District Economic Impact
- Almost 50% of the US Population is within 500 miles of Cleveland
- 135: Cost of Living Index

INDUSTRY DRIVERS

- Healthcare
- Education
- Trade, Transportation, Utilities
- Professional Business
- Finance/Legal
- Manufacturing
- Biomedical
- Technology
- Insurance
- Sports/Leisure
- Automotive
- Aerospace

32,120 High-tech workers
6 Major Health Systems
7 Fortune 500 Headquarters

4,763: # of Restaurants/Bars
87% Class A Office Occupancy
#7 Food City (Travel + Leisure)

HISTORY FACTS

- 1796: Founded by Moses Cleaveland.
- 1870: John D. Rockefeller founded Standard Oil.
- 1879: 1st city to be lit electrically.
- 1885: Potato chips are 1st mass produced by Shearer's.
- 1901: Revolutionized the manufacturing of golf balls.
- 1914: 1st city to use an electric traffic signal.
- 1917: Hector Boiardi opened his 1st restaurant.
- 1920: 1930: 5th largest city in US.
- 1930: Terminal Tower is the 2nd Tallest Building in world.
- 1938: Superman comic was created.
- 1951: Alan Freed coined the term "Rock and Roll".



2.0 M
MSA POPULATION



4.5 M
NE OHIO POPULATION
Cleveland, Akron, Canton, Youngstown & Sandusky

GEOGRAPHY & TRANSPORTATION

- Air: Cleveland Hopkins International Airport (156 Daily Nonstops)
Burke Lakefront Airport
- Rail: 3 Class I railroads
Amtrak (National)
Rapid Transit (Regional)
- Water: 6 deep-water ports (Port of Cleveland is 47th largest in US)
- Land: 5 Interstate Highways

ATTRACTIONS CULTURE SPORTS

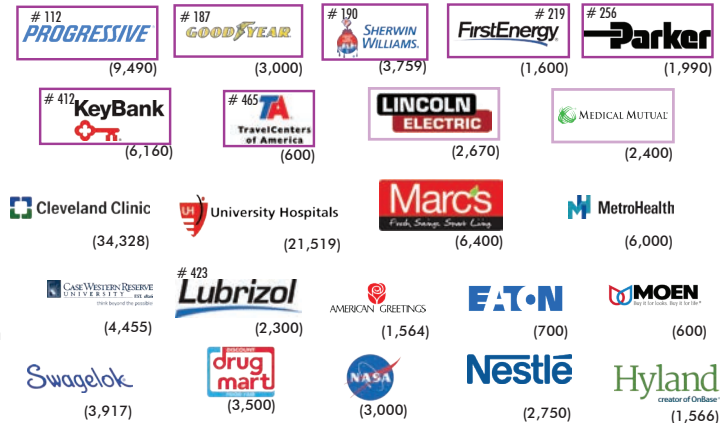
- Cleveland Museum of Art (#2 in US: Business Insider)
- Severance Hall/Cleveland Orchestra ("Finest in America: New York Times")
- Playhouse Square (Largest theatre district outside of New York)
- Natural History Museum
- Botanical Garden
- Cuyahoga National Park (Top 10 in US)
- Great Lakes Science Center
- Rock & Roll Hall of Fame (Bi-Annual host of Induction Ceremony)
- Westside Market (1.8 M Annual Visitors)
- Jack Casino (13 M Annual Visitors)
- Cleveland Zoo



CLEVELAND



NOTABLE EMPLOYERS



RESTAURANT FACTORS

- Tip Credit State: Yes
- Minimum Wage: \$8.55*
- Sales Tax: 8%
- Liquor License: \$3K - \$30K Max
- Unemployment: 4.9%
- Quality of Life, Housing Cost, Cost of Living: 27% below national average
- Union Labor: Only in CBD & certain projects.
- #84 in US for Cost of Doing Business
- Within 500 miles of Cleveland: 44% of US Households, 56% of Fortune 500 companies
- Ohio: Top 3 states for favorable business tax rates on new investments.

Cleveland's strategic location and proximity to other major markets reduces shipping time + rates. Lower hourly wages and competitive real estate options make Cleveland cost efficient alternative to other regions.



31 Colleges/Universities within NEO
Kent State (40,782)
University of Akron (25,177)
Cleveland State (17,260)
30% of workforce has a bachelor's degree or higher

HIGHER
EDUCATION



HUNTING VALLEY:
\$436,700
BENTLEYVILLE:
\$294,039
PEPPER PIKE:
\$248,753

AFFLUENT
SUBURBS

LOCATED AT I-90 & ROUTE 2, CLEVELAND, OH (JUST EAST OF DOWNTOWN)

2019-2024



2019:

- CONCACAF Gold Cup Soccer Tournament
- GCSC USA Triathlon National Championship
- MLB All-Star Game

2020:

- BIG TEN Indoor Track & Field Championship
- NFL Draft

2022:

- NBA All-Star Game

2024:

- NCAA Women's Final Four

Projected by 2022:

- Residential: Over 3,000 New Units
- Office: 400-700 K SF, accommodating 2,300-4,000 employees
- Parking: Additional 2,924 Spaces

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