

FOR LEASE

# FACTORY 52

2745 Park Ave, Norwood, OH 45212

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# Power Bldg.

Factory 52 is a mixed-use redevelopment of the former U.S. Playing Card factory in Norwood, Ohio, spanning over 20 acres. The project has over 500,000 of combined residential, retail, restaurant, office, and entertainment space.

The development includes 442 completed apartment units directly above and surrounding the commercial space, with an additional 128 units under construction. Between all phases of the project, the development will offer approximately 960 residential units.

Featured on site is an 20,000+ SF multi-vendor food hall. Featuring 10+ unique operators, with chef-driven concepts in a industrial-chic setting. The space sees over 400,000 annual visits, making it a magnet for locals and visitors alike.

Factory 52 features inviting green spaces, stylish and modern residential units, locally loved breweries, and Gatherall Food Hall. Whether it's grabbing coffee with friends, enjoying an outdoor concert, or simply taking in the atmosphere, Factory 52 offers something at every turn.

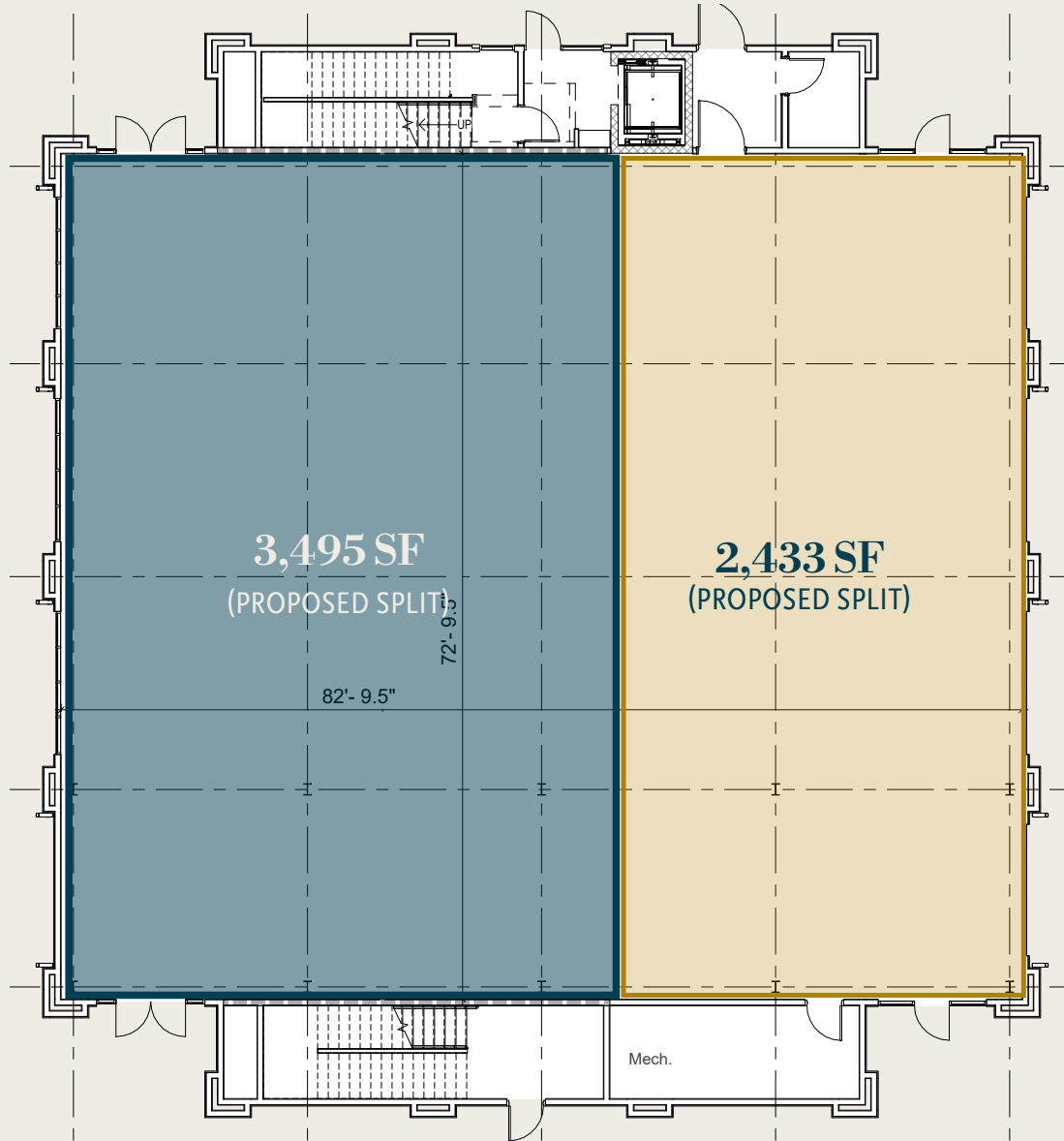
## Highlights

- Up to 6,000 SF of future Retail and Restaurant space
- Directly adjacent to concert and outdoor event space
- Opportunity for patio space
- Highly visible positioning in the core of the development
- Availability: 1,500 – 6,000 SF



# Floor Plan

6,000 SF  
AVAILABLE



# Demographics



HOUSEHOLDS



MEDIAN HOUSEHOLD  
INCOME



MEDIAN AGE



CURRENT TOTAL  
POPULATION



TOTAL EMPLOYEES



1 MILE RADIUS

8,293

\$73,986

33.8 YEARS

16,309

16,628



3 MILE RADIUS

56,793

\$69,324

36.4 YEARS

121,165

68,674



5 MILE RADIUS

123,541

\$66,248

34.9 YEARS

278,658

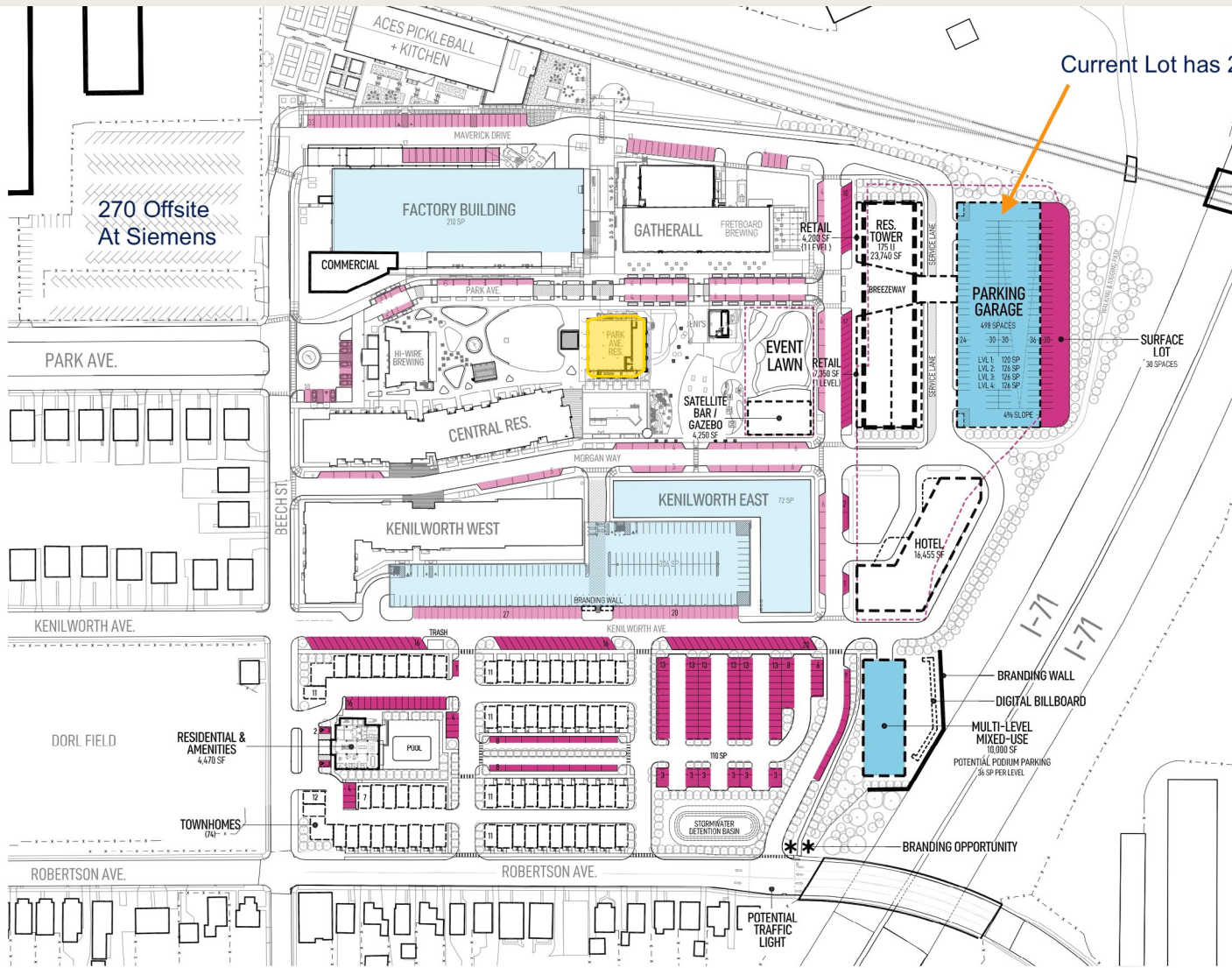
226,975

# Site



- 1 Power Bldg.
- 2 Jeni's Ice Cream
- 3 Gatherall
- 4 Fretboard Brewing
- 5 Factory Bldg. Retail
- 6 Factory Bldg. Residential & Garage
- 7 Future PLK Office
- 8 Braxton Brewing
- 9 Kenilworth West - Res.
- 10 Kenilworth East - Res.
- 11 Parking Lot
- 12 Bark Park
- 13 Aces Pickleball
- 14 Parking Lot
- 15 Hotel Indigo

# Parking



## PARKING SUMMARY

### FACTORY 52 & MULTI-COLOR MAXIMIZED PARKING

#### PHASE I PARKING

	<b>SURFACE PARKING</b>	<b>614</b>
	<b>STRUCTURED PARKING</b>	<b>588</b>
	FACTORY BUILDING	210
	KENILWORTH EAST	72
	PARKING STRUCTURE	306

**TOTAL: 1,202 SPACES**

#### PHASE I DEMO PARKING

	<b>SURFACE PARKING</b>	<b>-421</b>
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#### PHASE II PARKING

	<b>SURFACE PARKING</b>	<b>274</b>
	<b>STRUCTURED PARKING</b>	<b>570</b>
	BICYCLE TOWER	498
	MIXED-USE	36-72

**TOTAL: 844 SPACES**

#### SITE TOTALS

	<b>SURFACE PARKING:</b>	<b>531</b>
	<b>STRUCTURED PARKING:</b>	<b>1,158</b>

**GRAND TOTAL: 1,625 SPACES**

# Nearby Developments

- **Torque Motor Suites**  
30 Luxury Car Condos
- **Graphite Oakley**  
316 unit apartments
- **Boulevard Oakley Station Apartment Building**  
452 apartment units
- **Three Oaks**  
600 single family, apartment style and senior living residences
- **Onyx + East Development**  
119 townhomes
- **Factory 52 Phase 2 Townhomes**  
74 townhomes



# Aerial

**SURREY SQUARE**  
Kroger Rainbow  
Advance Auto Parts  
CHIPOTLE

562

**GRAPHITE APARTMENTS**  
316 UNITS

**ARCADIA TOWNHOMES**  
124 UNITS

**THE BLVD AT OAKLEY STATION**  
452 UNITS

**CENTER OF CINCINNATI**  
meijer LA FITNESS at home  
TARGET PETS MART DOLLAR TREE

**OAKLEY STATION**  
Kroger Planet Fitness  
The Tile Shop TOWNEPLACE SUITES HARRIOTT  
Chick-fil-A CINEMARK



**THREE OAKS**  
600+ HOMES (SINGLE-FAMILY/  
APARTMENTS/SENIOR)

**HERITAGE AT OAKLEY SQUARE**  
272 UNITS

**ROOKWOOD**  
VERDURE FOODS  
KREI ULTA  
OLD NAVY PIP CLEANCO Residence Inn Atrium  
macy's TJ-maxx SIERRA  
NOODLY RACK Starbucks HomeGoods THE CAPITAL COLLECTIVE

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**HYDE PARK PLAZA**  
Kroger KOHL'S ACE Hardware  
Panera FIVE BEL'W Starbucks  
Marshalls Walgreens

**HYDE PARK GOLF & COUNTRY CLUB**



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