



THE TAYLOR FARM COLLECTIVE

3007 Detroit Ave. Cleveland, OH 44113

PROJECT OVERVIEW

- **Property Name-** The Taylor Farm Collective
- **Project Type-** Retail w/ one apartment
- **Total SF-** Retail (5,153 SF), Apartment (1,029 SF)
- **Tenancy-** 2 committed retail tenants
LOI is out for 3003 Detroit House
- **Timeline-** Construction Start (December 1st),
Completion (March 2nd)
- **Highlights-**
 - Prime location in Ohio City in the Hingetown neighborhood
 - Anchored by two strong tenants Luca Barkery and Cleveland Microblade
 - Two long term leases in place
 - **Vacancy rate drop:** In Ohio City, vacant buildings have plummeted—from 34% down to just 2% in recent years, as ownership and repurposing have surged





MARKET CONTEXT

Traffic Count-

Detroit Ave and West 28th- 17,300

West 25h and Church Ave- 15,009

Multifamily

1,200 units + in Ohio City

Average multifamily rents- \$2.75/SF

Vacancy Factor

Below 5% across the retail market in Ohio City

Development

\$525M in recent development and another \$200M in upcoming development

Nearby Anchors

Saucy Brew Works, Rising Star Coffee, Luca Barkery, Cordelia II, Corus 45, Jukebox, Larder's Deli and more.

SURROUNDING COMMERCIAL PROPERTIES & RETAIL





CURRENT
MY PLACE
GROUP
RETAIL

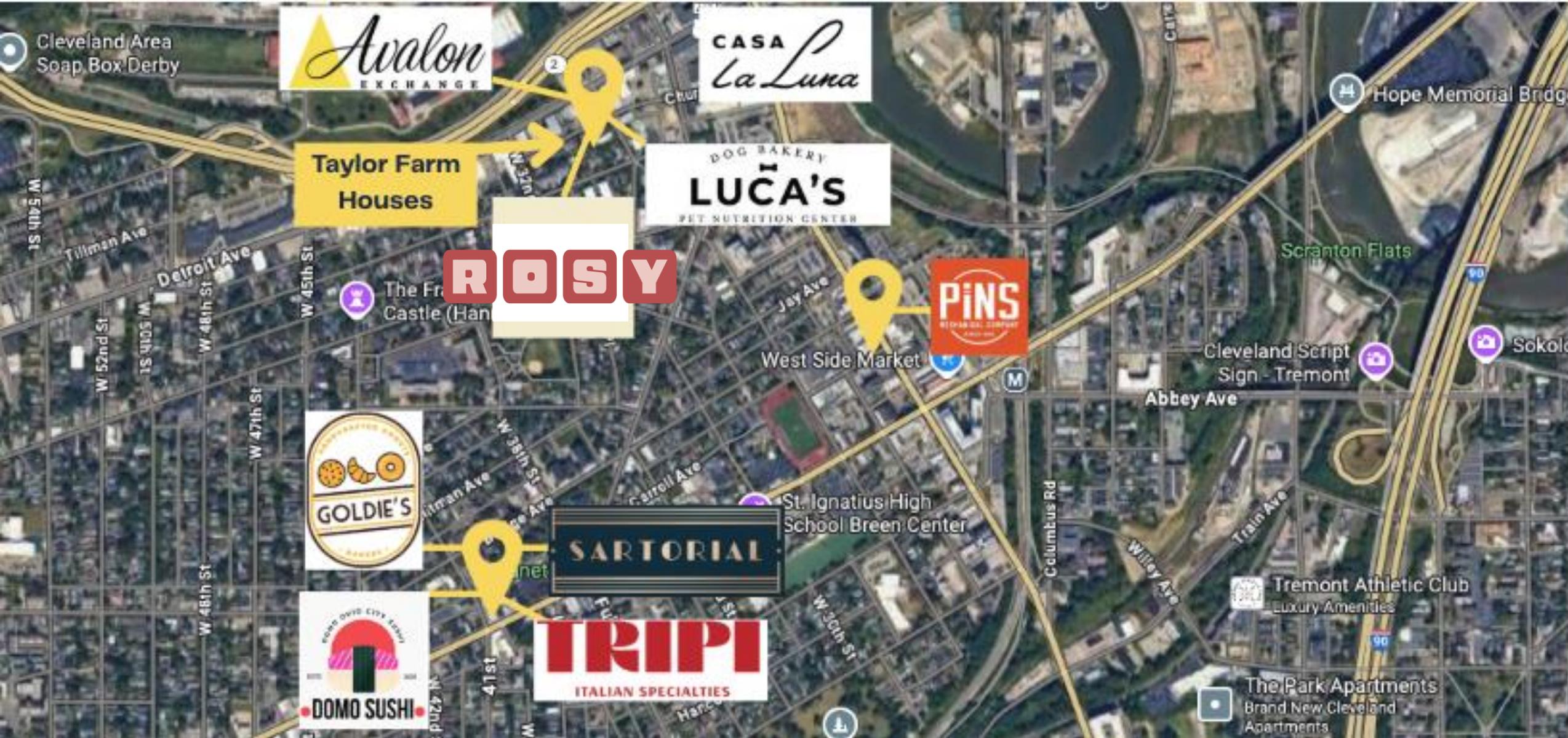
- **Hingetown**

- **Avalon Exchange-** a locally loved buy, sell, and trade clothing store offering a curated mix of vintage, designer, and on-trend fashion.
- **Luca's Dog Barkery-** Luca's Dog Barkery is a neighborhood pet bakery and boutique specializing in fresh, homemade treats and custom cakes for dogs.
- **Cordellia II-** a James Beard nominated chef opening a new live-fire restaurant in Ohio City's Hingetown, offering a more intimate and adventurous extension of their celebrated culinary vision.

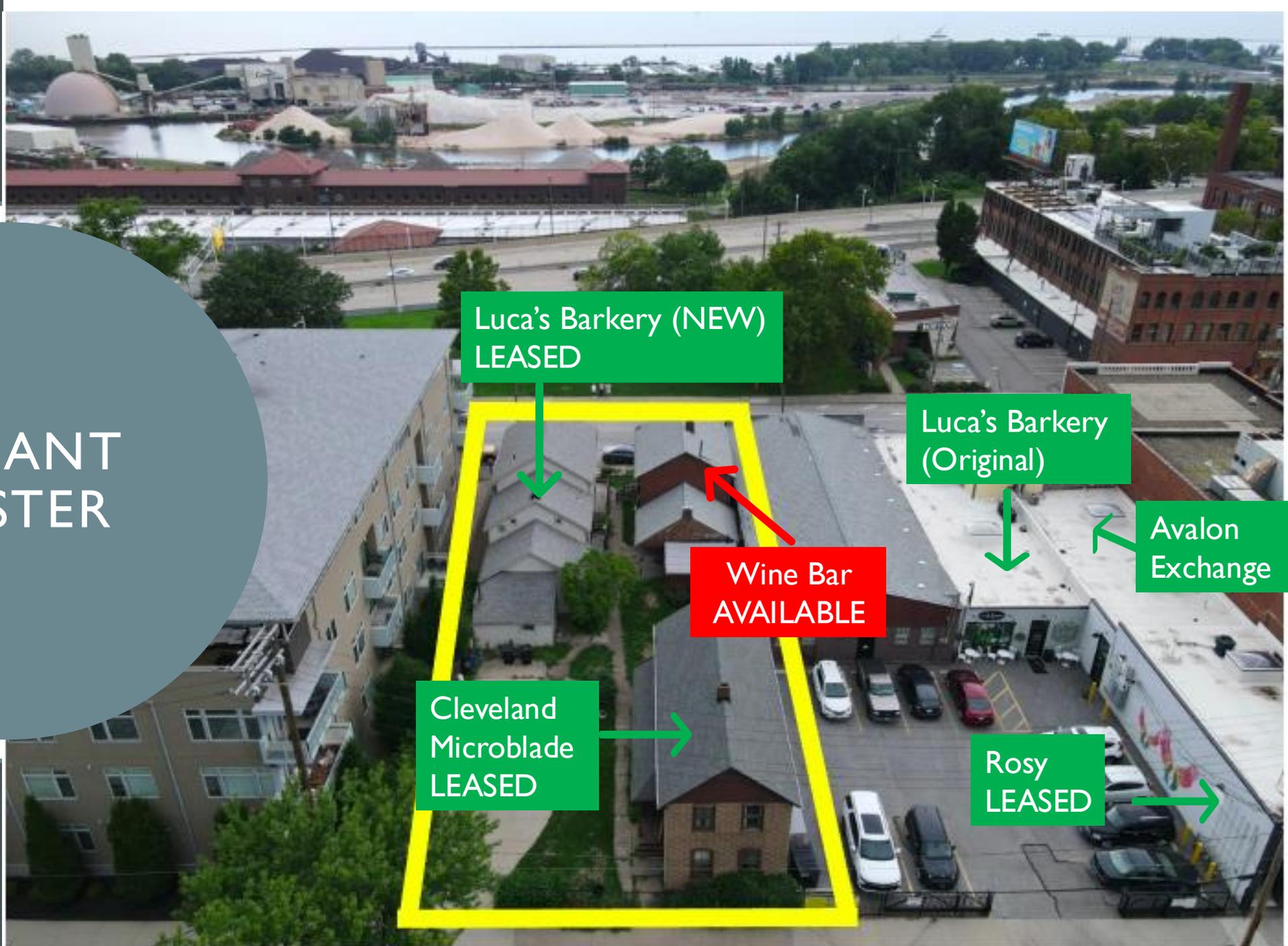
- **41 West Corridor-**

- **Trippi Italian Specialties-** a neighborhood market and deli in Ohio City, offering fresh sandwiches, imported goods, and classic Italian favorite.
- **Goldie's Donuts-** a beloved Ohio City shop known for its fresh-made donuts, classic pastries, and neighborhood-friendly vibe that's been a local staple for years.
- **Sartorial-** a men's clothing boutique in Ohio City offering tailored apparel, refined casualwear, and timeless accessories with a focus on modern style and quality craftsmanship.
- **Domo Ohio City Sushi-** a modern sushi restaurant offering fresh, artfully prepared rolls, sashimi, and Japanese-inspired dishes in a welcoming neighborhood setting.

Current My Place Group Retail



TENANT
ROSTER



Luca's Barkery (NEW)
LEASED

Luca's Barkery
(Original)

Avalon
Exchange

Wine Bar
AVAILABLE

Cleveland
Microblade
LEASED

Rosy
LEASED



DOG BAKERY
BONE
LUCA'S BARKERY
BOUTIQUE

Existing Location- 2929 Detroit Ave

Luca's Barkery has been a thriving local staple since opening in July 2022 — now entering its third year as an established and beloved retailer in Ohio City.

Luca's Barkery has built a loyal customer base with its popular pet bakery, and this strong following will directly support the success of their new adjacent self-service dog grooming and wellness store.



Cleveland Microblade

Alex has been in the industry of beauty for the past ten years. She opened Sinistra Hair Lounge with her business partner Hannah in 2014. After being intrigued by learning of this new technique, she added microblading to her repertoire in early 2017. She thrives off detail-oriented work and is a perfectionist when it comes to symmetry and shape. Above all else, keeping the brows as natural looking as possible is her ultimate goal.

