

12501

MADISON AVENUE

LAKEWOOD, OHIO

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**CUSHMAN &
WAKEFIELD**



12501 MADISON AVENUE



HISTORIC BIRDTOWN:

THE BIRDTOWN NEIGHBORHOOD OF LAKEWOOD WAS CREATED WHEN THE NATIONAL CARBON COMPANY (NOW GRAFTECH) ACQUIRED 155 ACRES OF LAND TO THE WEST OF THE FACTORY LOCATED AT THE CORNER OF MADISON AVENUE AND WEST 117TH STREET AT THE CLEVELAND-LAKEWOOD BORDER. THE COMPANY DEVELOPED OVER 400 RESIDENTIAL PARCELS TO ACCOMMODATE FACTORY EMPLOYEES AND THEIR FAMILIES. MULTIPLE USES OF LAND AND BUILDINGS FOR HOMES, STORES, CHURCHES, DOMESTIC FARM GARDENS, ANIMALS, AND DAIRIES PROVIDED A SELF SUSTAINING VILLAGE WITHIN LAKEWOOD.

THE NAMES 'BIRD'S NEST' AND 'BIRDTOWN' WERE DERIVED FROM SEVERAL STREETS NAMED FOR BIRDS BELIEVED TO BE INDIGENOUS TO THE AREA INCLUDING ROBIN, PLOVER, LARK, AND THRUSH AMONG OTHERS. BIRDTOWN WAS DESIGNATED A NATIONAL REGISTER HISTORIC DISTRICT IN 2006.

IN THE PAST FEW YEARS, BIRDTOWN HAS SEEN A HUGE UPSWING IN ACTIVITY DRIVEN BY THE MILLENNIALS' DESIRE TO LIVE WITHIN WALKING DISTANCE TO ALL THE AMENITIES THEY NEED. THIS HAS INCREASED DEMAND SIGNIFICANTLY, RESULTING IN NEW GROUND-UP CONSTRUCTION OF RESIDENTIAL HOMES, REHAB OF EXISTING COMMERCIAL AND RESIDENTIAL PROPERTIES, AND COMPANIES SPECIFICALLY RELOCATING TO BIRDTOWN SO THEY TOO CAN CAPITALIZE ON THIS MOVEMENT.

"BIRDTOWN," BY THE CLEVELAND HISTORICAL TEAM
-CLEVELANDHISTORICAL.ORG

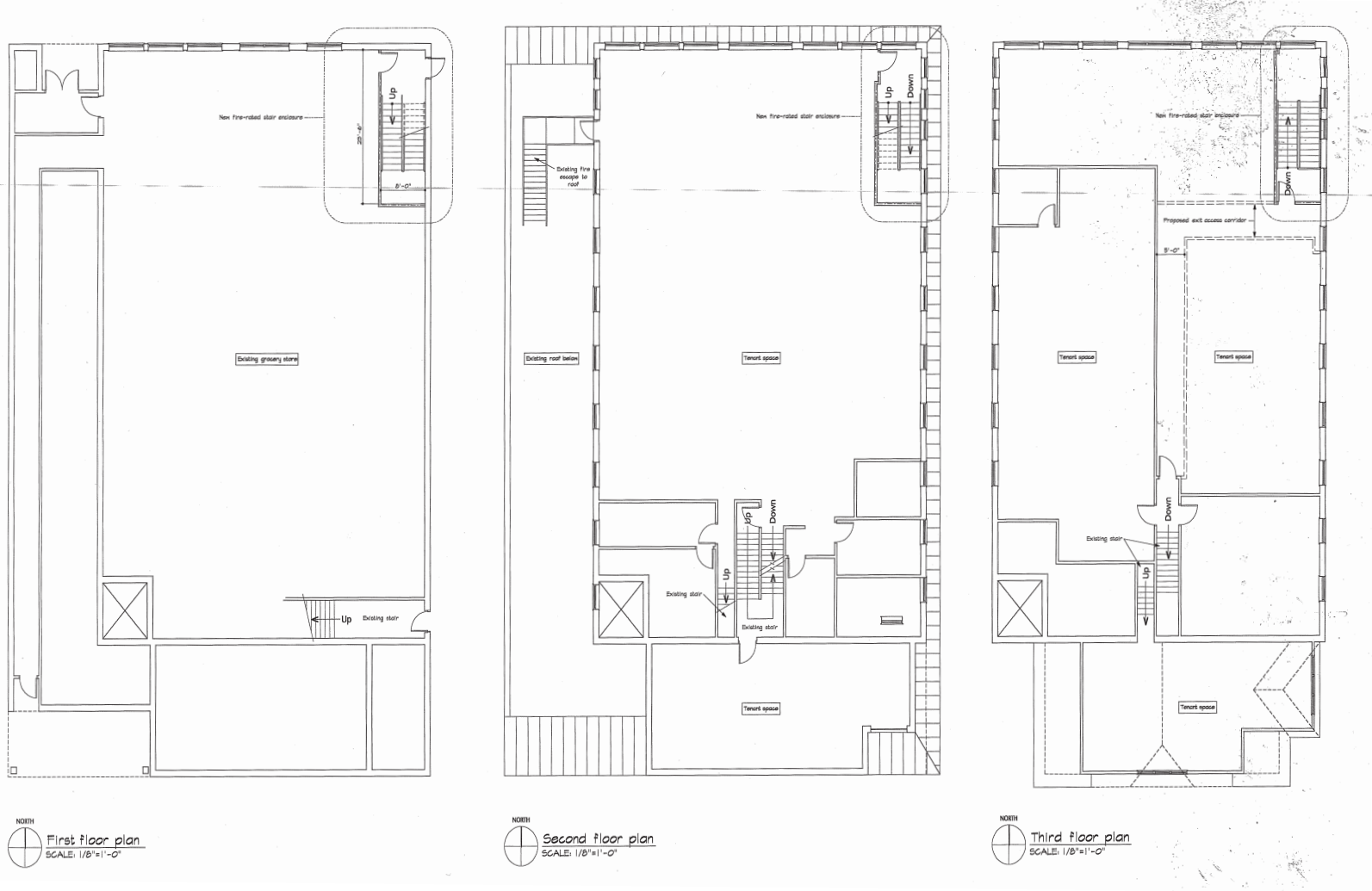
12501 Madison Avenue is located in one of Lakewood's most evolving neighborhoods, Birdtown.

Property Highlights:

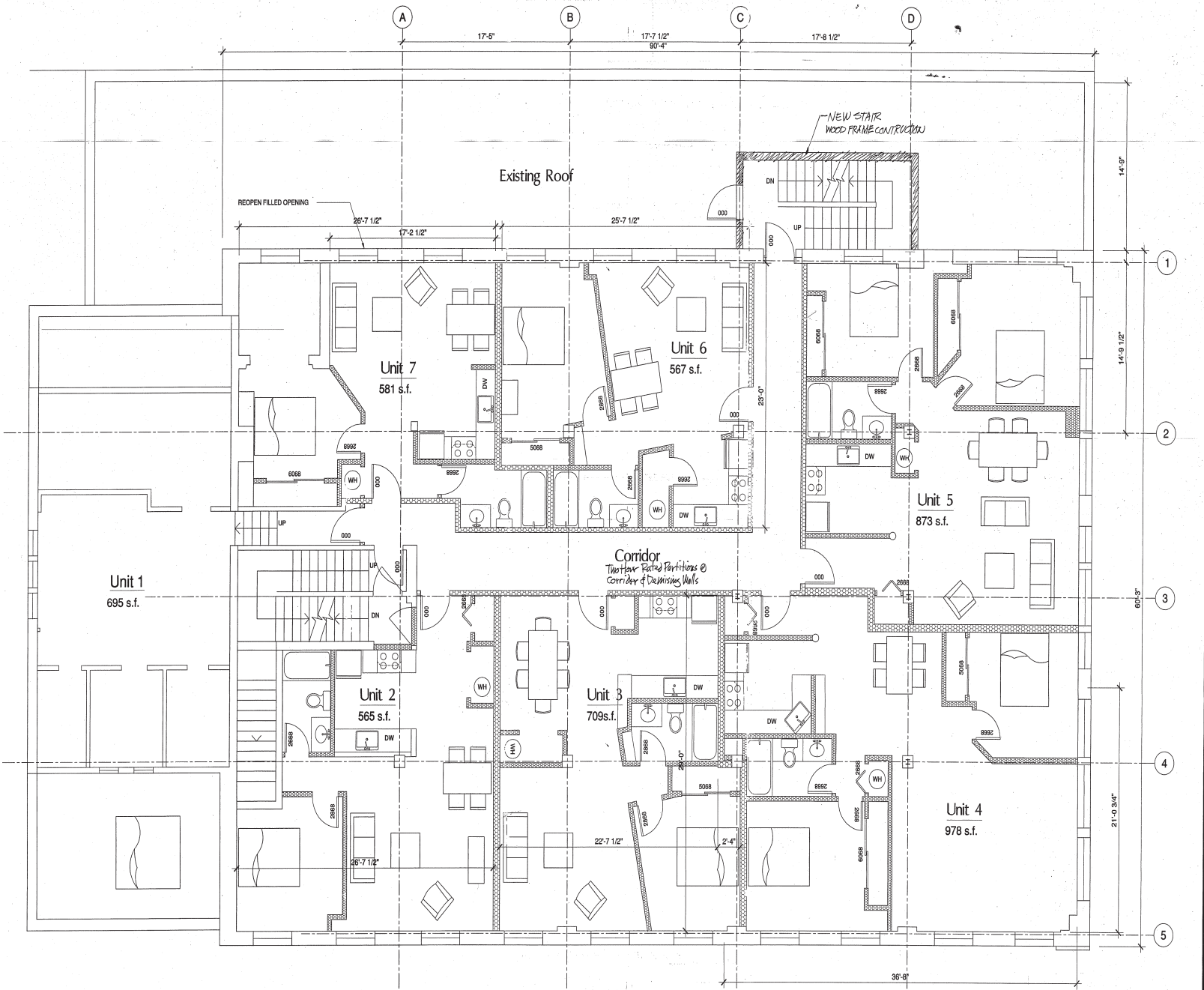
- Mixed-use development
- Ideal residential conversion
- Built in 1918
- Minutes to Tremont, Ohio City and Downtown Cleveland
- 20,471 SF
- 0.44 acres
- Approximately 40 parking spaces
- Incentives available
- Lake and Downtown views

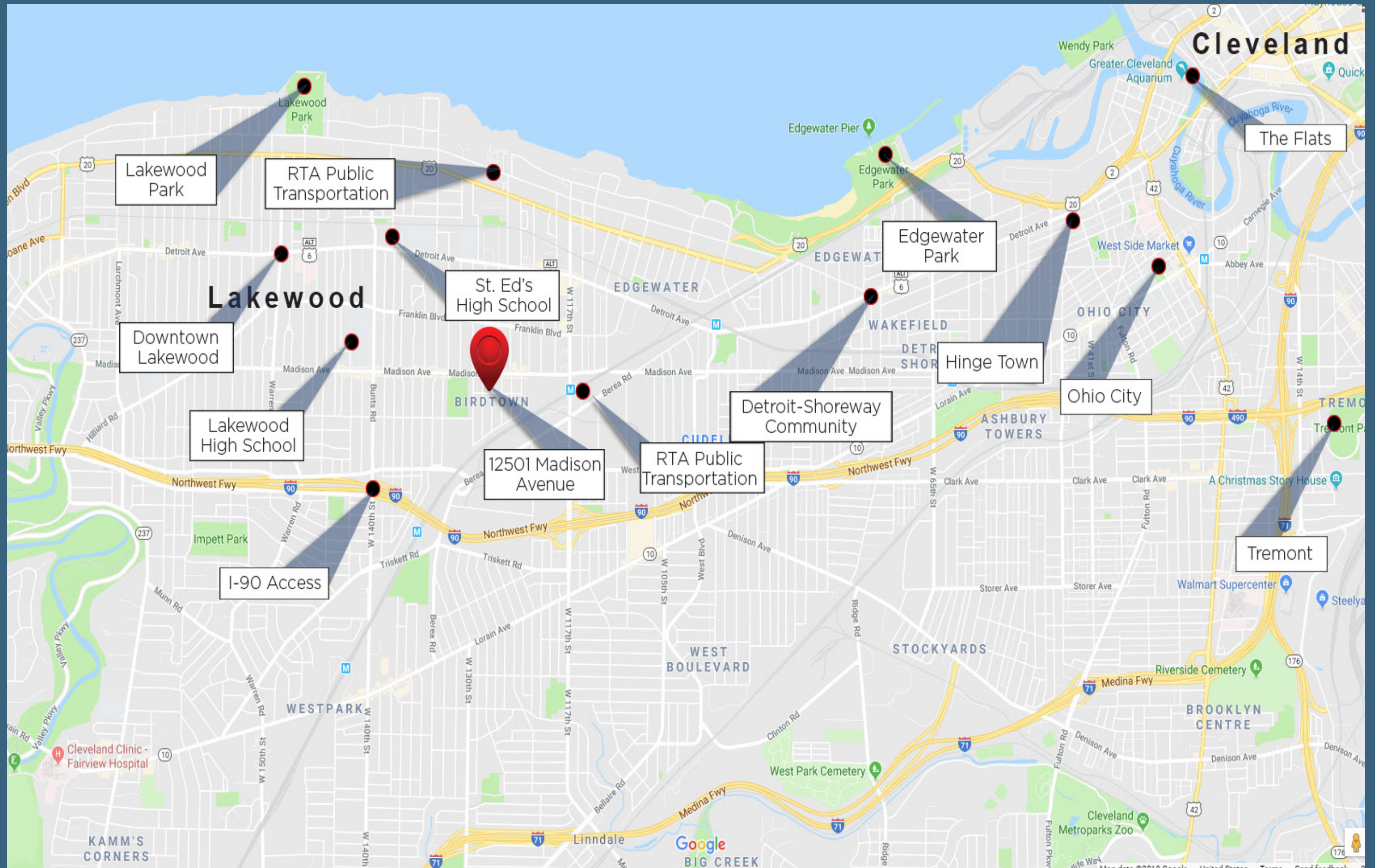


EXISTING LAYOUT



POTENTIAL APARTMENT LAYOUT







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12501 MADISON AVENUE 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
- HOME DEPOT
- BIRDTOWN BREWERY
- ANYTIME FITNESS
- GIANT EAGLE
- LUCKY'S MARKET
- EDGEWATER PARK





A photograph of a bowling alley with a yellow and white geometric patterned ceiling. A white diagonal banner across the bottom right contains the text "MAHALL'S 20 LANES".

FORAGE
public house

FORAGE PUBLIC HOUSE

A photograph of the exterior of a Lucky's Market store. The main sign is a large, red, neon-style cursive font that reads "Lucky's Market". Below this, a dark red banner with white capital letters says "NOW OPEN". To the right, a white diagonal banner with black text partially reads "Y'S MARKET". The building has a tan and white facade.

A photograph of a marina with several sailboats docked. A white diagonal banner with the text "EMERALD NECKLACE MARINA" is overlaid across the image. The boats have various colored covers (blue, green, white) and are moored along a concrete pier. In the background, there are buildings and a body of water. The foreground shows a grassy area.

PIER W RESTAURANT



The logo for Lakewood Ohio is a large, stylized graphic. The word "LAKEWOOD" is written in a bold, black, serif font, with the letters "L" and "A" being significantly larger and more ornate than the others. Below "LAKEWOOD", the word "OHIO" is written in a smaller, black, serif font. The entire logo is set against a white background. In the top right corner, there is a blue banner with the text "W RESTAURAN" in white, sans-serif capital letters. In the bottom left corner, there is a blue banner with the text "wood is the third largest" in white, sans-serif lowercase letters, followed by "y, Ohio. It is n" and "d M" on the next line.

Lakewood is the third largest city in Cuyahoga County, Ohio. It is part of the Greater Cleveland Metropolitan Area and borders the City of Cleveland. One of the largest lakefront parks in Ohio featuring a live concert stage in Lakewood!

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12501 MADISON AVENUE

LOCATED IN HISTORIC BIRDTOWN

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