



4590 BEECH STREET | NORWOOD, OH 45212



**FACTORY 52**

**Up to 6,000 SF of Retail/Restaurant Space**  
PHASE II COMING SOON





## THE DEVELOPMENT

Factory 52 is the entertainment district in Norwood, Ohio. Once the former US Playing Card factory, now an incredible shopping, dining, and entertaining hub complete with office spaces and residential apartment homes.

All around you at Factory 52, an entirely new destination is coming together with endless possibilities at every turn. To explore. To discover. To make memories. To eat, drink, connect, play, work, and reside.



**314**  
Apartment Units



**±40k**  
SF of Retail



**Events**  
Activities & Concerts



**Walkable**  
Park & Walk



**Greenery**  
Open Parks



**Parking**  
Garage & Surface



FACTORY 52

# THIS IS FACTORY 52

With environmentally conscious building efforts, Factory 52 has been repurposed, redesigned, and reimagined into something the local neighborhood would have never imagined. This is where you'll be for Friday night dates, for multi-generational bonding moments, and for hanging out with new friends. It's where you'll stop by for a bite to eat or to shop for the latest fashion trends. It's where career opportunities bloom, and where the past effortlessly blends with the present. This is Factory 52.



SIEMENS



MAVERICK DR

720 - 1,522 SF

APARTMENTS & RETAIL

GATHERALL/ FOODHALL



PARK AVE

PARK AVE

2,000 - 6,000 SF

APARTMENTS

jenie's

HI-WIRE BREWING

BICYCLE BLVD

PHASE II COMING SOON!

LINDEN AVE

BEECH ST

APARTMENTS UNDER CONSTRUCTION

APARTMENTS

KENTILWORTH AVE

KENTILWORTH AVE



137,835 VPD

PHASE II COMING SOON!

ROBERTSON AVE

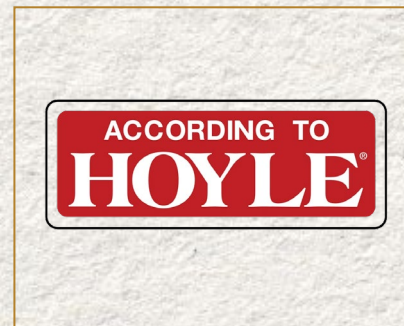
ROBERTSON AVE





FACTORY 52

# JOIN OUR TENANT LINEUP





# AROUND THE NEIGHBORHOOD

Rich in pride, tradition, and heritage, the City of Norwood, Ohio has long thrived as an enclave nestled in the heart of the Greater Cincinnati metropolitan area. Norwood has been blessed with a strategic central location, excellent transportation accessibility, a diverse economic base, and a strong sense of community. Since its founding in 1888, Norwood has grown into a center for commerce and industry proudly serving as birthplace and home for numerous office, manufacturing, service, and retail businesses.

~www.norwoodohio.gov

	1 Mile	3 Mile	5 Mile
Population	15,534	122,839	276,851
Avg Income	\$101,622	\$116,797	\$111,037
Daytime Demos	16,672	98,003	237,420
Total Housing Units	8,753	64,219	140,182



57k

Students Enrolled Nearby



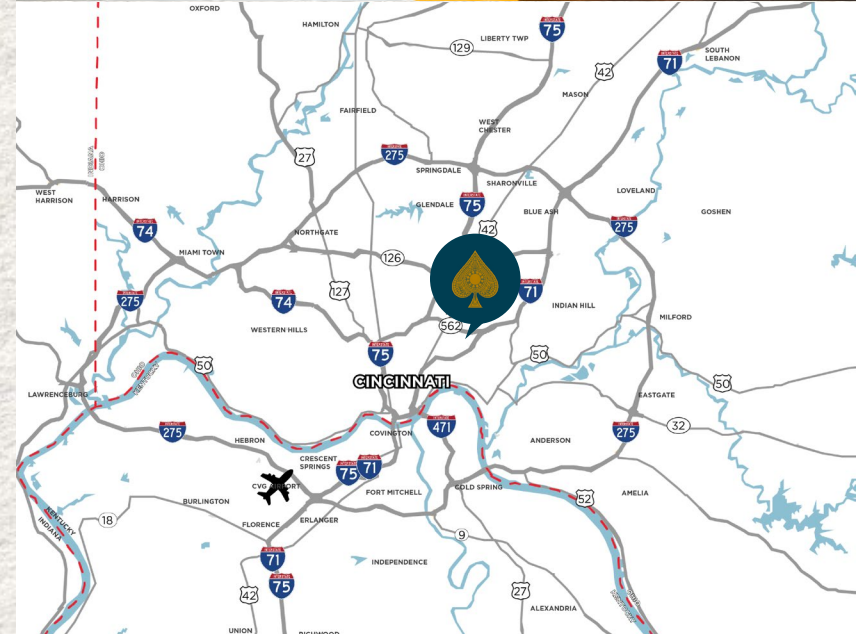
230k

Labor Force Pop. In a 5 Mile Radius



960

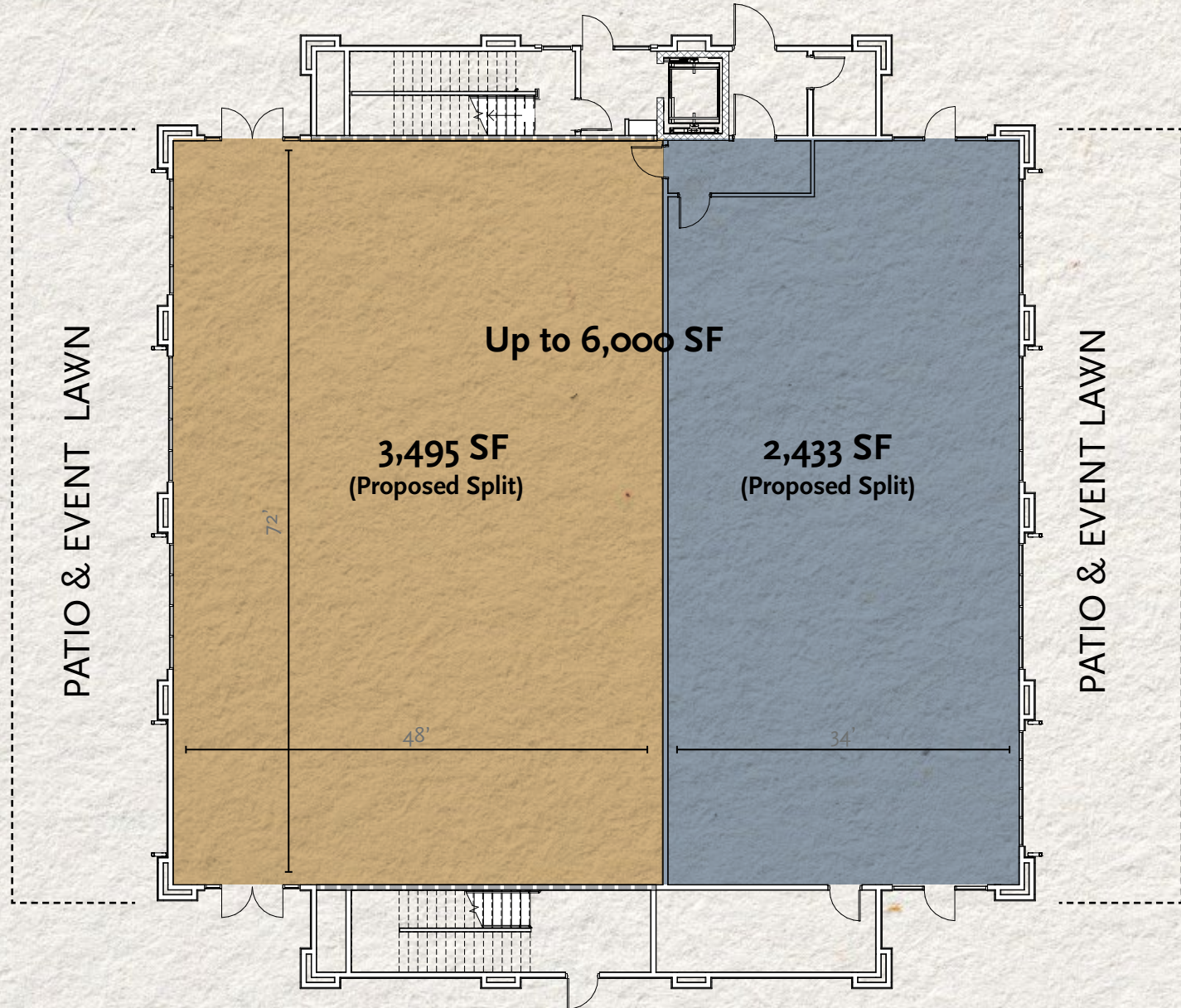
Apartment Units Under Construction





# THE FOUNDRY

Up to 6,000 SF (Proposed Split)



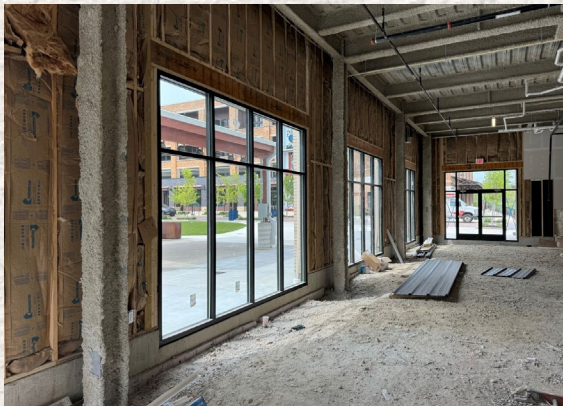


FACTORY 52

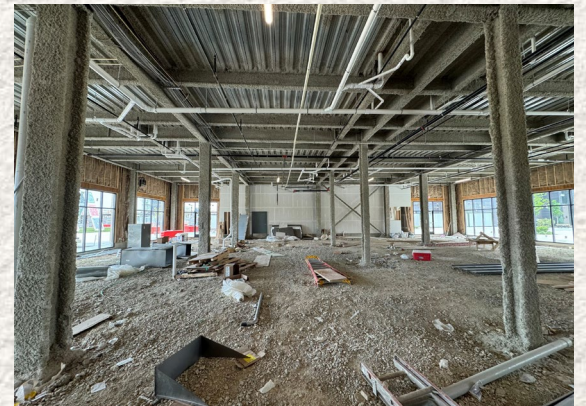
# THE FOUNDRY



West side facing event lawn



East side facing Jeni's Ice Cream



East side facing Jeni's Ice Cream

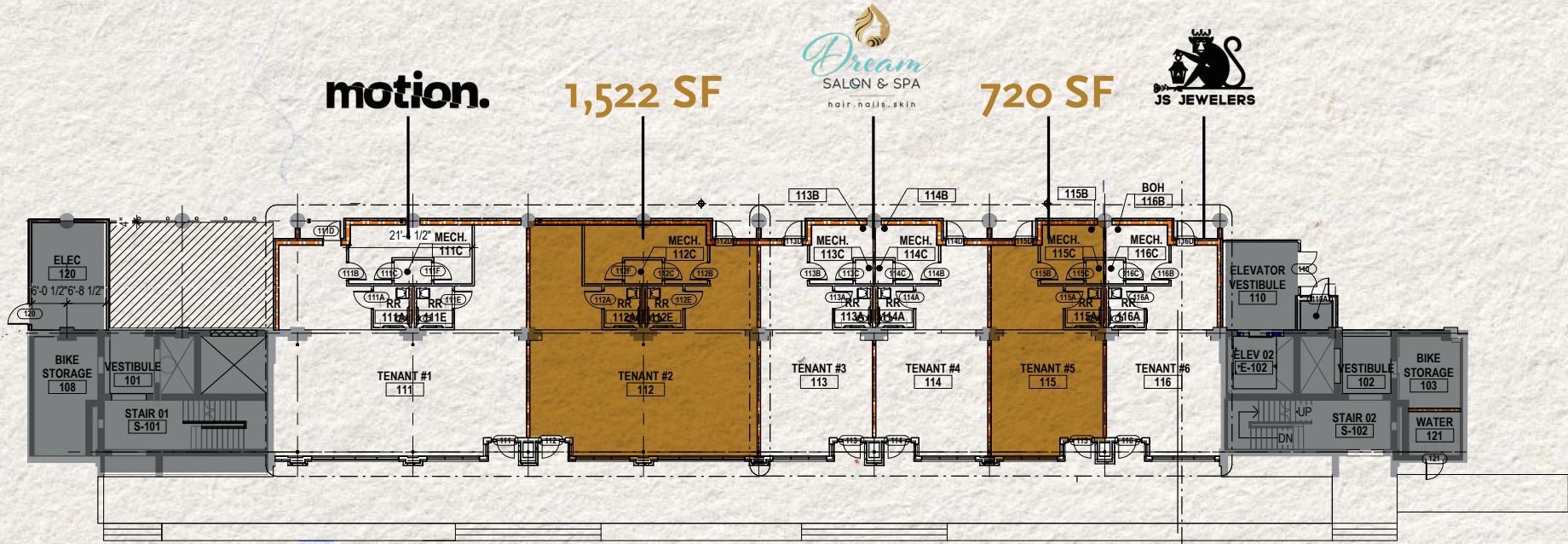






# FACTORY BUILDING

Boutique retail spaces delivered in warm shell condition with HVAC & restroom in place

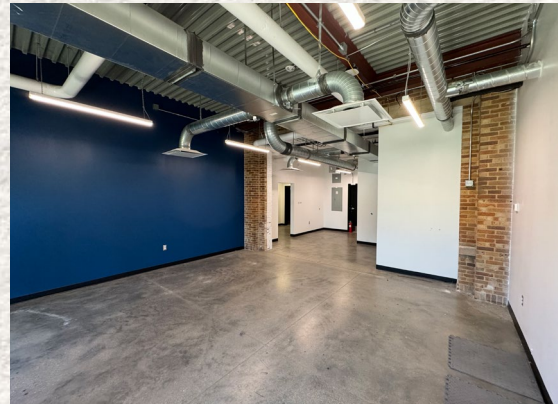


**motion.**

**1,522 SF**



**720 SF**





# SURROUNDING RETAILERS



\*Stats are within a 5 mile radius



**1.8B**  
 Food & Beverage  
 Total Annual Expenditure



**541M**  
 Entertainment  
 Total Annual Expenditure



**338M**  
 Apparel  
 Total Annual Expenditure



**127M**  
 Personal Care  
 Total Annual Expenditure



## FACTORY 52

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