



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 6th 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.)

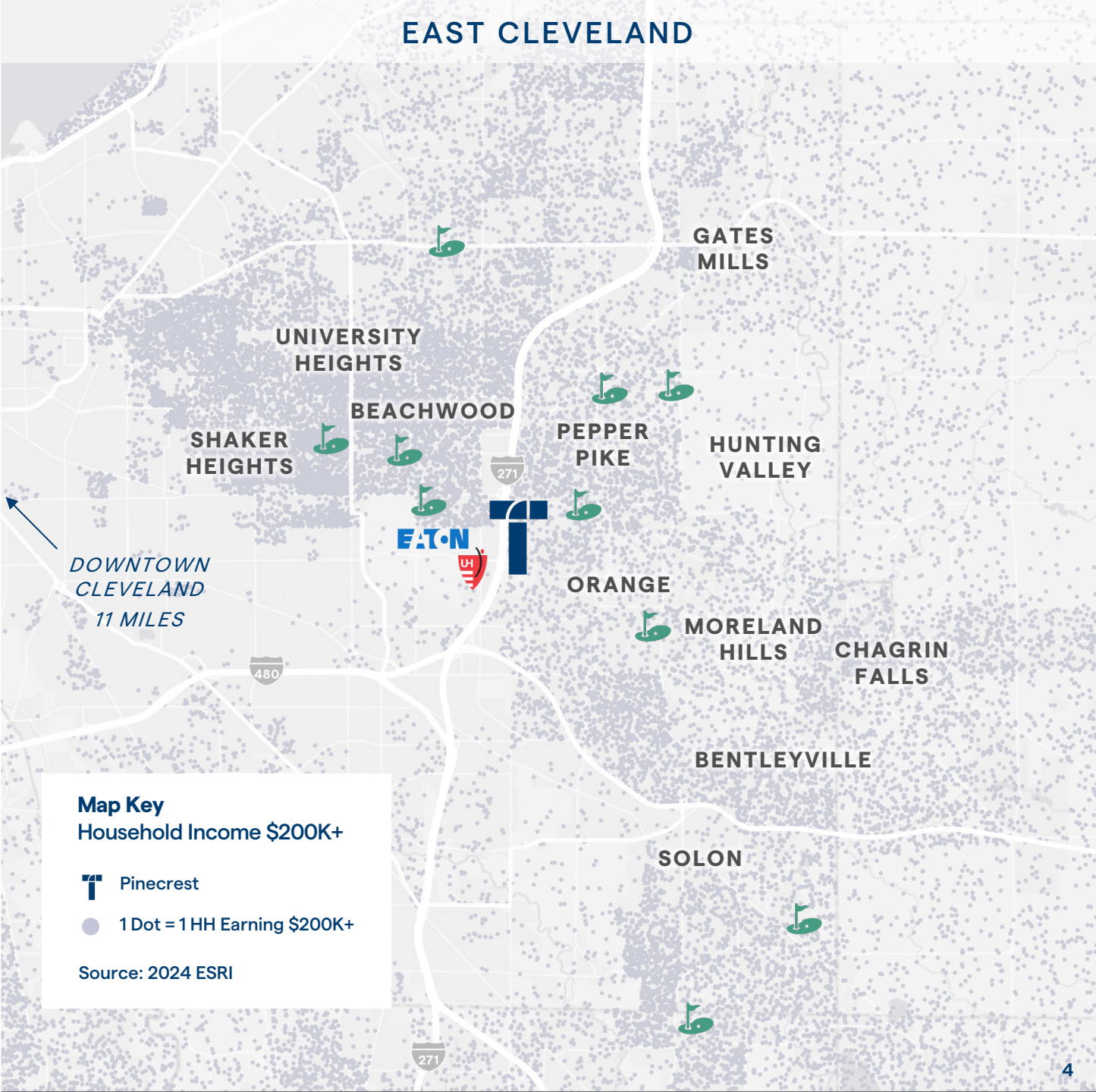
 10 country clubs & golf courses within 5 miles including Canterbury Golf Club, a private club recognized by Golf Digest as a Top 100 Course in the U.S.

 **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 – \$190K (<1.0 mi)	Hunting Valley – \$280K (2.6 mi)
Beachwood – \$157K (<1.0 mi)	University Heights – \$125K (2.8 mi)
Pepper Pike – \$286K (<1.0 mi)	Bentleyville – \$272K (3.6 mi)
Moreland Hills – \$258K (1.4 mi)	Chagrin Falls – \$162K (4.1 mi)
Shaker Heights – \$168K (1.7 mi)	Gates Mills – \$287K (4.1 mi)
Solon – \$197K (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[®]
— SPA —

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

alo Madewell Rowan vineyard vines REI coop
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
by Aerie | FOUNT | WILLIAMS SONOMA |
| TECOVAS
COMING SOON | TRAVIS MATHEW
COMING SOON | vineyard vines |

Dining

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

Lifestyle

- | | |
|--------------------------|--------------------------|
| Orangetheory®
FITNESS | |
| WHOLE FOODS
MARKET | AC
HOTELS
MARRIOTT |
| REI
CO-OP | |
| SILVERSPOT
CINEMA | LaserAway
COMING SOON |
| WOODHOUSE
— SPA — | 4TH & PARK
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 WOODHOUSE JCREW
Orangetheory FITNESS KITCHEN SOCIAL


PINECREST
A Tanger PROPERTY

← DOWNTOWN
CLEVELAND

173,000 ADT

OUTERBELT EAST FREEWAY / I-271 EXPRESS

University Hospitals
Urgent Care

PINSTRIPES
ATHLETA
FIREBIRDS

Future
Development
Opportunity

Fidelity

University Hospitals
Ahuja Medical Center

RH CLEVELAND
& Rooftop Restaurant

ORANGE PLACE

candlestudio THE LAST PAGE
Sand Pebbles

Offices at
PINECREST
Second & third floor only

AC
HOTELS
MARRIOTT

WHOLE
FOODS
MARKET

4TH & PARK
PINECREST

FIRST WATCH STRETCH LAB EYE CANOY OPTICAL

REI COOP west elm
URBAN OUTFITTERS charles SCHWAB

Rowan
OFFLINE by Aerle
FOUNT Nike

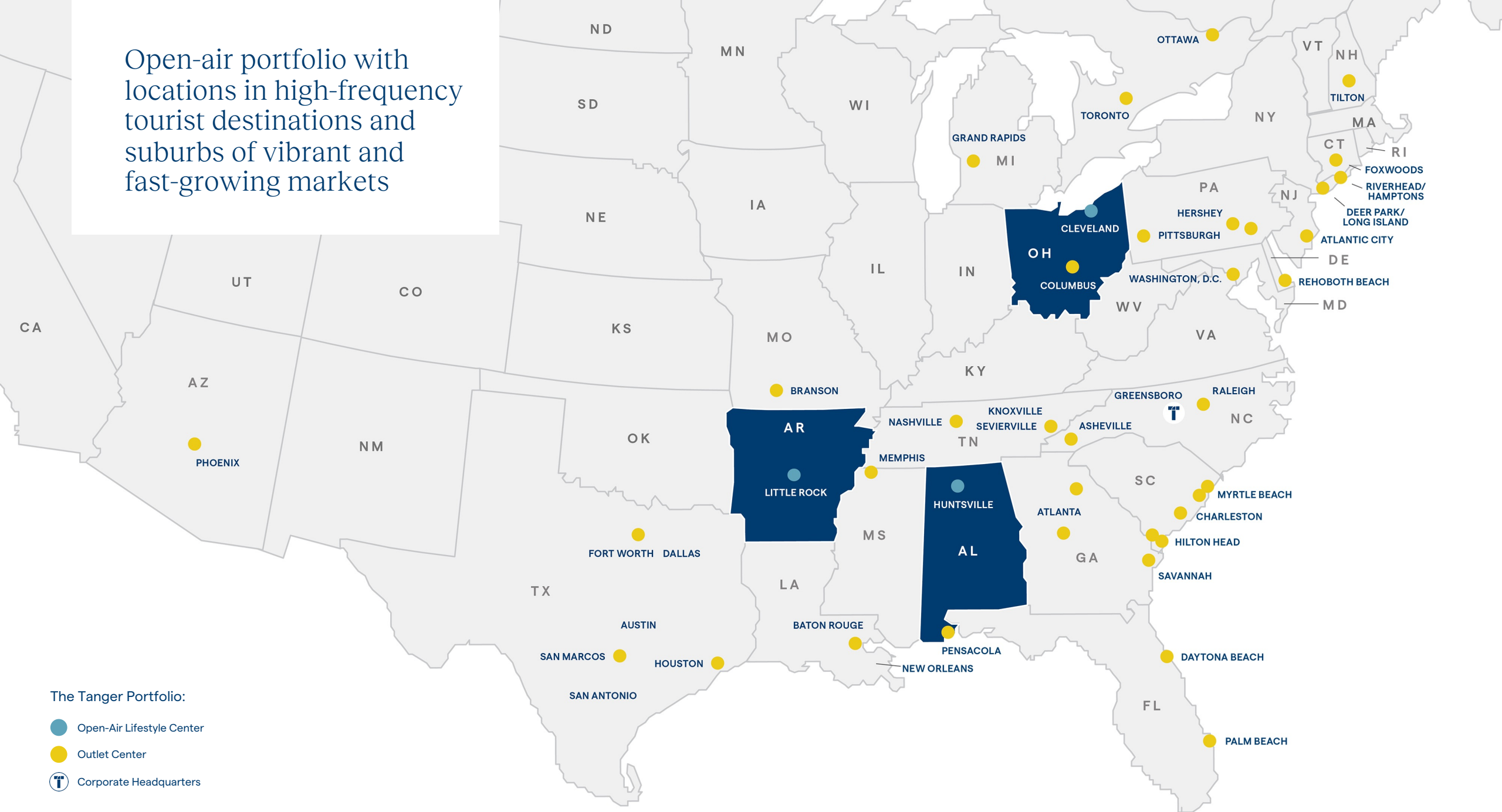
PARK AVENUE






● Property boundary

HARVARD ROAD

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



The Tanger Portfolio:

-  Open-Air Lifestyle Center
-  Outlet Center
-  Corporate Headquarters



Thank you

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