

RETAIL OPPORTUNITY

at ARCADIA



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

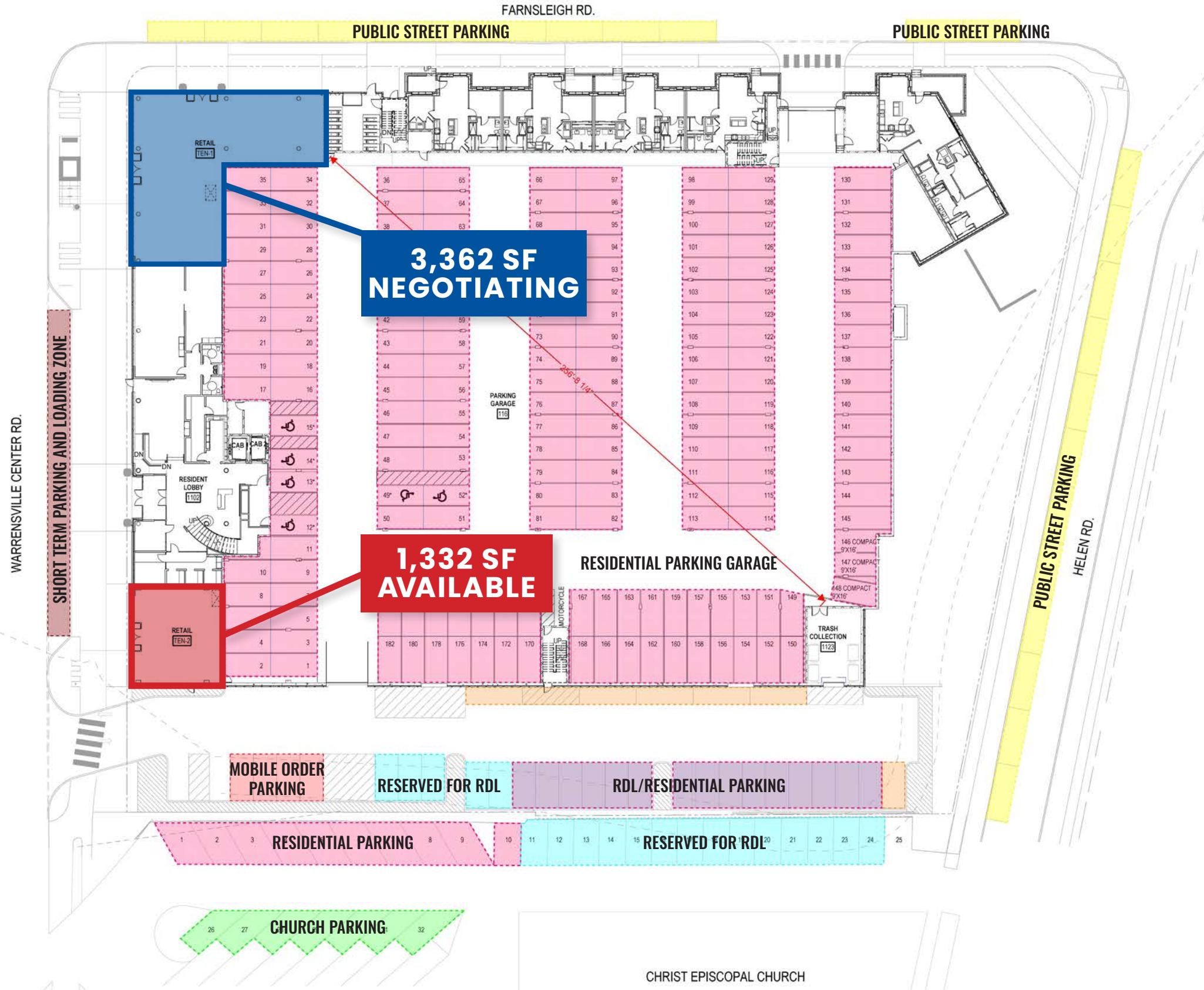
METROPOLITAN
HOLDINGS



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 synergistic for the community and residents of Arcadia.

- **3,362 SF endcap**, located on the corner of Warrensville Center and Farnsleigh roads, can be leased to one or split for two users (under negotiation)
- **1,332 SF endcap** faces Warrensville Center Road and provides access to short-term parking for deliveries



**3,362 SF
NEGOTIATING**

ENTRANCES

**1,332 SF
AVAILABLE**

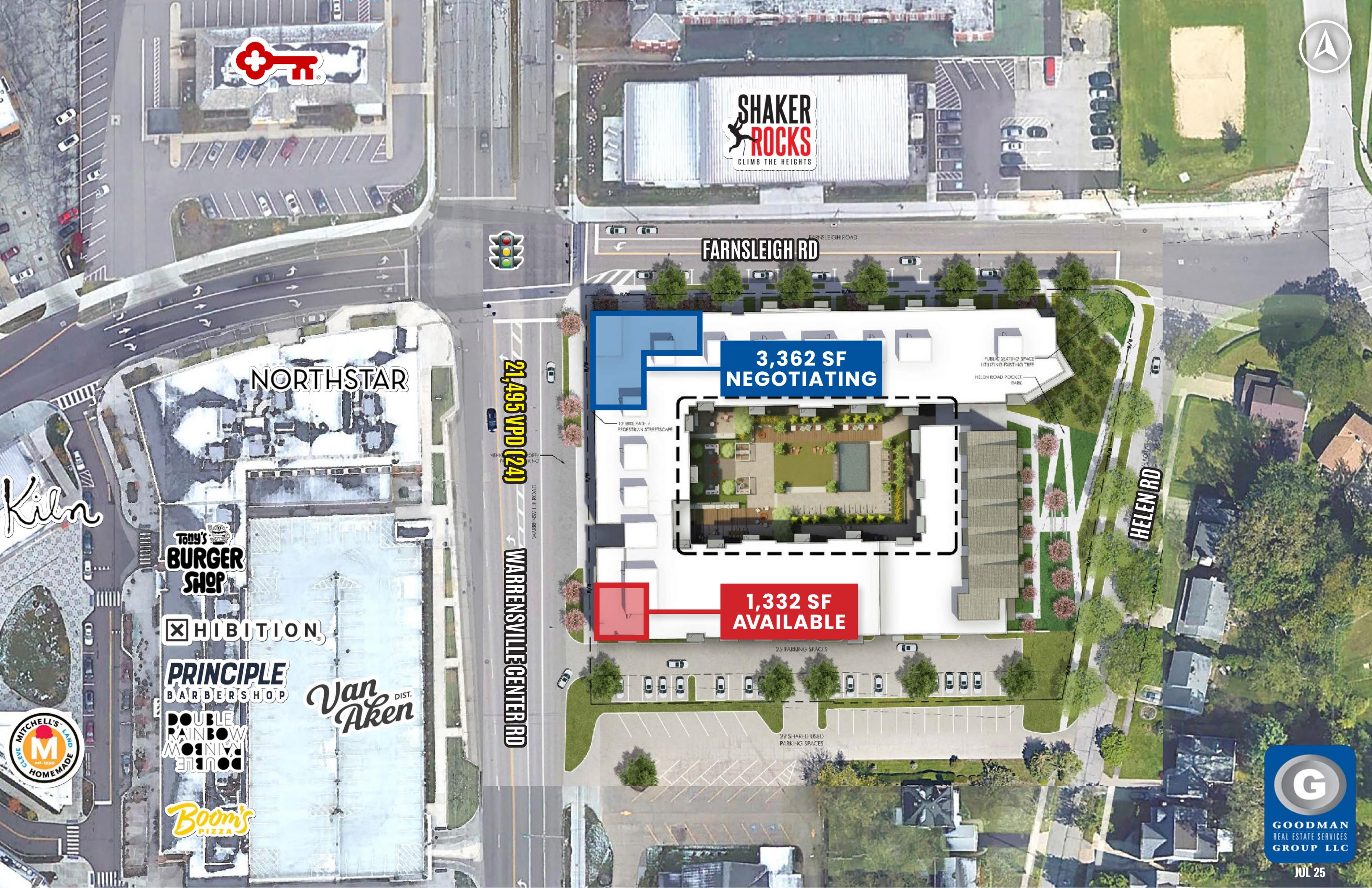
**MAIN
RESIDENTIAL
ENTRANCE**

ENTRANCE



**1,332 SF
AVAILABLE**

**3,362 SF
NEGOTIATING**







RAYE APARTMENTS
NOW OPEN (228 UNITS)

Van
Aken
DIST.

WARRENSVILLE CENTER RD



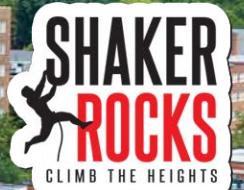
NORTHSTAR



21,495 VPD (24)



FARNSEIGH RD



SITE
ARCADIA



THE VAN AKEN DISTRICT



VAN AKEN BLVD 13,021 VPD (24)

CHAGRIN BLVD



SHAKER HEIGHTS COUNTRY CLUB



SHAKER HEIGHTS COUNTRY CLUB

Flagstar Bank

SHAKER ROCKS
CLIMB THE HEIGHTS

24,495 VPD (24)

22,525 VPD (24)

WARRENVILLE CENTER RD



SITE

ARCADIA



CANTERBURY GOLF CLUB



HIGHLAND PARK GOLF COURSE

SHAKER HEIGHTS, OHIO

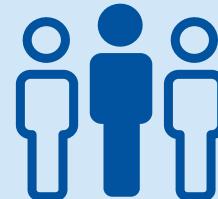


Shaker Heights is an exceptional place that offers its residents outstanding amenities. Shaker Heights is known for its historic architecture, beautiful tree-lined streets and parks, and top-rated schools. A wide variety of quality housing can be found in Shaker Heights, from modest homes to stately mansions and from historic apartment buildings to modern condominiums. Shaker Heights 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 Heights is an inner-ring suburb with easy access to University Circle, Downtown Cleveland, and major highways. Known as the streetcar suburb, nearly every house in Shaker Heights is within a quarter mile of a rapid transit stop. Shaker Heights' 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 Heights 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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WORTHINGTON, OHIO 43085

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