

RETAIL OPPORTUNITY at ARCADIA

**NEW
250,000 SF
MIXED-USE
DEVELOPMENT,
INCLUDING
140 RENTAL
UNITS**



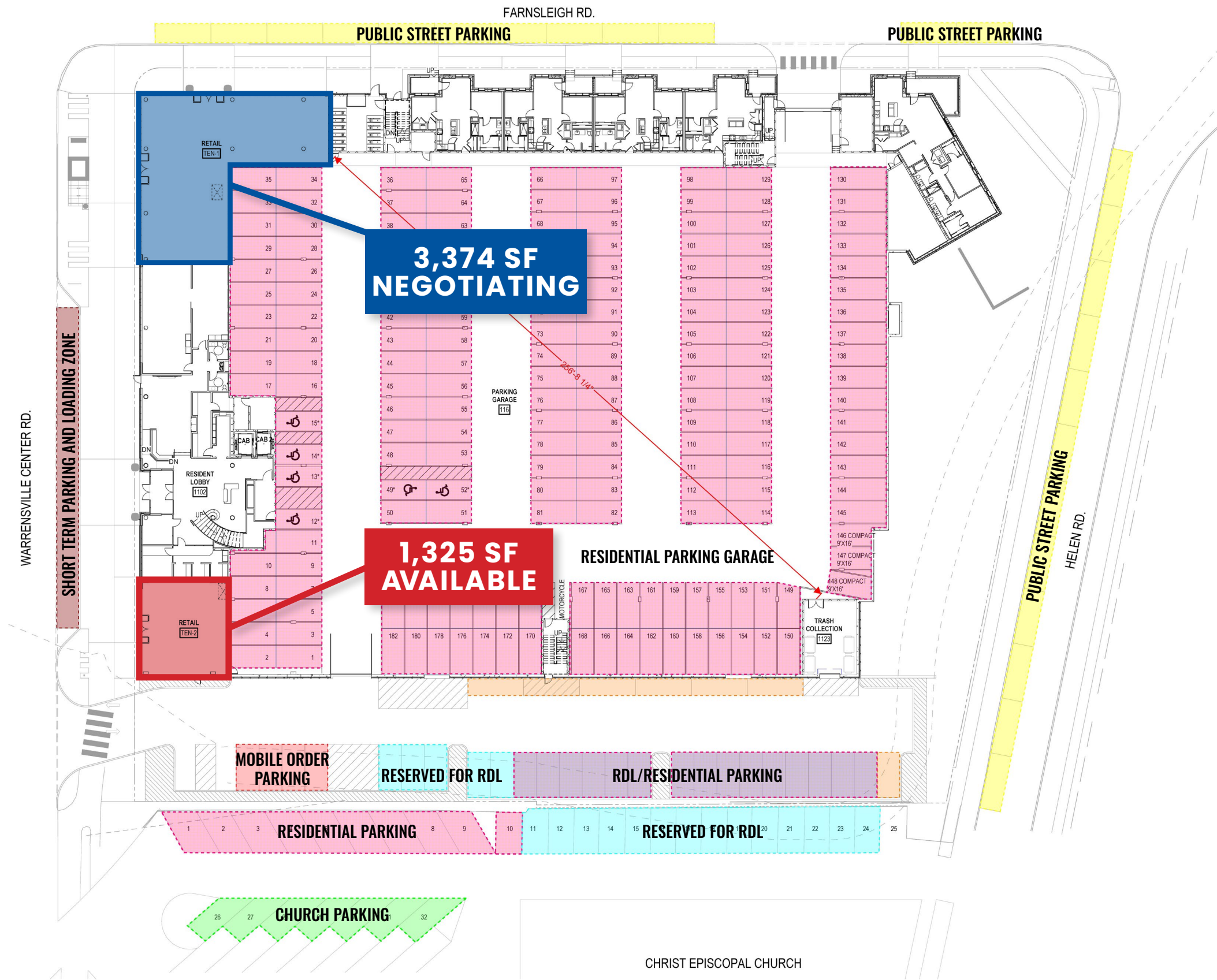
METROPOLITAN
HOLDINGS



ARCADIA | Shaker Heights, Ohio

216.381.8200 | WWW.GOODMANREALESTATE.COM

SEEKING: Bank | Restaurant | Retail



PROPERTY DESCRIPTION

Arcadia is a new, mixed-use retail, office, and residential development located in the heart of the Van Aken District. Construction commenced March 2025.

The Van Aken District is a new, vibrant retail, restaurant, and entertainment destination that is home to some of the most unique retail users in Northeast Ohio, including Shinola, Northstar Cafe, Brassica, Van Aken Market Hall (food hall), Mitchell's Ice Cream, Boom's Pizza, Nature's Oasis, Shaker Rocks, Cleveland Clothing Co., and more.

Retail spaces are available for up to three tenants in the endcaps of the building. These spaces are ideal for restaurants, service tenants, and other users synergetic for the community and residents of Arcadia.

- **3,374 SF endcap**, located on the corner of Warrensville Center and Farnsleigh roads, can be leased to one or split for two users (under negotiation)
- **1,325 SF endcap** faces Warrensville Center Road and provides access to short-term parking for deliveries

**3,374 SF
NEGOTIATING**

**1,325 SF
AVAILABLE**



ENTRANCES

**MAIN
RESIDENTIAL
ENTRANCE**

ENTRANCE



**1,325 SF
AVAILABLE**



**3,374 SF
NEGOTIATING**



FARNSLEIGH RD



NORTHSTAR

21,495 VPD (24)

3,374 SF
NEGOTIATING

PUBLIC SEATING SPACE
UTILIZING EXISTING TREE
HELEN ROAD POCKET PARK

10 BIKE RACKS /
PEDESTRIAN STREETScape

Kiln

TONY'S
BURGER
SHOP

EXHIBITION

PRINCIPLE
BARBERSHOP

Van Aken
DIST.

DOUBLE
RAINBOW
MOBILE
BOURNE

Boon's
PIZZA



WARRENSVILLE CENTER RD

1,325 SF
AVAILABLE

25 PARKING SPACES

29 SHARED/USED
PARKING SPACES

HELEN RD



JUL 25



**RAYE APARTMENTS
NOW OPEN (228 UNITS)**



CHAGRIN BLVD

Van Aken DIST.

ANDREWS COLOUR atelier



XHIBITION NORTHSTAR

WARRENSVILLE CENTER RD

21,495 VPD (24)



FARNSLEIGH RD

**SITE
ARCADIA**



MAR 26



**RAYE APARTMENTS
NOW OPEN (228 UNITS)**

**Flagstar
Bank**



**The Nest
SCHOOLS**

**SHAKER
ROCKS
CLIMB THE HEIGHTS**

NORTHSTAR

**Van Aken
DIST.**

21,495 VPD (24)

WARRENSVILLE CENTER RD

FARNSLEIGH RD

**SITE
ARCADIA**



MAR 26



THE VAN AKEN DISTRICT

NORTHSTAR SHINOLA DETROIT PALOMA
 MITCHELL'S LAB CRAFT COLLECTIVE KILN
 brassica BOOM'S RISING STAR SANDWICHES & SALADS PIZZA COFFEE ROASTERS
 ANDREWS COLOUR atelier HIBITION

SITE
ARCADIA

SHAKER SHAKER HEIGHTS COUNTRY CLUB

CANTERBURY GOLF CLUB

Flagstar Bank

SHAKER ROCKS CLIMB THE HEIGHTS

SHAKER PLAZA

Walgreens DO. SUMMERS CLEANERS
 Cilantro Taqueria DONATOS PIZZA Every piece is important

VAN AKEN BLVD 13,021 VPD (24)

21,495 VPD (24)

PNC

CHAGRIN BLVD

22,525 VPD (24)

MENDEL'S BBQ BluBasil FINE INDIAN CUISINE
 BARNONE WINE CAFE HEALTHEXPRESS URGENT CARE CENTERS

Wendy's

CHIPOTLE MEXICAN GRILL

WARRENSVILLE CENTER RD

UNITED STATES POSTAL SERVICE

HIGHLAND PARK GOLF COURSE



JUL 25

SHAKER HEIGHTS, OHIO

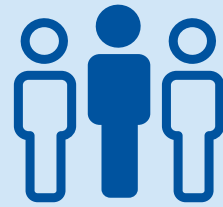


Shaker Heights is an exceptional place that offers its residents outstanding amenities. Shaker Heights is known for its historic architecture, beautiful tree-lined streets and parks, and top-rated schools. A wide variety of quality housing can be found in shaker heights, from modest homes to stately mansions and from historic apartment buildings to modern condominiums. Shaker boasts over 20 parks, playgrounds, and fields and is committed to the maintenance of the green spaces within the community. For more than a century, Shaker schools have been a beacon of educational excellence, providing students with a high-quality education. Located only eight miles southeast of downtown Cleveland, Shaker is an inner-ring suburb with easy access to University Circle, Downtown Cleveland, and major highways. Known as the street car suburb, nearly every house in Shaker is within a quarter mile of a rapid transit stop. Shaker's access to the RTA rapid allows for a quick and easy commute downtown. The community of Shaker Heights is a diverse one, with residents of a variety of different backgrounds, interests, and experiences. Shaker residents have a strong sense of community and come together for block parties, holiday parades, community events and meetings, and more. Living in Shaker Heights is truly a unique and extraordinary experience.* Shaker Heights was rated the best place to live in the state of Ohio in 2023 based on top-rated housing, public schools, and nightlife.**

*shakeronline.com and shaker.life **niche

DEMOGRAPHICS

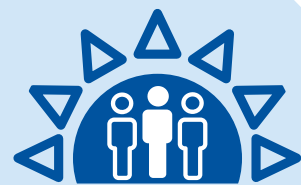
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,827	107,333	277,215
2025 Estimate	12,990	110,064	285,819



INCOME	1 MILE	3 MILE	5 MILE
2025 Average	\$153,936	\$111,575	\$94,284
2025 Median	\$97,049	\$69,295	\$60,240



DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 Employees	4,317	47,070	152,795





METROPOLITAN
HOLDINGS



**FOR MORE
INFORMATION
OR QUESTIONS ABOUT
THIS PROPERTY, CALL OUR
AGENTS TODAY!**

CLEVELAND

25333 CEDAR ROAD, SUITE 305
CLEVELAND, OHIO 44124

COLUMBUS

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