



**PINECREST**

A **Tanger** PROPERTY

Cleveland, OH

Located in the affluent East Cleveland corridor, drawing from the region's wealthiest areas. The center features top brands, dining, entertainment, a boutique hotel, modern apartments, and Class A office space.



## The Tanger difference

At Tanger, we focus on what we do best—managing and enhancing outdoor shopping centers—leveraging our scale and best-in-class teams to create unparalleled value.

Expanding into lifestyle centers is a natural extension of our expertise, aligning with our core strengths and enabling us to broaden our portfolio. Through this expansion, we are committed to delivering exceptional services and high-quality retail experiences that enrich to the communities we serve.

### Lifestyle destinations

An expert leasing team expanding the Tanger portfolio into vibrant lifestyle destinations with a dynamic tenant mix

### Best-in-class marketing

Full suite of marketing services designed to drive traffic, engagement, and tenant success





# Cleveland, Ohio

The largest city on Lake Erie with **2.2 million residents**, driven by industries including healthcare, manufacturing, financial services, and technology.

## Strategically located

Logistics hub in the Great Lakes region with access to **51% of the U.S. population within a day's drive**. Home to the Port of Cleveland, a premier port driving **\$4.7B in annual economic activity**.

# Revitalized urban hub

Major investments have transformed Cleveland into a walkable, live-work-play destination; **private sector job growth of +15.3% and 5M+ SF of redevelopment since 2015**

**Fortune 500 Company Headquarters:** Progressive, Goodyear, Sherwin-Williams, Cleveland-Cliffs, Parker-Hannifin, FirstEnergy, KeyBank, Eaton, Avery Dennison, and RPM International

**Universities:** Case Western Reserve (12K students), Cleveland State (14K students), John Carroll University (3K), and Tri-C Cuyahoga Community College (15K)

**Cleveland Clinic:** World renowned hospital; #1 for cardiology, heart, vascular surgery; #2 ranked hospital nationwide for 6<sup>th</sup> consecutive year

# Entertainment & sports destination

Strong tourism to Cuyahoga County in 2023:  
**18.3M visitors**  
**\$10.9B total economic impact**

**Professional Sports Teams:** Guardians (MLB), Cavaliers (NBA), Browns (NFL), MLS NEXT Pro coming to Cleveland in 2025

**Cultural Institutions:** Playhouse Square (largest performing arts district outside of NYC), The Rock & Roll Hall of Fame, Cleveland Museum of Art, Cleveland Metroparks Zoo



# Ideally positioned in East Cleveland, the wealthiest area in the MSA

100K+ residents

\$182K average household income (1.6x U.S. avg.)

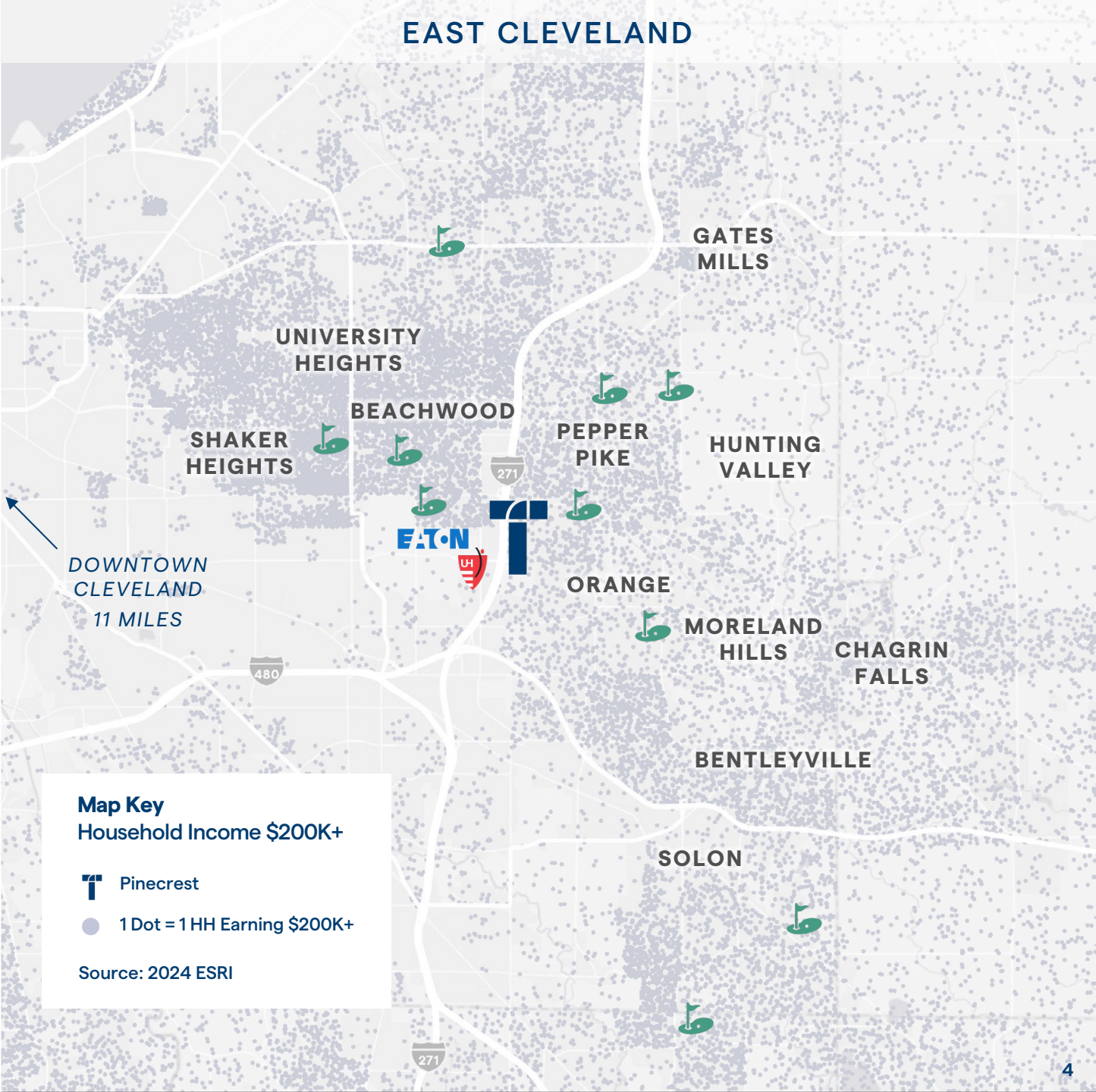
 10 country clubs & golf courses within 5 miles including Canterbury Golf Club, a private club recognized by Golf Digest as a Top 100 Course in the U.S.

 **UH Ahuja Medical Center** – \$236M hospital expansion completed in June 2023

 **Eaton Corporate Campus** – 600K SF complex with 1K+ employees

**Surrounding Cities/Towns** Avg. HH Income (Distance)

Orange – <b>\$190K</b> (<1.0 mi)	Hunting Valley – <b>\$280K</b> (2.6 mi)
Beachwood – <b>\$157K</b> (<1.0 mi)	University Heights – <b>\$125K</b> (2.8 mi)
Pepper Pike – <b>\$286K</b> (<1.0 mi)	Bentleyville – <b>\$272K</b> (3.6 mi)
Moreland Hills – <b>\$258K</b> (1.4 mi)	Chagrin Falls – <b>\$162K</b> (4.1 mi)
Shaker Heights – <b>\$168K</b> (1.7 mi)	Gates Mills – <b>\$287K</b> (4.1 mi)
Solon – <b>\$197K</b> (2.0 mi)	





## The only live, work, shop & play center in the market

**639K SF** of open-air shopping, dining, & entertainment

**50+ brands**, including:

SEPHORA J.CREW WARBY PARKER

TECOVAS URBAN OUTFITTERS WOODHOUSE<sup>®</sup>  
— SPA —

**And 20+ unique-to-market brands**, like:

alo Madewell Rowan vineyard vines REI  
INDOCHINO TRAVISMATHEW POTTERY BARN

## Dining & entertainment hub

Anchored by Whole Foods, this center's upscale onsite residential and office uses support strong traffic from its sought-after suburban location

Expansive menu of dining and entertainment options:

KITCHEN SOCIAL

CONDADO  
TACOS • TEQUILA • MARGARITAS

SILVERSPOT  
CINEMA

SHAKE SHACK

HEARTWOOD  
COFFEE ROASTERS





# Shopping

- |                        |                              |                  |
|------------------------|------------------------------|------------------|
| Madewell               | SEPHORA                      | URBAN OUTFITTERS |
| WARBY PARKER           | alo                          | POTTERY BARN     |
| Rowan                  | J.CREW                       | west elm         |
| BRILLIANT EARTH®       | INDOCHINO                    | ATHLETA          |
| OFFLINE<br>by Aerie    | FOUNT                        | WILLIAMS SONOMA  |
| TECOVAS<br>COMING SOON | TRAVIS MATHEW<br>COMING SOON | vineyard vines   |

# Dining

- |                              |   |
|------------------------------|---|
| KITCHEN SOCIAL               |   |
| SHAKE SHACK                  | CONDADO<br>TACOS • TEQUILA • MARGARITAS |
| BIBIBOP<br>asian grill.      | lao sze chuan                           |
| HEARTWOOD<br>COFFEE ROASTERS | Toastique<br>COMING SOON                |
| PINSTRIPES                   |   |

# Lifestyle

- |                          |                          |
|--------------------------|--------------------------|
| Orangetheory®<br>FITNESS |                          |
| WHOLE FOODS<br>MARKET    | AC<br>HOTELS<br>MARRIOTT |
| REI<br>CO-OP             |                          |
| SILVERSPOT<br>CINEMA     | LaserAway<br>COMING SOON |
| WOODHOUSE<br>— SPA —     | 4TH & PARK<br>PINECREST  |



## Live

Located just off I-271, Pinecrest offers stylish residences with top-tier amenities, all within walking distance of premier shopping, dining, and entertainment.



## Work

The Offices at Pinecrest offer 160,000 square feet of Class A space with sleek designs, expansive windows, and efficient layouts. With heated parking, conference facilities, and premier dining and entertainment, it's the ultimate modern workplace.

Offices at  
**PINECREST**



## Stay

As the first of its kind in the area, the AC Hotel blends modern design, intuitive service, and top-tier amenities. Guests can savor tapas and craft beer in the AC Lounge, work in the AC Library, or relax in one of 145 stylish rooms.





PORSCHE  
Beachwood Dealership

SILVERSPOT  
CINEMA

SEPHORA TRAVISMATHEW

SHAKE  
SHACK

HEARTWOOD  
COFFEE ROASTERS

POTTERY BARN

Madswell

WARBY PARKER alo INDOCHINO

CONDADO  
TACOS • TEQUILA • MARGARITAS

WOODHOUSE  
— SPA —

JCREW

Orangetheory  
FITNESS

KITCHEN SOCIAL

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Sand Pebbles

PINSTRIPES

ATHLETA

FIREBIRDS

University Hospitals  
Urgent Care

Future  
Development  
Opportunity

Fidelity

University Hospitals  
Ahuja Medical Center

RH CLEVELAND  
& Rooftop Restaurant

ORANGE PLACE

REI  
COOP

west elm

URBAN OUTFITTERS

charles  
SCHWAB

Rowan

OFFLINE  
by Aerle

FOUNT

Nike

FIRST  
WATCH

STRETCH  
LAB

EYE  
CANCY  
OPTICAL

Offices at  
PINECREST  
Second & third floor only

AC  
HOTELS  
MARRIOTT

4TH &  
PARK  
PINECREST

WHOLE  
FOODS  
MARKET

PINECREST

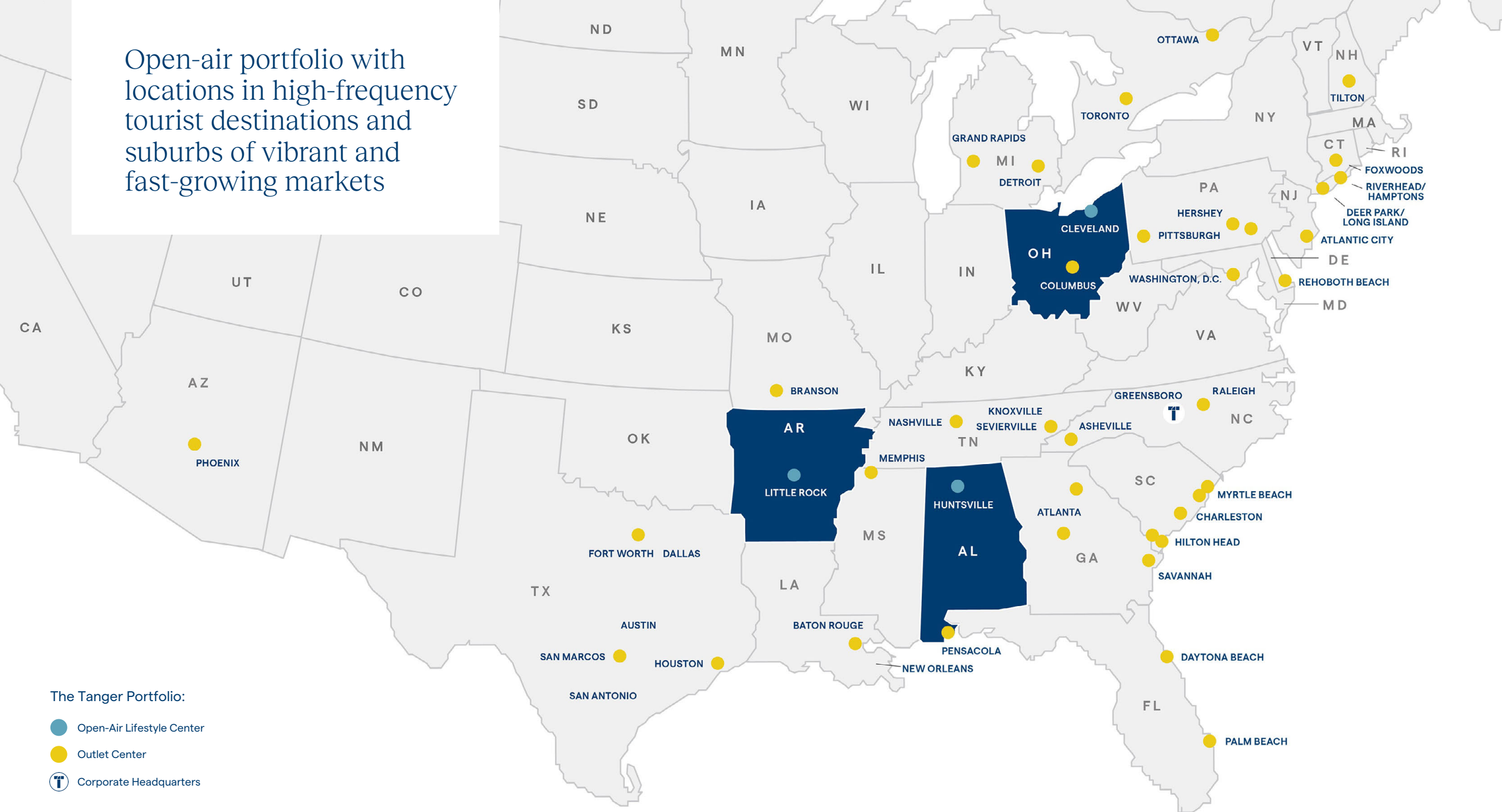
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Property boundary

HARVARD ROAD

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets





Thank you

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