

THUNDERBIRD

A NEW MIXED-USE NEIGHBORHOOD IN CLEVELAND

SITES AVAILABLE FOR SALE OR LEASE



CONTACT EXCLUSIVE AGENTS:

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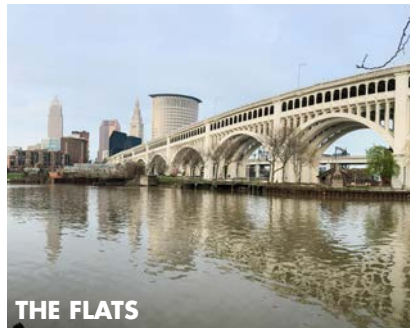
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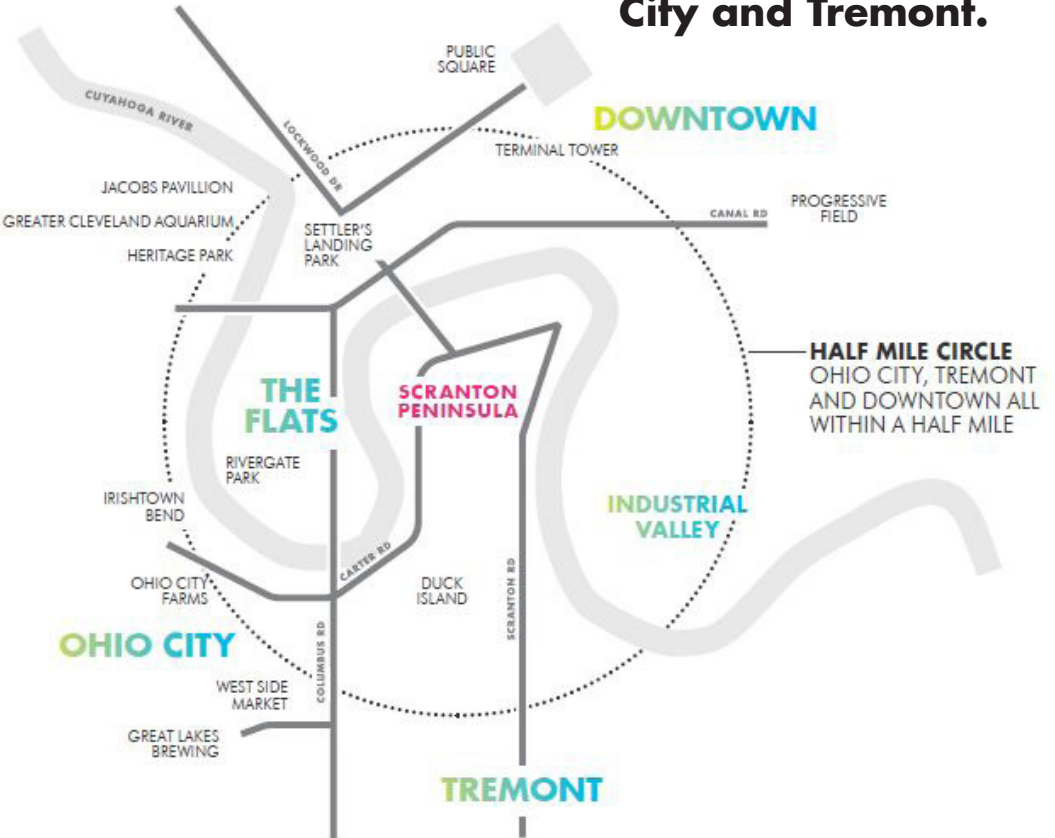
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CBRE



**Proximity matters.
Thunderbird is uniquely
positioned within a half
mile of Public Square and
a very short walk to Ohio
City and Tremont.**



THE SCRANTON PENINSULA

**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



CONCEPTUAL DESIGN & RENDERING

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.



THE VISION

Riverfront Development Opportunity

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



* CONCEPTUAL DESIGN & RENDERING

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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

	1 mile	3 miles	5 miles
2017 Population	14,270	96,917	261,641
2017 Daytime Population	67, 843	187,208	423,146
2017 Average HH Income	\$74,280	\$41,756	\$42,952
2022 Average HH Income	\$92,622	\$49,194	\$49,451

TRAFFIC COUNTS

Scranton/Carter RD (ODOT 2016):	4,257 per day
Lorain/Carnegie BDG (ODOT 2013):	14,040 per day

OPTIMAL HIGHWAY ACCESSIBILITY:

I-90W:	5 mins.
I-90E:	10 mins.
I-71S:	5 mins.
I-77S:	7 mins.
I-490W:	5 mins.
I-490E:	7 mins.



THE VISION

Pedestrian Oriented

View within the Pedestrian Passage
looking North



* CONCEPTUAL DESIGN & RENDERING

A VIBRANT, TRANSFORMING CITY

Cleveland is a rich city filled with world class destinations.



Cleveland Clinic

**A TOP 5
HEALTH SYSTEM**



18 Million
ANNUAL VISITORS



Cleveland Sports

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



Walkable Downtown Cleveland

**A TOP CITY IN THE COUNTRY FOR
VISITORS WHO WANT TO GO
CAR-FREE**



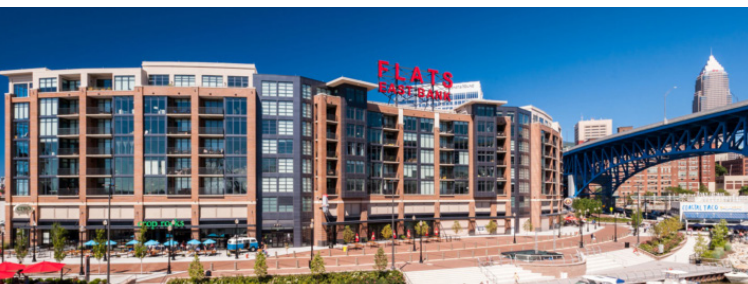
Playhouse Square

**A TOP 5
THEATER DISTRICT**



Cleveland Museum of Art

**A TOP 5
ART MUSEUM**



Flats East Bank

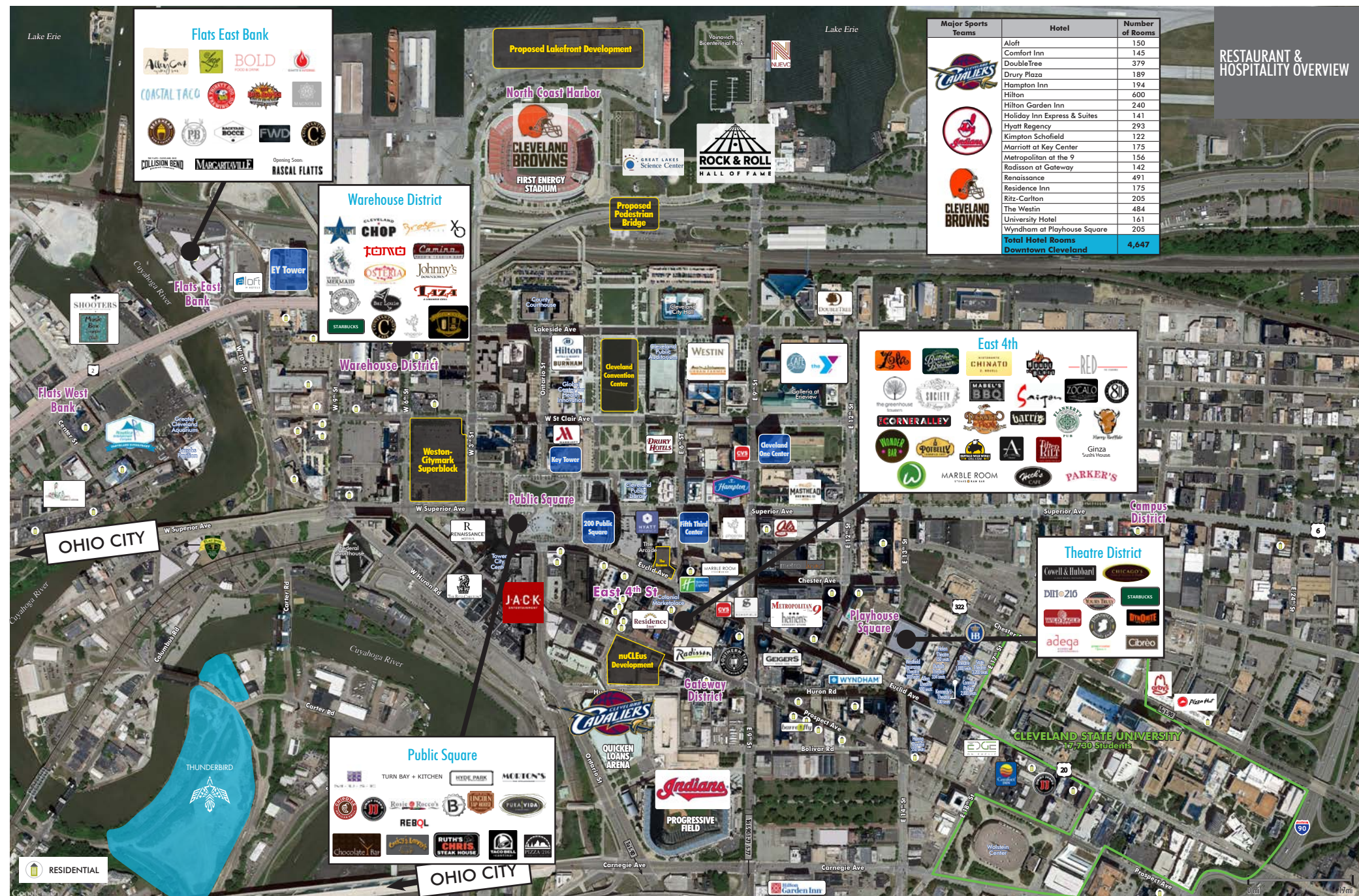
**OVER \$500 MILLION
INVESTED IN THE LAST
TEN YEARS**



Ohio City

**HOME TO THE LOCALLY
OWNED
WEST SIDE MARKET**





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.





THE VISION

Proposed park and Riverfront Trail Amenities

View from the Public Space along
Carter Road looking North



CONCEPTUAL DESIGN & RENDERING

A VIBRANT, TRANSFORMING CITY

Why Cleveland. Because it's the FUTURE.



79%

INCREASE IN
DOWNTOWN
POPULATION SINCE
2000



6

JAMES BEARD
AWARD-WINNING
RESTAURANTS



136%

INCREASE IN NUMBER
OF RESIDENTS WITH
ADVANCED DEGREES



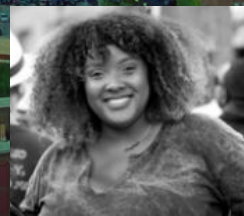
2.37

AVERAGE
HOUSEHOLD SIZE



8

FORTUNE 1000
COMPANIES



8TH

FASTEST GROWING
POPULATION
OF 25-34 YEAR-
OLD COLLEGE
GRADUATES



97%

INCREASE IN BABY
BOOMER RESIDENTS
SINCE 2000

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