



PINECREST

Discover Pinecrest

Filled with Firsts + Favorites

*Cleveland,
Ohio*

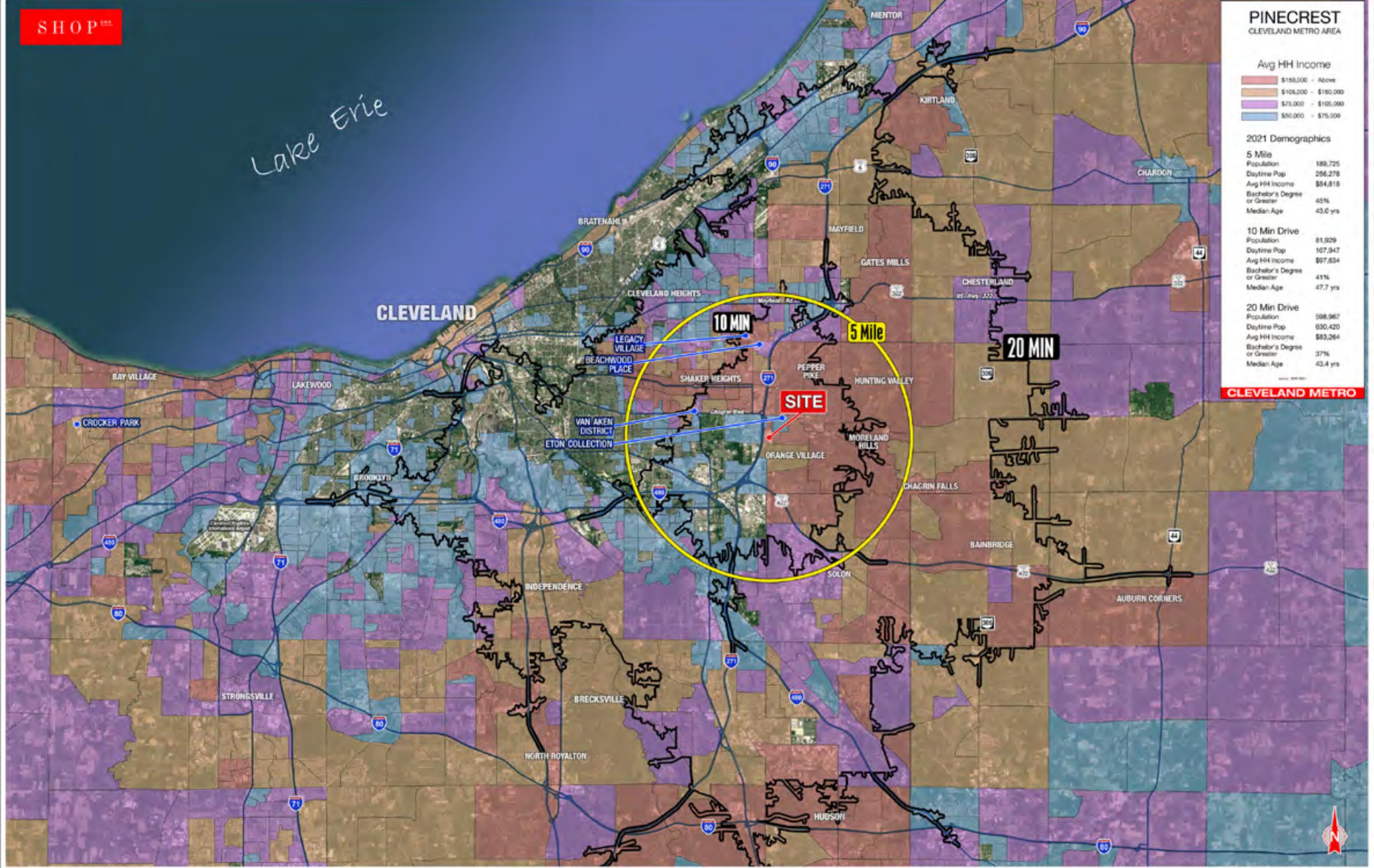
Lake Erie



2021 Demographics

| 5 Mile | |
|------------------------------|----------|
| Population | 189,725 |
| Daytime Pop | 256,278 |
| Avg HH Income | \$84,816 |
| Bachelor's Degree or Greater | 45% |
| Median Age | 43.0 yrs |
| 10 Min Drive | |
| Population | 81,929 |
| Daytime Pop | 107,947 |
| Avg HH Income | \$97,834 |
| Bachelor's Degree or Greater | 41% |
| Median Age | 47.7 yrs |
| 20 Min Drive | |
| Population | 598,967 |
| Daytime Pop | 630,420 |
| Avg HH Income | \$83,264 |
| Bachelor's Degree or Greater | 37% |
| Median Age | 43.4 yrs |

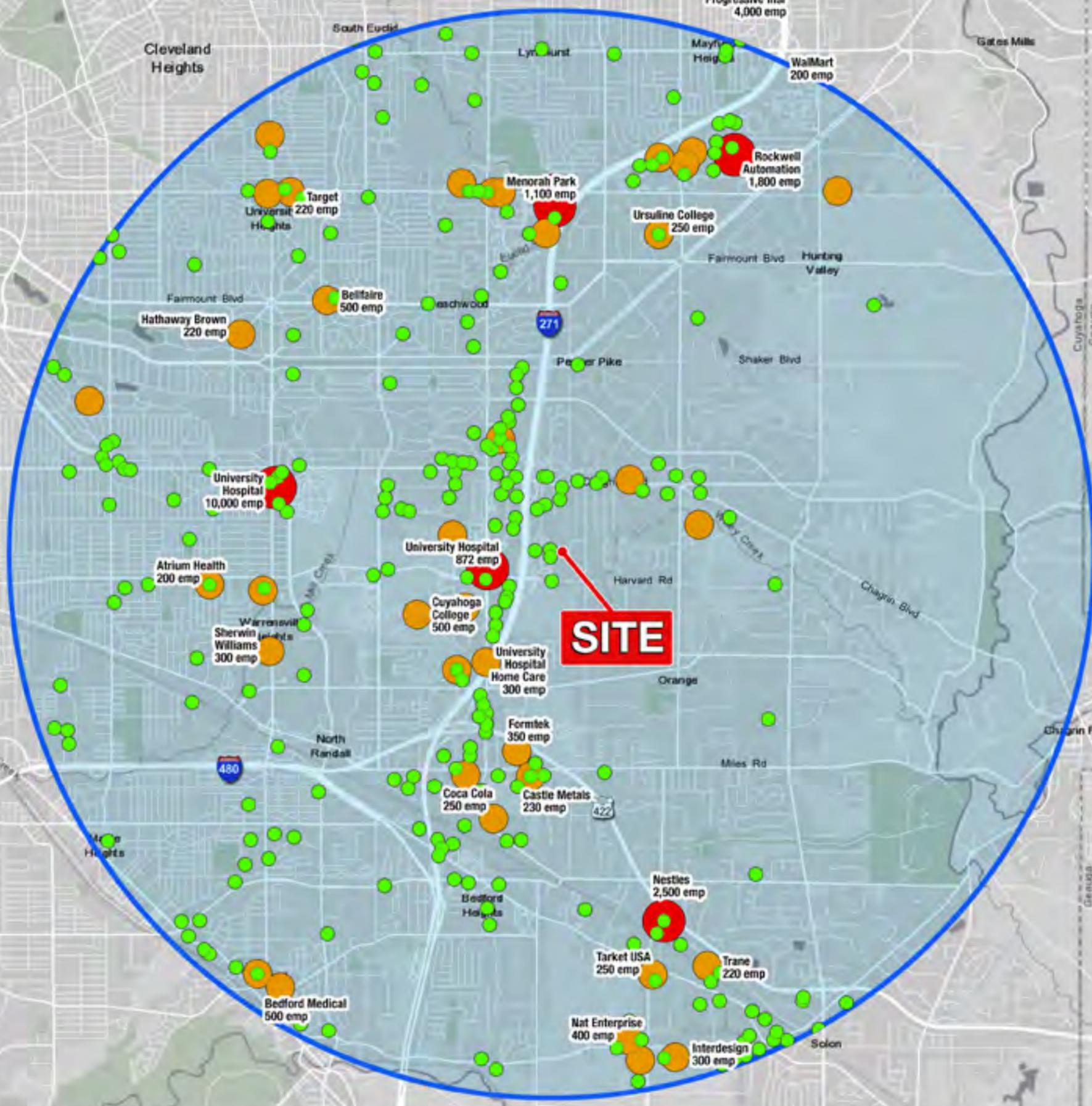
CLEVELAND METRO



Area Employers

- 50 - 200 Emp
- 201 - 800 Emp
- 801 - Above

EMPLOYMENT



SITE

SHOP COMPANIES

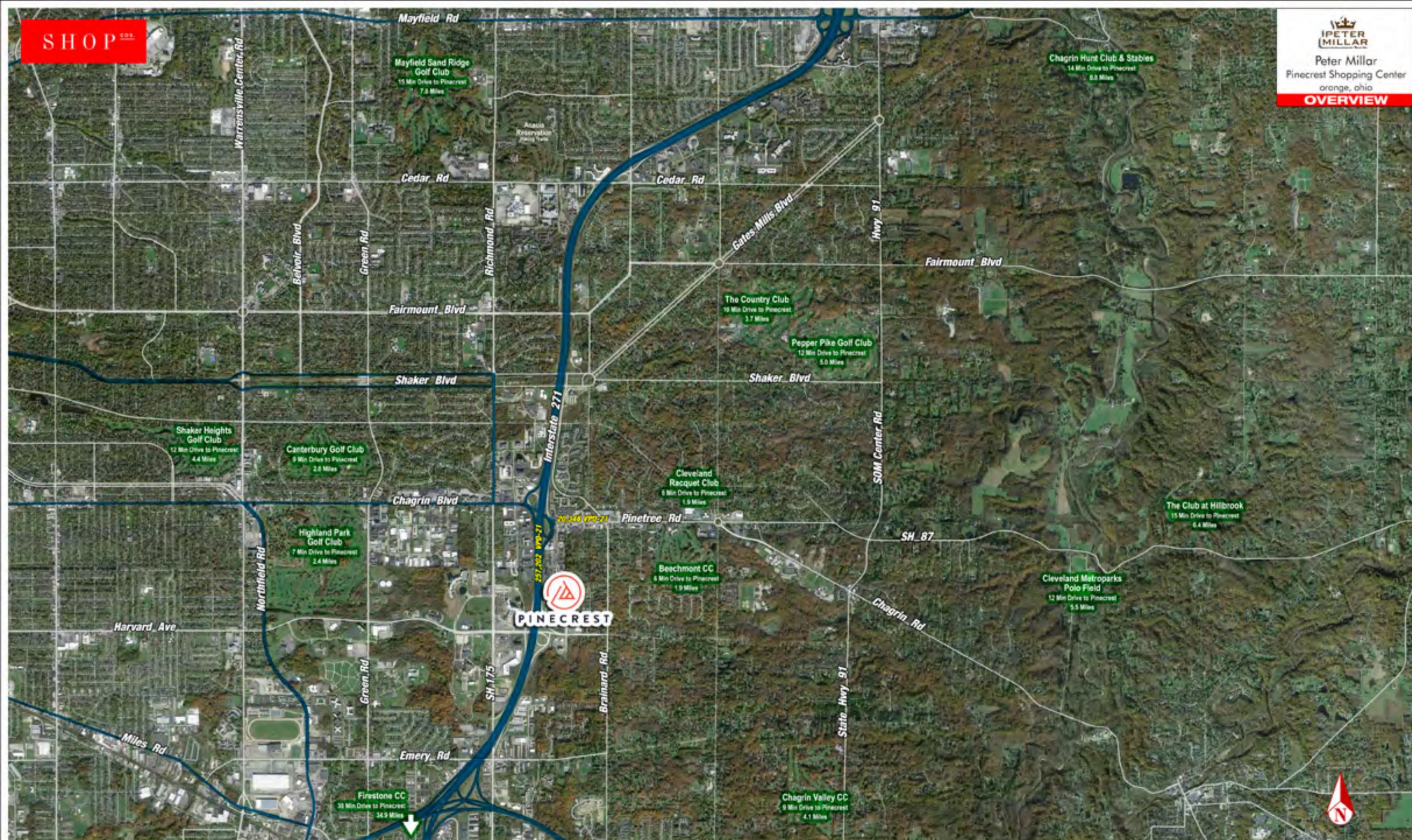
4809 Cole Avenue, Suite 330
Dallas, TX 75205

214-960-4545

www.shopcompanies.com

Last Updated 02-16-22

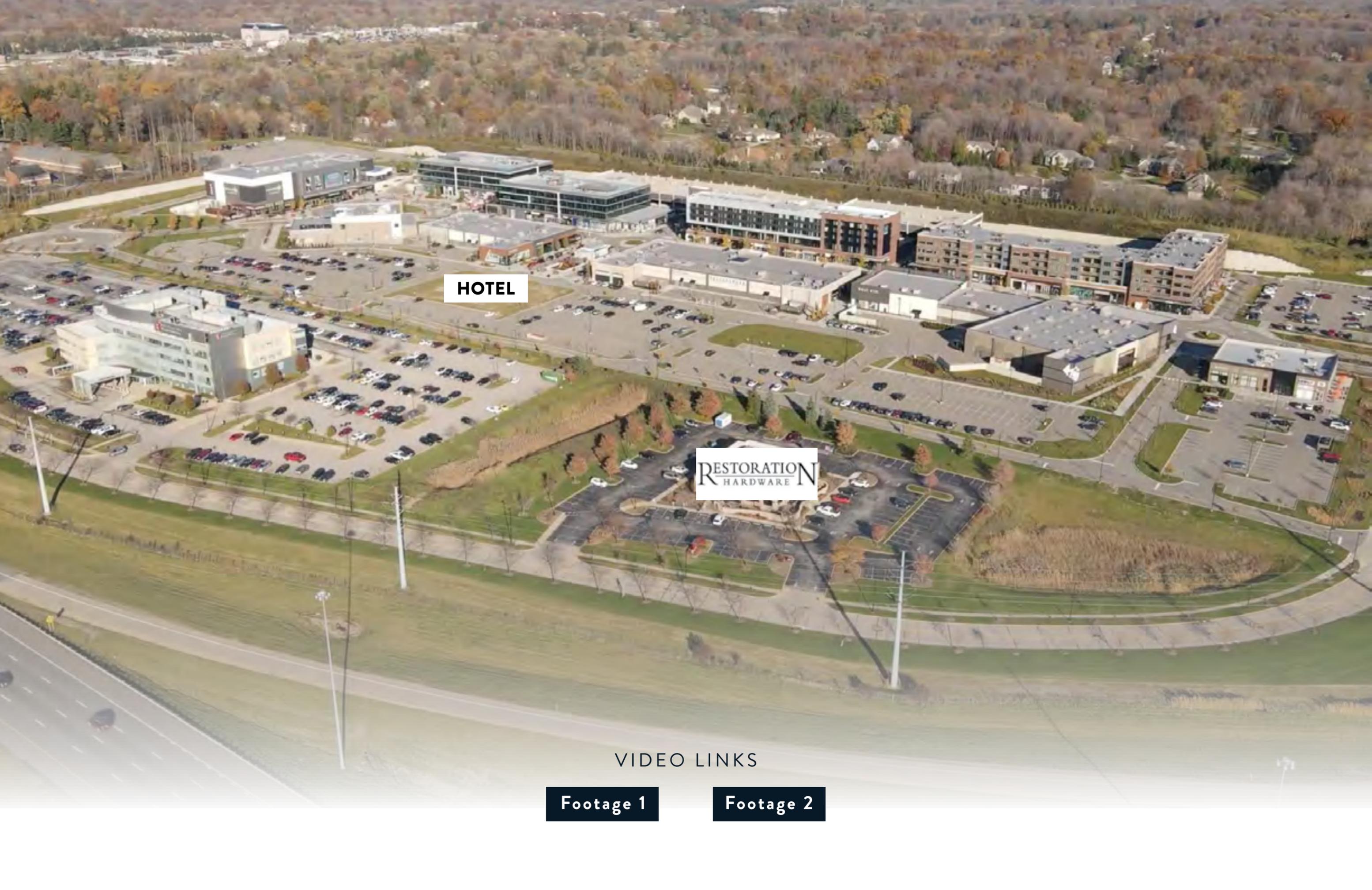
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SHOP COMPANIES
 4809 Cole Avenue, Suite 330
 Dallas, TX 75205
214-960-4545
 www.shopcompanies.com

Last Updated 06-05-23





HOTEL

**RESTORATION
HARDWARE**

VIDEO LINKS

Footage 1

Footage 2



PINECREST WINS GOLD

FAIRMOUNT PROPERTIES TAKES TOP HONORS FOR
BEST MIXED-USE DEVELOPMENT IN NORTH AMERICA!





Trade Area @pinecrest

Located between bustling Harvard Rd. and Chagrin Blvd. with the well-traveled Richmond Rd. corridor just to the west, Pinecrest is adjacent to I-271's Harvard Rd. interchange, providing excellent brand visibility and north / south access. I-480 is just minutes south, providing extended east / west access as well as putting downtown within easy reach.

Wherever you are going or coming from, it's easy to end up @pinecrest



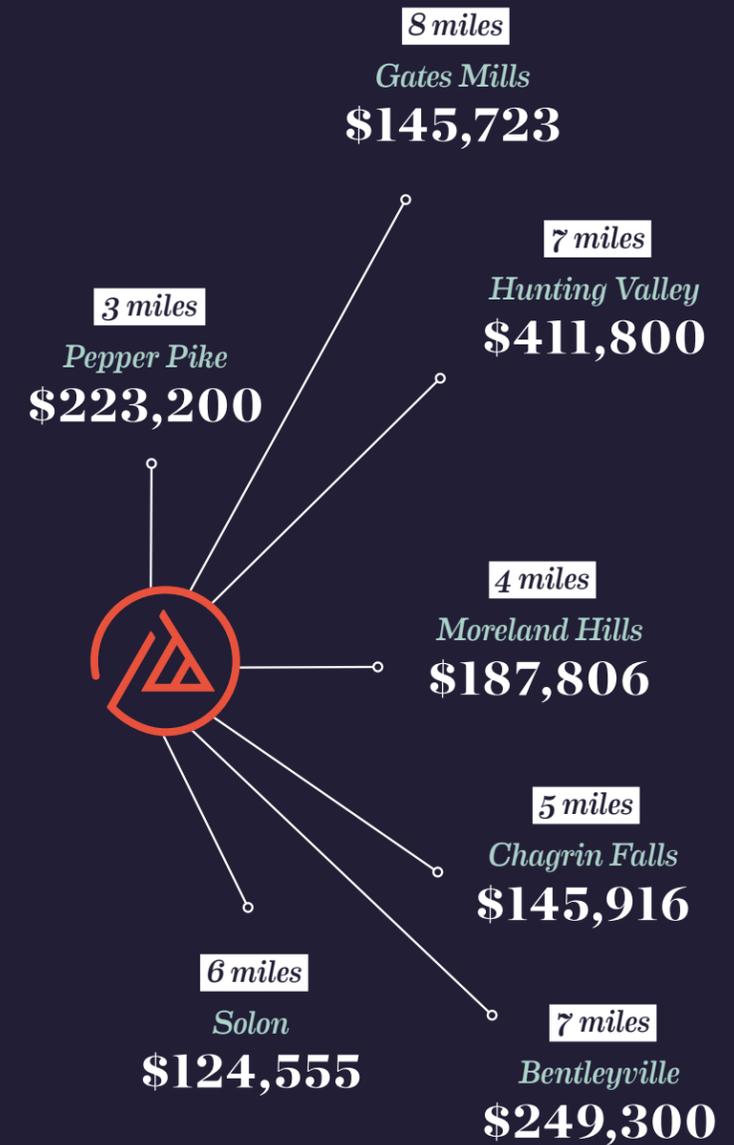
PRIMARY TRADE AREA
555,000
POPULATION



200K 20,726 HOUSEHOLDS
150K 31,714 HOUSEHOLDS
120K 52,440 HOUSEHOLDS



AVERAGE HH INCOME
\$114K
240,000
TOTAL HOUSEHOLDS



555 K

Primary Trade Area

240 K

Total Households

300 K

300,000 Vehicles Per Day

10 M

Sf of Office Space

2,600

Hotel Rooms Nearby

115 K

Daytime Population

What's @pinecrest

Filled with Firsts + Favorites



400K

*Sf of Shops, Restaurants,
+ Entertainment*

145

*Room Boutique
AC Hotel by Marriott*

87

*Contemporary
Apartment Homes*

160K

*Sf of 'Class A'
Office Space*



A central programmable event venue + greenspace and connectivity to the city-wide adjacent jogging + bike path



I-271

300,000 VPD



Legacy Village

3.2 miles



Beachwood Place

3 miles



Pinecrest



Eton Collection

.5 miles

Harvard Rd.

Cleveland,
Ohio

PROPOSED lululemon LOCATION





What began as an idea of 23 mountain climbing buddies, REI is now the nation's largest consumer cooperative. It sells high-quality sporting goods, camping gear, travel equipment, and clothing. It has earned a place on FORTUNE magazine's list of the '100 Best Companies to Work For'.

west elm

Born in Brooklyn in 2002, West Elm is a furniture store focused on the intersection of modern design, affordability, and community. Everything—from their sofas and tables to bedding and vases—is made with one goal in mind: to help customers express their personal style.



Sprouting from a hot dog cart in Madison Square Park, Shake Shack is now the hottest fast-casual burger restaurant in the nation, serving fresh, simple, high-quality versions of the classics.

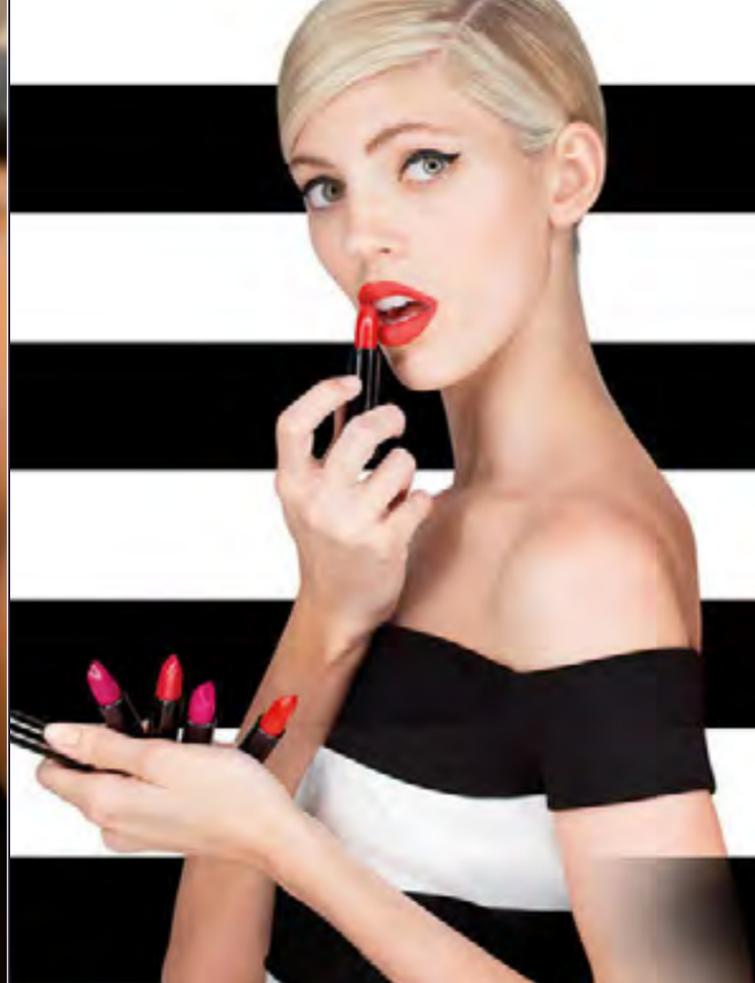


Silverspot offers a luxurious, hassle-free movie experience with state-of-the-art digital sound, wide leather seats, reserved seating and a full restaurant and lounge to create a lush environment where guests can enjoy films like never before.



THE WOODHOUSE *day spa*®

This tranquil and transformative day spa features over 70 rejuvenating spa treatments, all of which designed to promote relaxation and enhance well-being.



SEPHORA

This revolutionary beauty-retail concept, founded in France by Dominique Mandonnaud in 1970, is defined by its unique, open-sell environment with an ever-increasing assortment of products from carefully curated brands, featuring indie darlings, emerging favorites, trusted classics, and Sephora's own, SEPHORA COLLECTION.



lao sze chuan

Rated as one of the "Top Ten Chinese Restaurants in the U.S.", Lao Sze Chuan's mission is to offer, elevate and promote gourmet authentic Chinese cuisine. Lao Sze Chuan's Grade A chefs are skillfully trained in Sichuan cuisine to provide the most authentic flavors.



J.CREW

Quality is at the heart of everything J. Crew – from design (always starting with the finest materials) and production (at the world's most renowned factories, where much of the work is done by hand) to personalized service.



WARBY PARKER eyewear

Warby Parker was founded with a rebellious spirit and a lofty objective: to offer designer eyewear at a revolutionary price, while leading the way for socially conscious businesses. They are able to provide prescription eyewear at a fraction of the going price.

UNTUCKit

The UNTUCKit brand answered the demand for a “neater” casual clothing line for men. The line of untucked shirts hits at that just-right length and fits all shapes and sizes. UNTUCKit now operates more than 50 stores and has extended its offering to a full line of clothing for men along with shirts and dresses for women.

STRETCH LAB

StretchLab is a unique wellness concept, offering customized assisted-stretch sessions. No two bodies are the same and no two stretches at StretchLab are the same. One-on-one stretching is about identifying tightness and imbalances in the body and customizing a unique stretch routine for every client.

BIBIBOP asian grill

Founded by Charley Shin, a native South Korean who launched Charleys Philly Steaks in 1985, Bibibop serves different varieties of a popular Korean dish called Bibimbap, or “mixed rice.” It’s fast, healthy, and packed with flavor all in a very clean and modern space.



Orangetheory Fitness provides a one-of-a-kind, group training workout. Their heart rate-monitored training is designed to maintain a target zone that stimulates metabolism and increases energy. Each studio features top-of-the-line equipment, upbeat music, and energetic trainers.



Breathe Cleveland believes that everyone has the opportunity to change their life through yoga and their teachers are passionate about sharing this gift with the students. The classes at Breathe are powerful yet accessible and guide students deeper into their breath and bodies so they leave feeling strong, aligned and successful.



Restore is a Cleveland-based juice bar that sells raw, cold-pressed juices, smoothies, and açaí bowls. Their products contain high-quality, organic fruits and vegetables that are locally sourced whenever possible. It is quickly becoming a health-food destination.



Club Pilates brings Pilates to hundreds of thousands of people across the nation. Pure to Joseph Pilates' original Reformer-based Contrology Method, the studio offers group practice, expanded state-of-the-art equipment and high-quality, life-changing training at an affordable price.



j. bellezza

beauty • wellness • salon

j. bellezza, a boutique and salon, provides salon and skin services with a focus on all-natural products to promote a healthy and beautiful lifestyle. The salon features highly talented, independent stylists in a private salon suite setting within a naturally beautiful environment for clients and stylists alike.

PINSTRIPES

Pinstripes was built from a passion to gather, celebrate, and experience sophisticated fun. Gather around an outdoor fire pit, rival friends in bocce or the classic American pastime, bowling. Enjoy locally sourced ingredients in every dish, a select wine list, craft beers and handcrafted cocktails.

INDOCHINO

MADE TO MEASURE

Indochino was founded on the belief that you don't need to spend a fortune on a custom wardrobe. By taking the premium made-to-measure experience direct to the consumer, the brand has created a superior alternative to off-the-rack clothing, at ready-to-wear prices.



PINECREST

Contemporary steakhouse tempts carnivores with an extensive wine list, chic ambiance & smart décor. Red, the Steakhouse was named one of the Top Ten Steakhouses in the country by Open Table and has been praised by numerous food and wine publications.



Graeter's[®] ICE CREAM

Graeter's story began in 1868 when Louis Graeter moved to Cincinnati, Ohio to sell ice cream at neighborhood street markets. Now a Cincinnati institution, Graeter's continues to make small-batch French Pot ice cream like its founder did more than a century ago.

KITCHEN SOCIAL

Originally from Columbus, Kitchen Social is a chef driven dining establishment serving scratch-made food and vibrant craft cocktails.

SAUCY BREW WORKS

Served up by a knowledgeable, friendly staff, Saucy Brew Works in an approachable brew pub environment that leaves pretense outside the door to celebrate what really matters: great beer, lasting friendships and tasty food.

ATHLETA

Athleta was founded to meet the unique needs of athletic women. The brand was built on the belief that what unites active women and girls is stronger than any obstacles in their way. Athleta believes that sport and fitness create confidence, courage and powerful bonds.



HOMAGE

Homage's custom T-shirts turn back the clock and pay tribute to moments and personalities in sports, music, politics, and popular culture. From Arnold Schwarzenegger to Larry Bird, their clothing tells stories of triumph, individualism and hustle, preserving the old school tradition.



LUXE REDUX *Bridal*

Luxe Redux is a designer sample bridal boutique that seeks and stocks the best of designer bridal samples at a fraction of the cost. They feature an ever-evolving selection of bridal gowns and accessories curated from the top bridal boutiques around the country.



A contemporary Taco and Tequila Bar Restaurant serving build-your-own tacos. Unlike other taco joints, Condado lets you choose exactly what you want, and however many you want. Condado provides customers with fresh ingredients made every single day in a scratch kitchen.



LAURA *of* PEMBROKE FURNISHINGS • GIFTS • WOMEN'S FASHION

A wonderful, locally-based, family-owned, hybrid boutique that successfully combines women's fashion, home furnishings, accessories and gifts with sophisticated interior design, consulting and personal shopper services. Laura of Pembroke blends diverse influences and tastes from the Midwest, both coasts, Europe and beyond.



DUCK DONUTS

WARM, DELICIOUS & MADE TO ORDER!

Duck Donuts specializes in warm, delicious and made-to-order donuts, signature coffee, donut sundaes and sandwiches along with extensive donut catering packages.

vineyard vines

Their philosophy is simple: Vineyard Vines makes quality products that people like to wear and offers the best customer service possible. They are all about finding those “every day should feel this good” moments and celebrating them with family & friends.

WHOLE FOODS MARKET

Whole Foods features the finest natural and organic foods available while maintaining the strictest quality standards in the industry and an unshakeable commitment to sustainable agriculture.

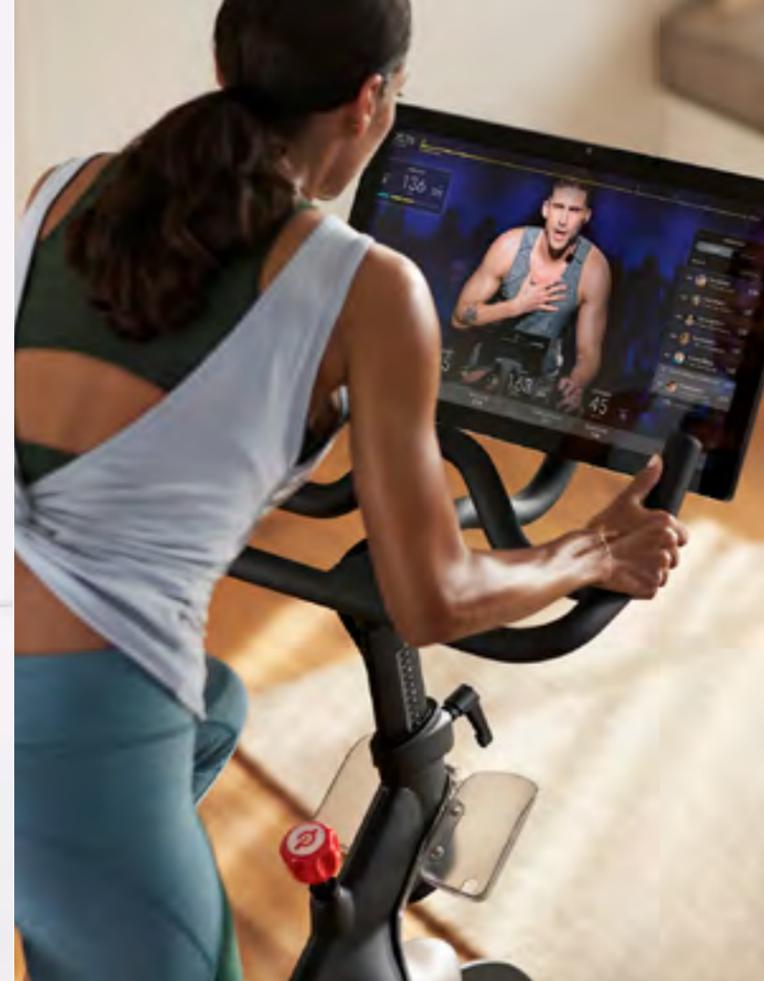
THE LAST PAGE RESTAURANT

The Last Page is a modern American concept, where classic dishes are executed creatively with global influence. TLP offers creative handcrafted cocktails presented in a unique way, as well as classic cocktails, a curated wine list to pair with the cuisine, and a specialized beer program.



Madewell

Simply put, Madewell makes great jeans. The brand also focuses on all the things you wear with denim, like effortless tees, keep-forever bags, cool jewelry and compliment-worthy shoes.



 **PELOTON**[®]

Founded in 2012, Peloton brought top talent together to create a new concept in fitness. Peloton is more than just a class, a cycling studio, and a bike. The brand delivers a fully engaging experience with the technology to make every workout effective, and the social connection to make every workout addicting.



**WILLIAMS
SONOMA**
CALIFORNIA

Drawing upon more than 50 years of culinary experience, Williams Sonoma has designed and developed exclusive collections of kitchen tools, professional-quality cookware, and essential electrics to offer exceptional performance and style for the items cooks use most. From comfortable ergonomics to quality materials, no detail is overlooked.



**URBAN
OUTFITTERS**

Urban Outfitters is a lifestyle retailer dedicated to inspiring customers through a unique combination of product, creativity and cultural understanding. The brand offers experiential retail environments with a well-curated mix of on-trend women's and men's clothes along with everything needed to decorate a small space, apartment or dorm.



FABLETICS

Fabletics was launched in part with Kate Hudson after a gap in the activewear marketplace was realized: there were plenty of luxury brands, but none that offered stylish and high quality gear at an accessible price point. Fabletics creates clothing that inspires you to stay active, at prices you'll feel good about.

POTTERY BARN®

Pottery Barn is a home furnishings brand for real people, real lives and real homes that passionately infuses quality and comfort into everything from furniture to decor to bed and bath essentials.

Casper

The researchers, designers and engineers at Casper Labs spend their waking hours studying sleep and creating products based on real customer needs and feedback. The result? The most innovative sleep products that no one else had ever dreamed possible.

EYE CANDY OPTICAL

"See and Be Seen" at Eye Candy Optical. The brand features unique international fashion eyewear seen on the streets of Paris, Milan, New York, London, and Tokyo. Plus, comprehensive eye and contact lens exams are conveniently offered on site.



Sand Pebbles

Branding itself as "Rebelliously Authentic", the chefs at Sand Pebbles are masters of their trade. Each dish is sourced with the freshest ingredients and then prepared using culinary skills that set Sand Pebbles apart from all others.



Nike by Pinecrest is an American multinational corporation that is engaged in the design, development, manufacturing, and worldwide marketing and sales of footwear, apparel, equipment, accessories, and services. Now the "Just Do It" mentality finds a home at Pinecrest.

The Last Bar

The Last Bar is a new restaurant conceptualized by the same owners as The Last Page. TLB will feature sushi and Pan Asian as its primary focus of cuisine.

OCÉANNE

Océanne is an evocative, beautiful, modern jewelry and apparel brand. They have created an incredible team of talented women-makers and grown a vibrant community.



fp movement

A fresh new concept from Free People comes to Pinecrest - bringing with it fitness, wellness, happiness and activewear for the creative spirit.

FOUNT

Fount is a workshop and store selling sophisticated handmade leather totes, bags, wallets and other accessories. Using only the finest leather, artisans ethically and responsibly craft each product with the utmost strength, durability, and beauty in mind.

BRILLIANT EARTH®

Established in August 2005 by Beth Gerstein and Eric Grossberg, Brilliant Earth is a company that sells jewelry featuring diamonds and other gemstones that are asserted to be ethically sourced.

Clay
bibs → booties

Clay Luxury Kids is a household brand focusing on boys fashion but still offering some of the most fashion-forward and trendy toddler and school-age girl apparel. The brand's boys' clothing is unique, functional, and fashion-forward; their garments are built responsibly from recycled cotton and other green materials.



OFFLINE by Aerie stores feature a bright and airy feel, alongside features that encourage you to move. OFFLINE by Aerie is activewear for your real life. These workout leggings, sports bras, tops, workout dresses, skirts and more are made for movement.



Aerie is an intimate apparel and lifestyle retailer and sub-brand owned by American Eagle Outfitters. In addition to lingerie such as a wide variety of bras and other undergarments, the aerie line also sells dormwear, active apparel, loungewear, accessories and sleepwear.



Heartwood is a specialty coffee roaster sourcing unique global offerings that believes no one should miss out on the finest coffee out there. No matter who you are, Heartwood has a coffee for you. Heartwood cafes are built to bring people together and provide the ideal place to relax, get work done or just hang out with friends.



Fidelity Investments operates a brokerage firm, manages a large family of mutual funds, provides fund distribution and investment advice, retirement services, index funds, wealth management, securities execution and clearance, asset custody, and life insurance.



Events

@pincrest

Truly timeless places create a nucleus of activity and excitement for entire communities. To keep the community engaged, a regular series of events take place at Pincrest in the centerpiece event venue and greenspace. Festivals, community events, outdoor movies, art installations and specialized music, media and social events keep the community engagement strong.

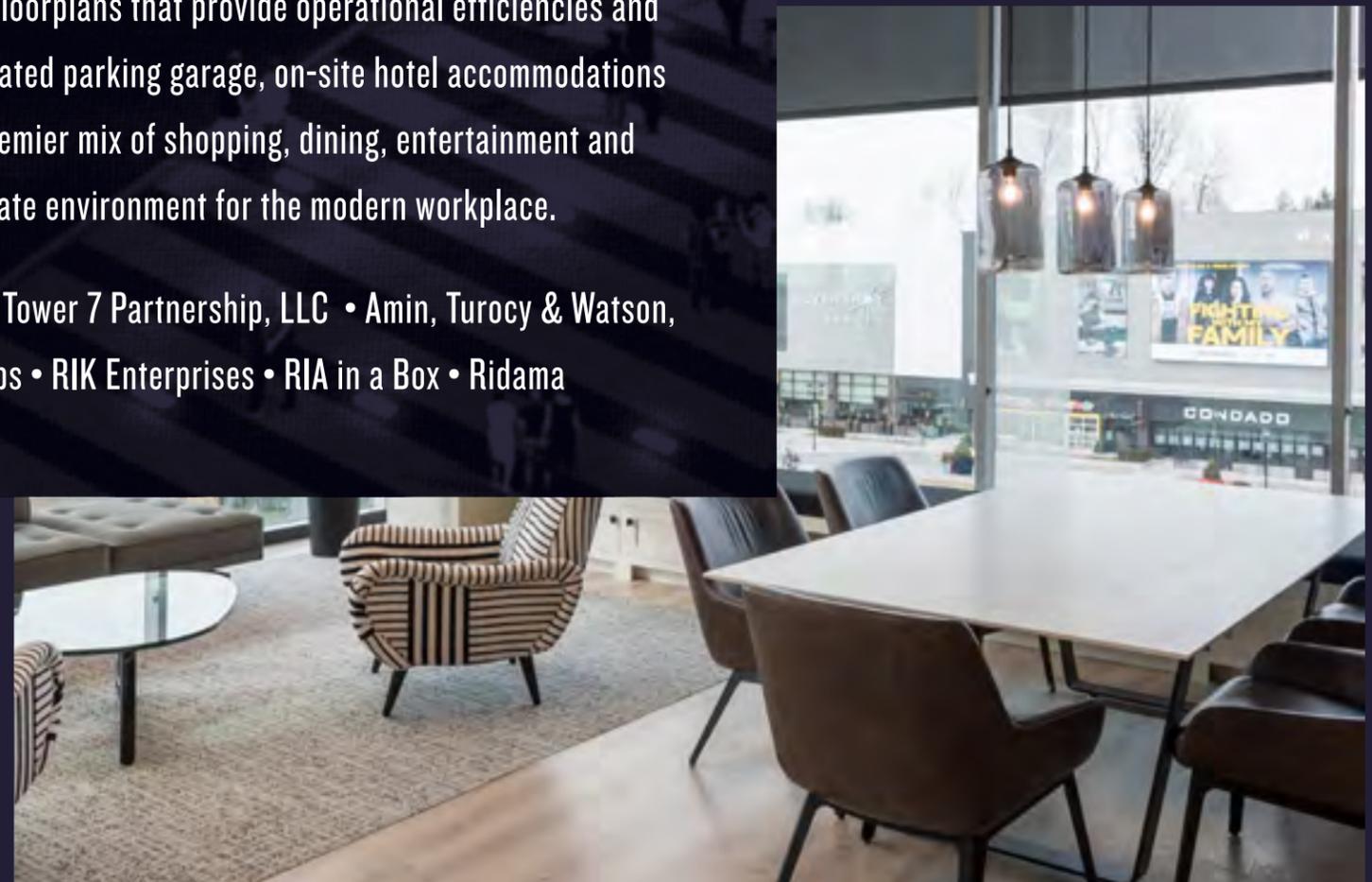
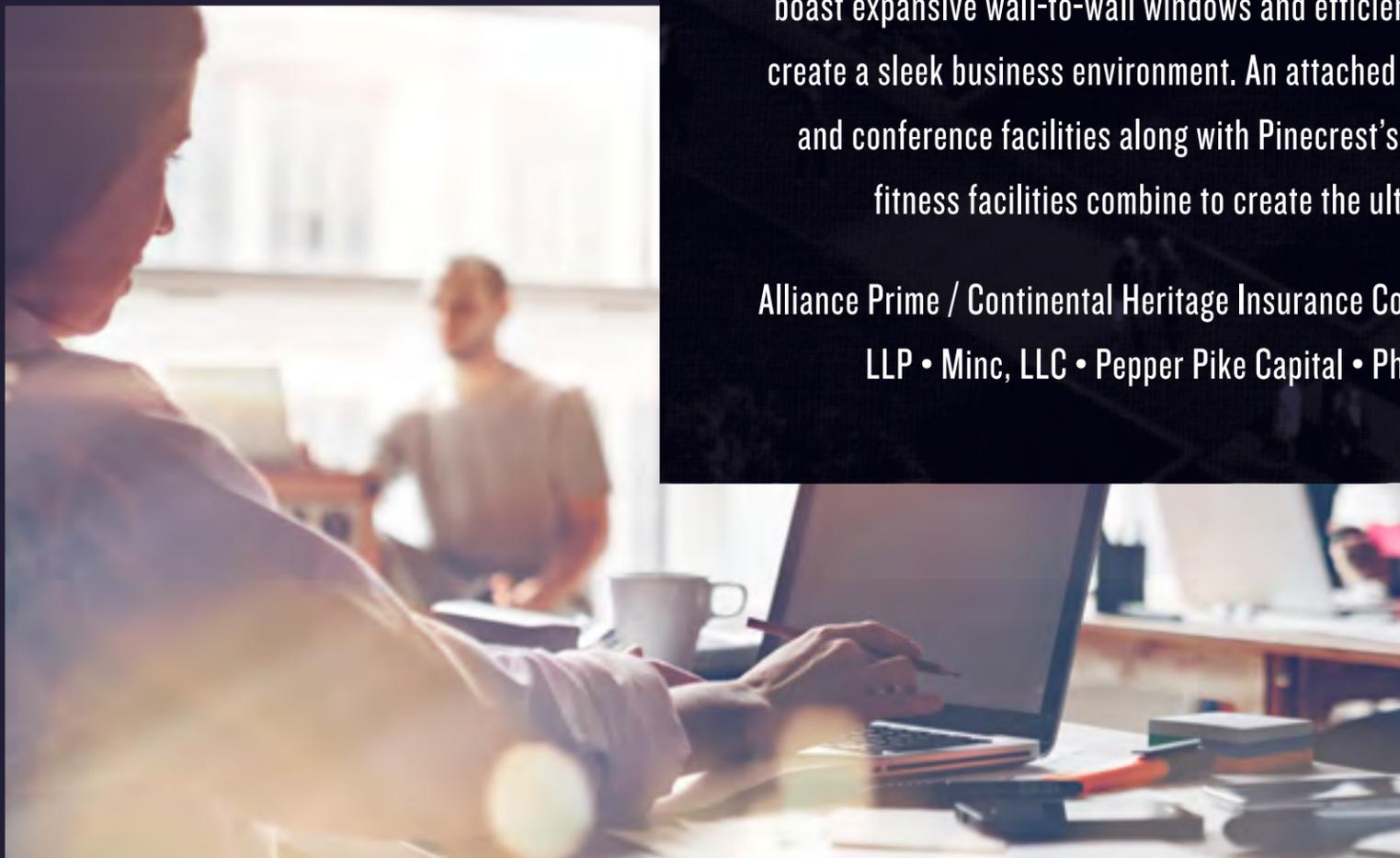


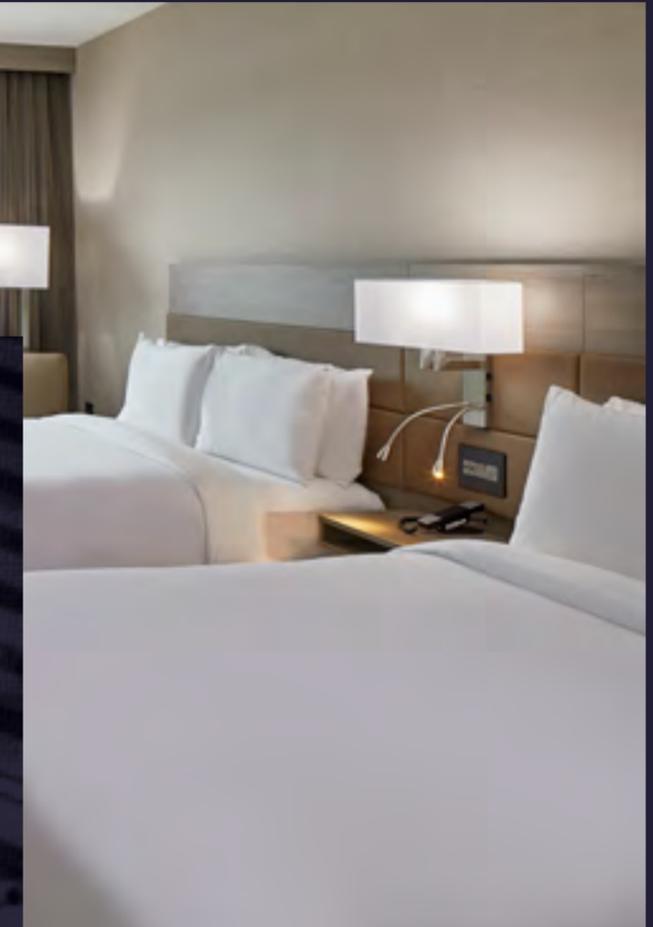


Work @pincrest

The Offices at Pinecrest feature 160,000 square feet of Cleveland's newest Class A office space. Suites boast expansive wall-to-wall windows and efficient floorplans that provide operational efficiencies and create a sleek business environment. An attached heated parking garage, on-site hotel accommodations and conference facilities along with Pinecrest's premier mix of shopping, dining, entertainment and fitness facilities combine to create the ultimate environment for the modern workplace.

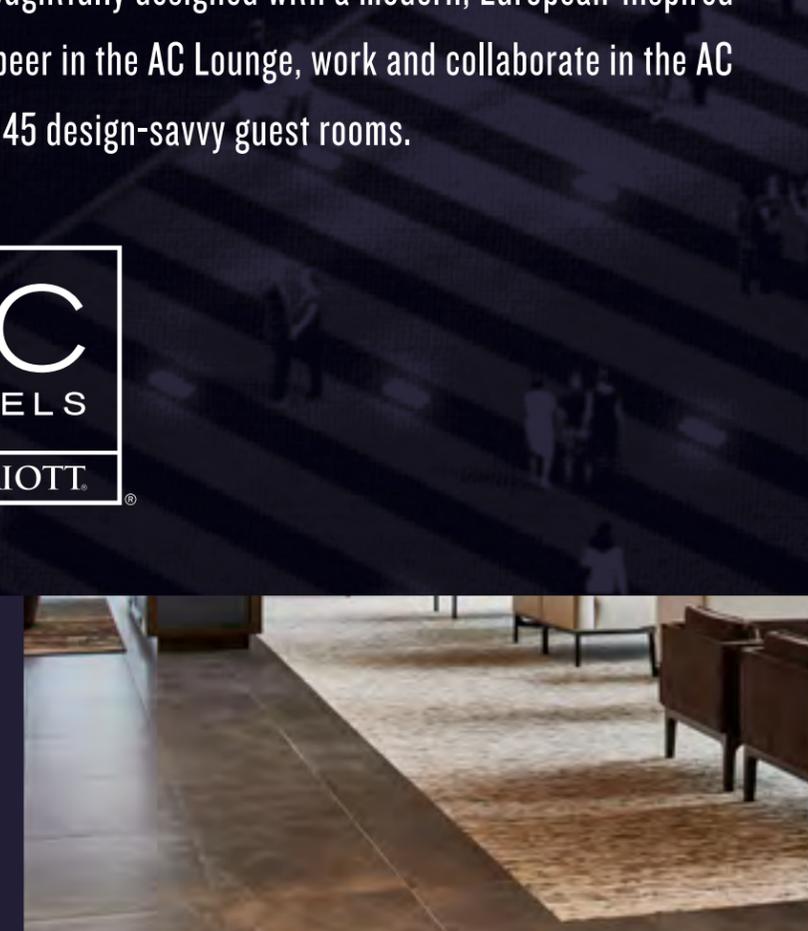
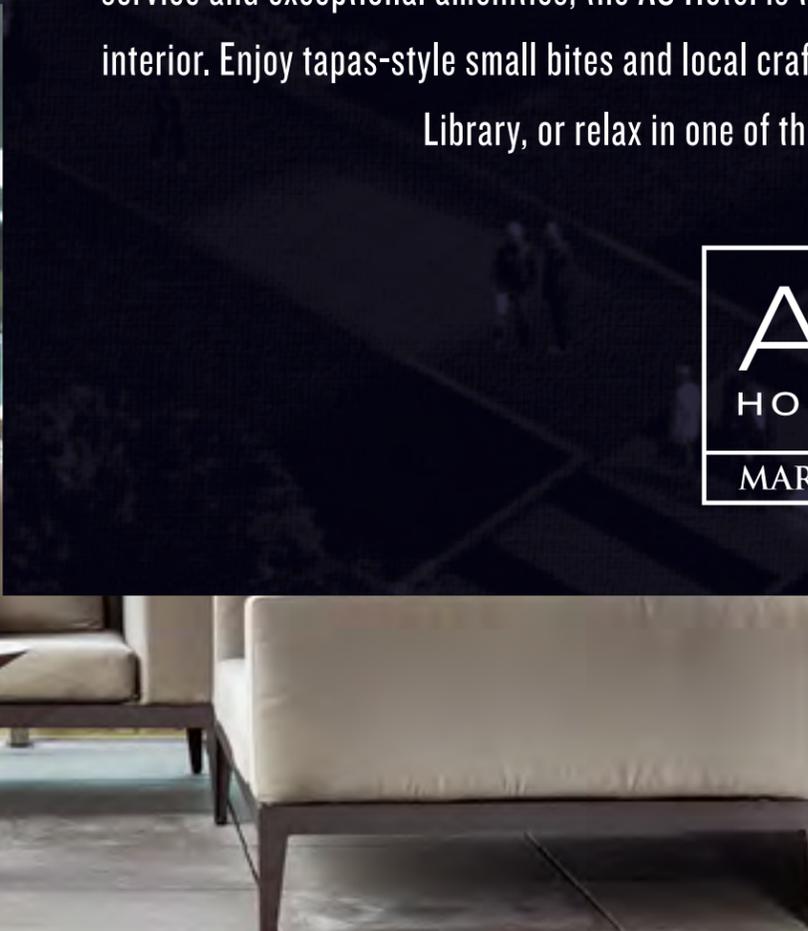
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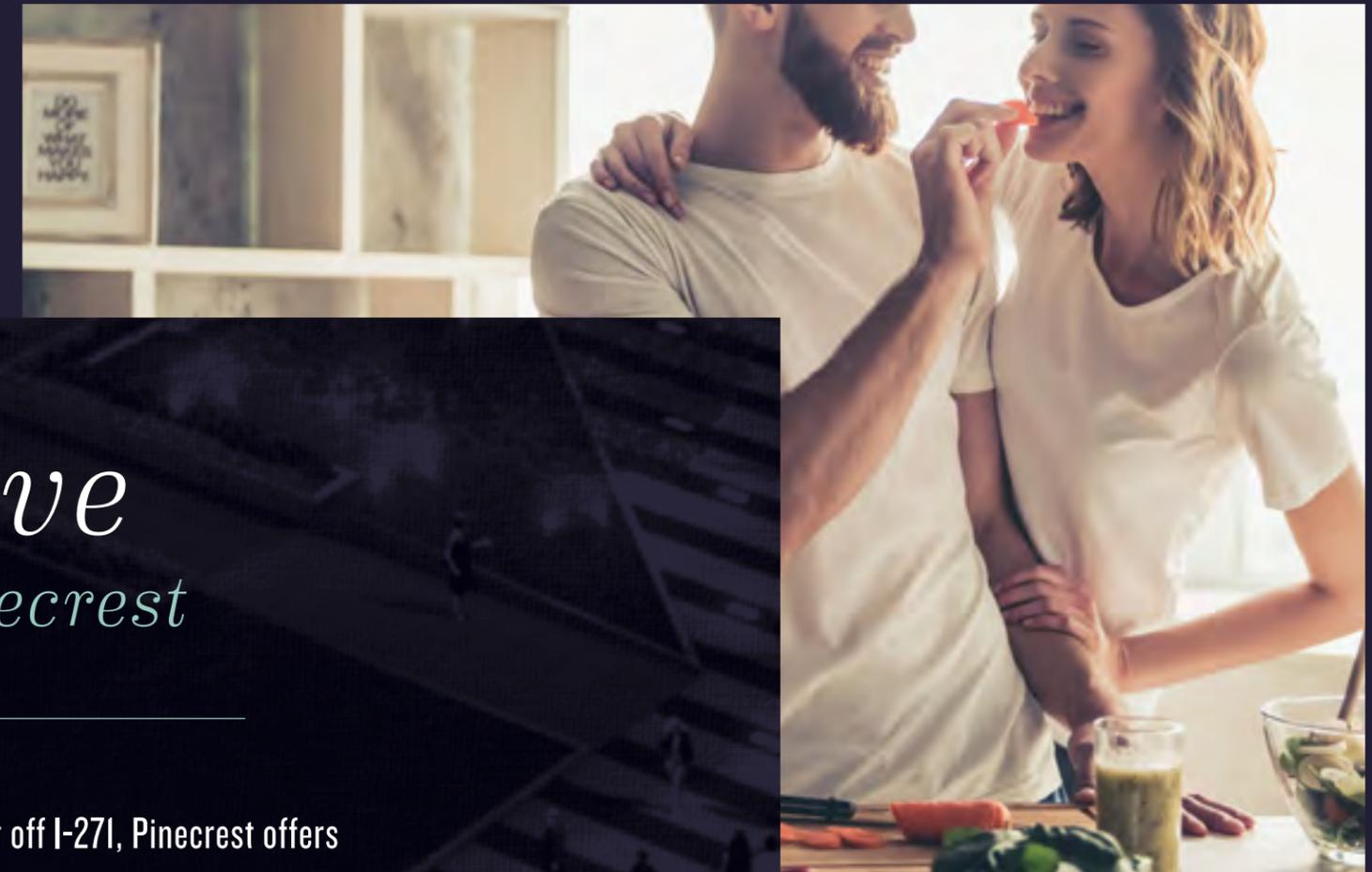




Stay @pincrest

The new AC Hotel is the first of its kind in the area. With a combination of sleek, contemporary styling, intuitive service and exceptional amenities, the AC Hotel is thoughtfully designed with a modern, European-inspired interior. Enjoy tapas-style small bites and local craft beer in the AC Lounge, work and collaborate in the AC Library, or relax in one of the 145 design-savvy guest rooms.





Live
@pincrest

With a prime location right off I-271, Pincrest offers convenient residences that are full of architectural character and first-class amenities, all within steps of premier shopping, dining and entertainment options.

4TH & PARK
PINECREST









RED

THE STEAKHOUSE

RED



PHILIPS

up top

Chicago Park Family Health Center

RED



HAND CRAFTED
SINCE 1870
Graeter's
ICE CREAM

JULY 21ST
\$1.49 CONES

THIS WAY
TO TASTY
TACOS!

Modelo

Corona Light





PINSTRIPES
BIKES & BOWLING & BOOZE



AC
HOTELS
MARRIOTT



SHAKE SHACK

WHOLE FOODS MARKET

ENTRANCE

WHOLE FOODS MARKET
Now Open

prime
Member
Deals

Members
save
more.

Watermelons

Watermelons



SILVERSPOT
CINEMA




PINECREST
Where East Meets Best
DiscoverPinecrest.com



CONDADO

SILVERSPOT
CINEMA





REI
CO-OP

PINECREST

**WILLIAMS
SONOMA**
CALIFORNIA

ATHLETA

A Short
Story



BRILLIANT EARTH[®]
Joyful Jewelry. Just for You.



BRILLIANT EARTH[®]
Joyful Jewelry. Just for You.



Casper
SLEEP SHOP

vineyard vines

vineyard vines



AC
HOTELS
MARRIOTT

AC HOTEL

vineyard vines

vineyard vines

UNION CIR LE

AC
HOTELS





WARBY PARKER

CITIZEN YOGA

AY HELLO

DO NOT ENTER



Bright

THE WOODHOUSE
day spa

PALETTE

161

J.CREW

ALL LEGGINGS
SHOWS
2

HOMAGE

56

JCREW

J.CREW

UNTUCKIT

Brighton

ATHLETICS

3

THE HARDWARE





SEPHORA

BOUTIQUE

126



SEPHORA

Madisonville

151

F FABLETICS



Brighton

50% OFF EVERYTHING

151

151

151

UNTUCKit

NOVA

158

J.CREW

J.CREW

SHIRTS
DESIGNED
TO BE
UNTUCKED

Mon - Sat 10am - 9pm
Sun 11am - 6pm
www.UNTUCKit.com





SEPHORA

Madewell

Madewell

Madewell
MEN'S

Madewell
WOMEN'S & MEN'S

SEPHORA
Now Open

MWL

WARD
D
CO
DE

PELOTON

to movement



NEW
\$1,195
\$1,495
ORIGINAL
PELOTON BIKE

**PARK
FREE
TODAY!**
THANK YOU
FOR VISITING
PINECREST





Blackbird Bar



0205





HOTELS
MARRIOTT

INDOCHINO

SAUCY BREW WORKS

170

SAUCY BREW WORKS

NO
SMOKING



THE WOODHOUSE
day spa

THE WOODHOUSE
day spa

THE WOODHOUSE
day spa

THE WOODHOUSE
day spa

164

Greenlight

Greenlight




SOMETHING
PINECREST SECURITY
339-8643

NDADO

VALET





PINECREST WINS GOLD

FAIRMOUNT PROPERTIES TAKES TOP HONORS FOR
BEST MIXED-USE DEVELOPMENT IN NORTH AMERICA!



*The rapidly growing Cleveland, Ohio
based company that lead the creation of Pinecrest.*



FAIRMOUNT
PROPERTIES

fairmountproperties.com

A well-respected industry leader across multiple real estate platforms
throughout the U.S.

Over \$1.5 Billion of Mixed-Use Development Since 1998.

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