

# The Dexter

Ohio City, Cleveland, Ohio | 8,660 square feet



The Dexter is a new mixed-use project nestled in the heart of Cleveland's Ohio City neighborhood. The project offers 8,660 square feet of prime retail and restaurant space available on the ground floor, 116 luxury residential apartments on the upper four floors and on-site parking. The Dexter has earned a Gold LEED certificate. Retailers will have exceptional visibility and frontage on the soon-to-be reinstated Franklin Circle. Outdoor patio space is available.

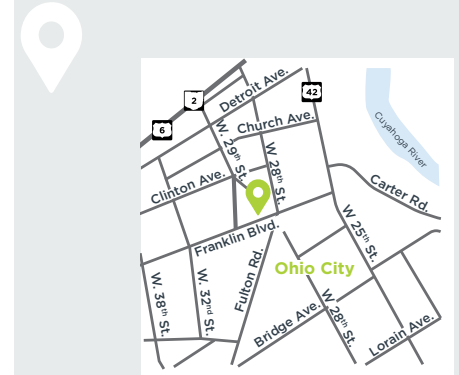
The site offers connectivity to the W. 25th Street and Hingetown/Detroit Avenue commercial corridors and is conveniently located across from Lutheran Hospital/ Cleveland Clinic with 1,300 employees. The Dexter will also be connected to Irishtown Bend, a collaborative effort to create a new 17-acre urban park with active recreational areas as well as community-oriented areas

devoted to history, ecology and culture. The park's major entry will be from Franklin Blvd. at West 25th Street.

The trendy Ohio City community is one of Cleveland's most diverse, vibrant and walkable communities with a wealth of cultural institutions, private and charter schools, non-profit organizations, local restaurants and retail. Ohio City's Market District, the third largest employment center in Cleveland with 4,000+ employees, includes the West Side Market with over 1 million annual visitors and over 10,000 visitors every Saturday.

## Leasing Contact

**Brent Myers** [BMyers@castoinfo.com](mailto:BMyers@castoinfo.com)  
614.744.2208 Direct | 614.228.5331 Office



## Location

W. 28th Street & Franklin Boulevard,  
Ohio City, Ohio (41.4875 -81.7085)

[Click to navigate to Google Maps](#)

## Traffic Counts

Franklin Boulevard: 4,231  
U.S. 42/W. 25th Street: 14,860  
Detroit Avenue: 16,764  
U.S. 6: 42,725

## Key Demographics

Population	Trade Area
Current Estimated Population	18,168
Households	
Current Estimated Household Income	\$90,062
Median Age	33 years
Daytime Demographics	
Number of Businesses	2,420
Total Daytime Population	55,974

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Tenant names, building sizes and shopping center configuration are subject to change.

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**greater cleveland aquarium**  
The only free-standing aquarium in the state of Ohio, this 70,000 s.f. exhibition space features exhibits representing both local and exotic species of fish and marine animals.

**The Music Settlement**  
NEW LOCATION. Music instruction, music therapy and preschool, day school and kindergarten.



**IRISHTOWN BEND**  
Exciting new 17-acre urban park  
Estimated Cost: \$98,500,000  
Project to include roadway improvements, land stabilization, Ohio City Farm, and new park and trails.

**Cleveland Clinic**  
Lutheran Hospital  
Highly ranked general medical and surgical facility with more than 1,300 employees and 203 beds.

**WEST SIDE MARKET**  
CLEVELAND'S PUBLIC MARKET  
With more than 1,000,000 annual visitors, Cleveland's oldest public market is home to 100 vendors offering meats, seafood, fruits, vegetables, baked goods, dairy, flowers, ready-to-eat foods, spices and nuts.

**SAINT IGNATIUS**  
One of the top parochial high schools in the nation with 1,500 students offering outstanding academics, exceptional athletics and arts, leadership skills and service opportunities

**AREA RETAIL & RESTAURANTS**

GREAT LAKES BREWING CO. | PLATFORM BEER CO. | TOWN HALL OHIO CITY | BEERHEAD BAR & EATERY

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**MARKET GARDEN BREWERY**

**PLUS** numerous restaurants and boutique retailers, including:  
MITCHELL'S ICE CREAM  
DAVE'S SUPERMARKET  
TABLETOP BOARD GAME CAFE  
CROP BISTRO & BAR  
OHIO CITY BURRITO  
RISING STAR | BEET JAR  
HARNESS CYCLE  
BIG MOUTH DONUTS

- RESIDENTIAL GROWTH**
- 1 THE DEXTER  
115 units
  - 2 CLINTON WEST  
70 units
  - 3 THE VINE  
\$480K+ condominiums
  - 4 MARINER'S WATCH  
62 units
  - 5 CHURCH AND STATE  
161 units
  - 6 EDGE 32  
60 units
  - 7 WEST 25TH STREET LOFTS  
83 units
  - 8 HINGETOWN LOFTS  
19 units
  - 9 THE QUARTER  
273 units
  - 10 ONE WEST TWENTY  
500 units
  - 11 NAUTICA WATERFRONT  
664 units
  - 12 STONEBRIDGE WATERFRONT  
204 units
  - 13 THE EDISON  
306 units
  - 14 BATTERY PARK  
526 residents
  - 15 GROVE COURT  
44 units

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RESIDENTIAL GROWTH	
1	THE DEXTER 115 units
2	CLINTON WEST 70 units
3	THE VINE \$480K+ condominiums
4	MARINER'S WATCH 62 units
5	CHURCH AND STATE 161 units
6	EDGE 32 60 units
7	WEST 25TH STREET LOFTS 83 units
8	HINGETOWN LOFTS 19 units
9	THE QUARTER 273 units
10	STONEBRIDGE WATERFRONT 204 units
<b>1,047 TOTAL UNITS</b>	