

RETAIL OPPORTUNITY at ARCADIA

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



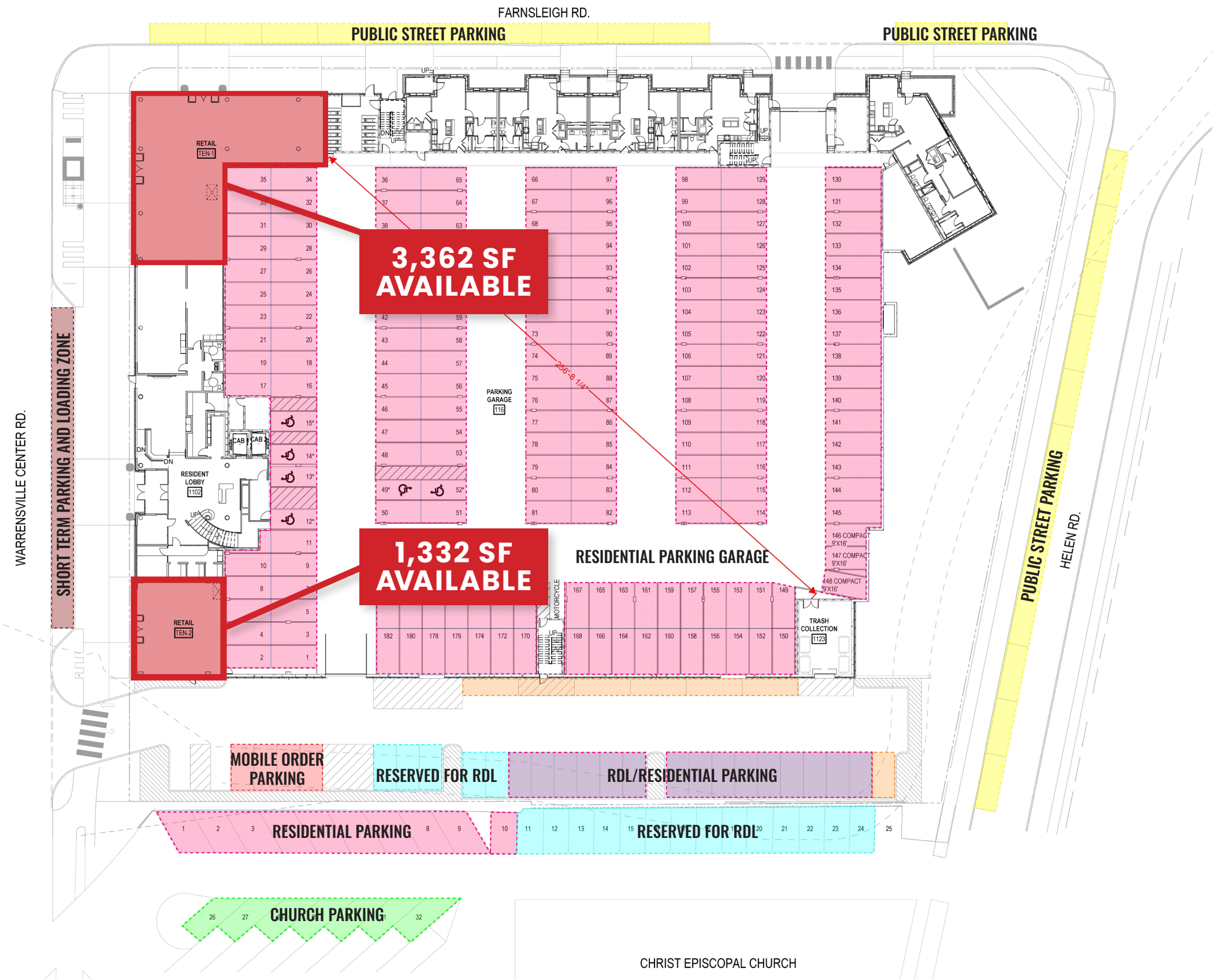
METROPOLITAN
HOLDINGS



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. Groundbreaking for Arcadia is set for January 2024, with a projected opening date in Q4 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.

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

**3,362 SF
AVAILABLE**

**1,332 SF
AVAILABLE**



ENTRANCES

**MAIN
RESIDENTIAL
ENTRANCE**

ENTRANCE





**1,332 SF
AVAILABLE**



**3,362 SF
AVAILABLE**



NORTHSTAR



THE RICE SHOP

X HIBITION

PRINCIPLE BARBERSHOP

Van Aken DIST.

DOUBLE RAINBOW MOBILE BOUTIQUE

Boon's PIZZA



FARNSLEIGH RD

19,558 VPD (22)

WARRENSVILLE CENTER RD



3,362 SF AVAILABLE

1,332 SF AVAILABLE

PUBLIC SEATING SPACE UTILIZING EXISTING TREE HELEN ROAD POCKET PARK

10 BIKE PATH / PEDESTRIAN STREETScape

25 PARKING SPACES

29 SHARED USED PARKING SPACES

HELEN RD



GOODMAN REAL ESTATE SERVICES GROUP LLC

NOV 23



Saffron PATCH

Cilantro Taqueria

MENDEL'S KANSAS CITY BBQ wellnow URGENT CARE

BARNONE WINE CAFE

DONATOS PIZZA Every piece is important.

1899 SOCIAL CLUB

Walgreens

CHIPOTLE MEXICAN GRILL

Wendy's

CHAGRIN BLVD

Van Aken DIST.

ANDREWS COLOUR atelier

VAN AKEN BLVD

Craft Collective

SHINOLA

CLE

PALOMA

RITE AID

DETROIT brassica SANDWICHES + SALADS

Boon's PIZZA

MITCHELL'S LAND HOMEMADE

XHIBITION

WARRENSVILLE CENTER RD

19,558 VPD (22)

NORTHSTAR

Nature's Oasis

OHIO SAVINGS BANK

KEY

SHAKER ROCKS CLIMB THE HEIGHTS

SITE ARCADIA



NOV 23



**FARNSLEIGH APARTMENTS
UNDER CONSTRUCTION
(228 UNITS)**

*Nature's
Oasis*

OHIO SAVINGS BANK
NORTHSTAR

*The Nest
SCHOOLS*

**SHAKER
ROCKS**
CLIMB THE HEIGHTS

*Van
Aken* DIST.

19,558 VPD (22)

WARRENSVILLE CENTER RD

FARNSLEIGH RD

**SITE
ARCADIA**



NOV 23



THE VAN AKEN DISTRICT

SITE
ARCADIA

OHIO SAVINGS BANK



SHAKER PLAZA

VAN AKEN BLVD 12,909 VPD (22)

19,558 VPD (22)

16,041 VPD (22)

CHAGRIN BLVD

WARRENSVILLE CENTER RD

SHAKER HEIGHTS, OHIO

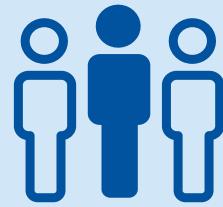


Shaker Heights is an exceptional place that offers its residents outstanding amenities. Shaker Heights is known for its historic architecture, beautiful tree-lined streets and parks, and top-rated schools. A wide variety of quality housing can be found in shaker heights, from modest homes to stately 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

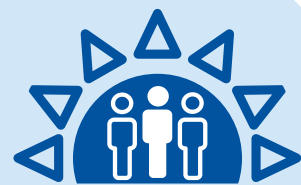
POPULATION	1 MILE	3 MILE	5 MILE
2028 Projection	13,634	106,520	276,623
2023 Estimate	13,592	109,216	283,731



INCOME	1 MILE	3 MILE	5 MILE
2023 Average	\$143,596	\$104,464	\$86,531
2023 Median	\$89,607	\$64,979	\$55,210



DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2023 Employees	5,916	54,456	135,664





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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