

OUTLETS AT CLEVELAND

GARFIELD HEIGHTS, OHIO



OUTLETS AT CLEVELAND

Outlets at Cleveland, Garfield Heights, will carry on the tradition of high quality, thematic architecture and distinctive luxury amenities for which our centers are known. Located strategically off Interstate 480, with more than 150,000 cars per day, Outlets at Cleveland is destined to be a frequented marketplace for both the locals and the visitors to the area. This stunning new outlet center is expected to bring the brand-name stores this particular region is looking for and the current market is missing, all within a few minutes' drive from the most affluent suburbs.

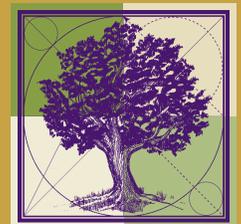
| Demographics | 10 MILES | 30 MILES | 50 MILES |
|-----------------------------|-----------|-----------|-----------|
| POPULATION | 857,731 | 2,147,119 | 3,523,371 |
| MEDIAN AGE | 40.1 | 41.3 | 41.5 |
| POPULATION GROWTH 2012-2017 | 2.15% | 0.85% | 0.50% |
| AVERAGE HOUSEHOLD INCOME | \$60,779 | \$70,758 | \$67,211 |
| NUMBER OF HOUSEHOLDS | 364,021 | 897,878 | 1,444,765 |
| MEDIAN HOME VALUE | \$127,257 | \$153,186 | \$143,967 |

Source: ESRI 2017 Estimate/Projections

Economic Information

The Unemployment Rate in the area is 7% (below the national average). Projected growth in Gross Regional Product will increase by the year 2020; Manufacturing up 23%, Real Estate up 19%, Professional/Scientific/Technical Services up 25%. Last year manufacturing employment grew by 10,000 jobs or 5%.

Market Cleveland, Shaker Heights, Akron



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Location

Garfield Heights, Ohio

Interstate Highway I-480 (the major East/West interstate) and Transportation Boulevard, Exit 21

Visitors to the Area

- 14 million+ visitors to area annually
- 5,000+ motor coaches annually
- Lake Erie beaches at doorstep to Cleveland
- Over 100 public golf courses
- Second largest performing arts center in the nation
- Home to the Rock & Roll Hall of Fame
- New convention center opening in July 2013
- \$2 billion in visitor-related development underway
- Home to the NFL Cleveland Browns, MLB Cleveland Indians, NBA Cleveland Cavaliers
- Home to the Cleveland Clinic, ranked in the top 4 hospitals in the country; has more than 3.2 million patient visits annually, from all 50 states and more than 100 nations

Universities Nearby

- Cleveland State University, located 11 miles from OAC, has 17,000 students
- Case Western Reserve University, located 13 miles from OAC, has over 10,000 students from all 50 states and 100 foreign countries
- Akron University, 25 miles from OAC, has over 30,000 students from 48 states and over 80 foreign countries



RETAIL CENTERS WITHIN 45 MILES OF OUTLETS AT CLEVELAND:

SHOPPING CENTERS

| | DRIVING DISTANCE | APPROXIMATE DRIVE TIME |
|---|----------------------------|------------------------|
| A. Great Northern Mall, North Olmsted Dick's Sporting Goods JCPenney | 13 Miles | 15 Minutes |
| B. Beachwood Place/Legacy Village, Cleveland Dick's Sporting Goods Nordstrom | 12 Miles | 20 Minutes |
| C. Southpark Center Mall, Cleveland Dick's Sporting Goods JCPenney Sears | 15 Miles | 20 Minutes |
| D. Crocker Park, Westlake Ann Taylor Gap | 21 Miles | 30 Minutes |
| E. Summit Mall, Fairlawn Dick's Sporting Goods Saks Fifth Avenue | 24 Miles | 32 Minutes |
| | Banana Republic J. Crew | |

OUTLET CENTERS

| | DRIVING DISTANCE | APPROXIMATE DRIVE TIME |
|--|------------------|------------------------|
| 1. Aurora Farms Premium Outlets, Aurora | 21 Miles | 40 Minutes |
| 2. Lodi Station Outlets, Burbank | 45 Miles | 50 Minutes |

TRAFFIC COUNT



Cleveland

150,000 Vehicles/Day



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