

FOR LEASE

12501 Madison Avenue, Lakewood, Ohio 44107



*Property Rendering

CONNOR REDMAN

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216 525 1493
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DAVID LEB

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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

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PROPERTY HIGHLIGHTS

- Complete mixed-use redevelopment with office, retail, and residential apartments available
- Located in historic Birdtown
- 1st floor retail or office space for lease

Unit A: 738 SF

Unit B: 2,646 SF

- New Phoenix Coffee coming soon
- On-site parking
- 10,000 VPD on Madison Avenue
- For lease at \$18.00 - \$20.00/SF NNN
- Read about the property redevelopment and ownership here: http://bit.ly/12501MadisonAve_PDarticle



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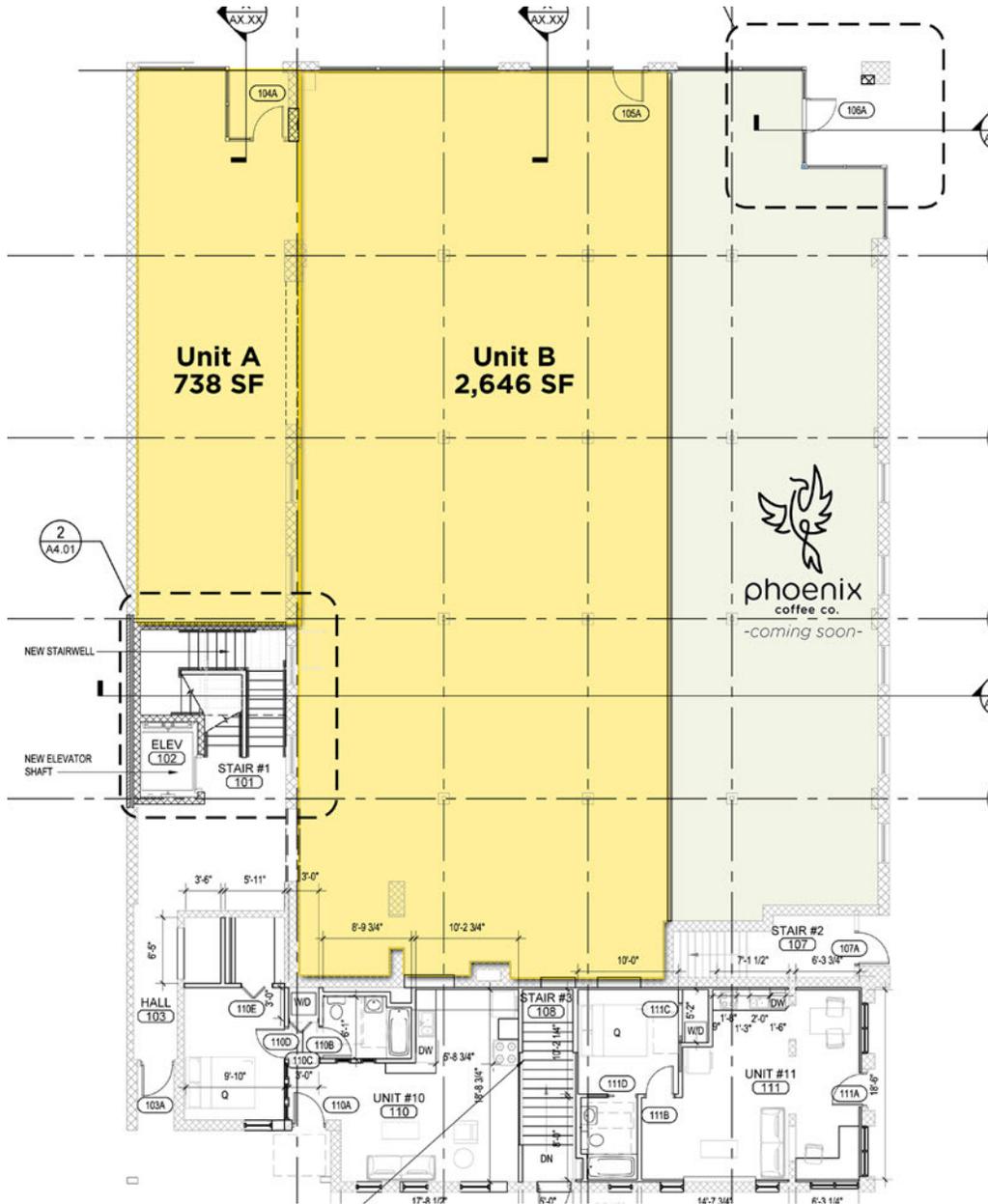
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FLOOR PLAN:
AS-BUILT



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AERIAL/LOCATION MAP



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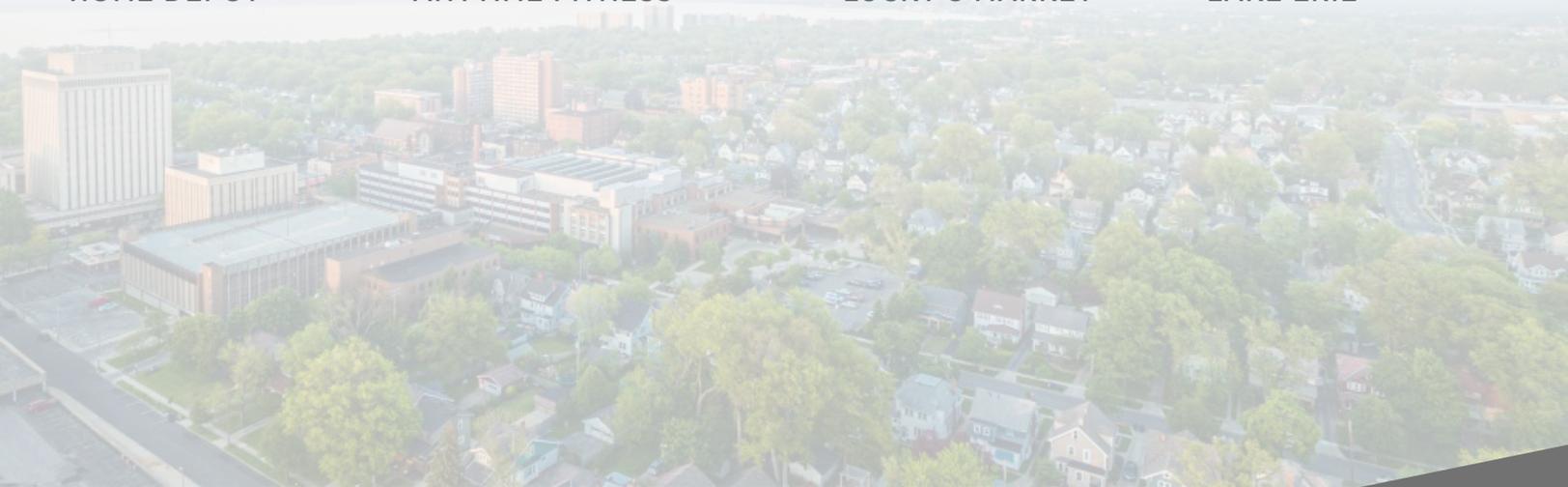
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AREA / NEIGHBORHOOD AMENITIES

- LAKEWOOD IS RECOGNIZED AS OHIO'S MOST WALKABLE CITY WITH OVER 180 MILES OF SIDEWALKS AND 90 MILES OF STREETS
- LAKEWOOD SUPPORTS ACTIVE LIVING WITH 15 DEDICATED PARKS TOTALING APPROXIMATELY 75 ACRES OF GREENSPACE
- LAKEWOOD HAS DIRECT ACCESS TO THE METROPARKS ROCKY RIVER RESERVATION, WHICH INCLUDES FIVE BALL FIELDS, TWO BOAT LAUNCHES, NINE DESIGNATED FISHING AREAS, THREE GOLF COURSES, 10 PICNIC AREAS, AND 23 TRAILS
- THE CITY IS SERVED BY SIX BUS LINES AS WELL AS TWO RAPID RAIL STATIONS
- THE INSTALLATION OF 16 BICYCLE SIGNS AND MORE THAN 50 NEW BICYCLE RACKS CITYWIDE MAKES LAKEWOOD ONE OF THE MOST BICYCLE FRIENDLY CITIES IN NORTHEAST OHIO

WITHIN BIKING DISTANCE TO THE FOLLOWING:

- TARGET
- BIRDTOWN BREWERY
- GIANT EAGLE
- EDGEWATER PARK
- HOME DEPOT
- ANYTIME FITNESS
- LUCKY'S MARKET
- LAKE ERIE



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