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216.381.8200

# CARROLL COMMONS

## Shaker Heights, Ohio



### HIGHLIGHTS

- Situated at Fairmount Circle, the high-traffic intersection of Fairmount Boulevard and Warrensville Center Road, with over 30,000 vehicles per day passing this site
- Located at the gateway to John Carroll University (3,673 students) and at the crossroads to the densely populated communities of University Heights, Cleveland Heights, and Shaker Heights (over 120,000 residents and 55,000 employees within three miles)
- Join a successful neighborhood center that includes Huntington Bank, CVS Pharmacy, Dave's Cosmic Subs, Ben & Jerry's, Pizzazz on the Circle, Biggby Coffee, Boaz Fresh Lebanese, and D.O. Summers Cleaners
- Coming Soon: Crowley's Dive
- **AVAILABLE: 900 SF**

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2028 Projection	14,753	118,985	293,467
2023 Estimate	15,070	121,766	300,920
INCOME	1 MILE	3 MILE	5 MILE
2023 Average	\$166,837	\$113,089	\$83,709
2023 Median	\$121,345	\$74,483	\$52,919
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2023 Employees	3,812	55,136	142,485

### LEASING INFORMATION

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#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

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<b>KEY</b>	LEASED	NEGOTIATING
	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Pizzazz	
2	Park Opticians	
3	Dave's Cosmic Subs	
4	Ben & Jerry's	
5	Salon Rosalina	
6	Boaz Fresh Lebanese	
7	Entrance to Medical Building (second floor)	
8	State Farm	
13	Available	900
10	D.O. Summers Cleaners	
11	Biggby Coffee	
12	Huntington	
13	Crowley's Dive (coming soon)	
14	CVS Pharmacy	

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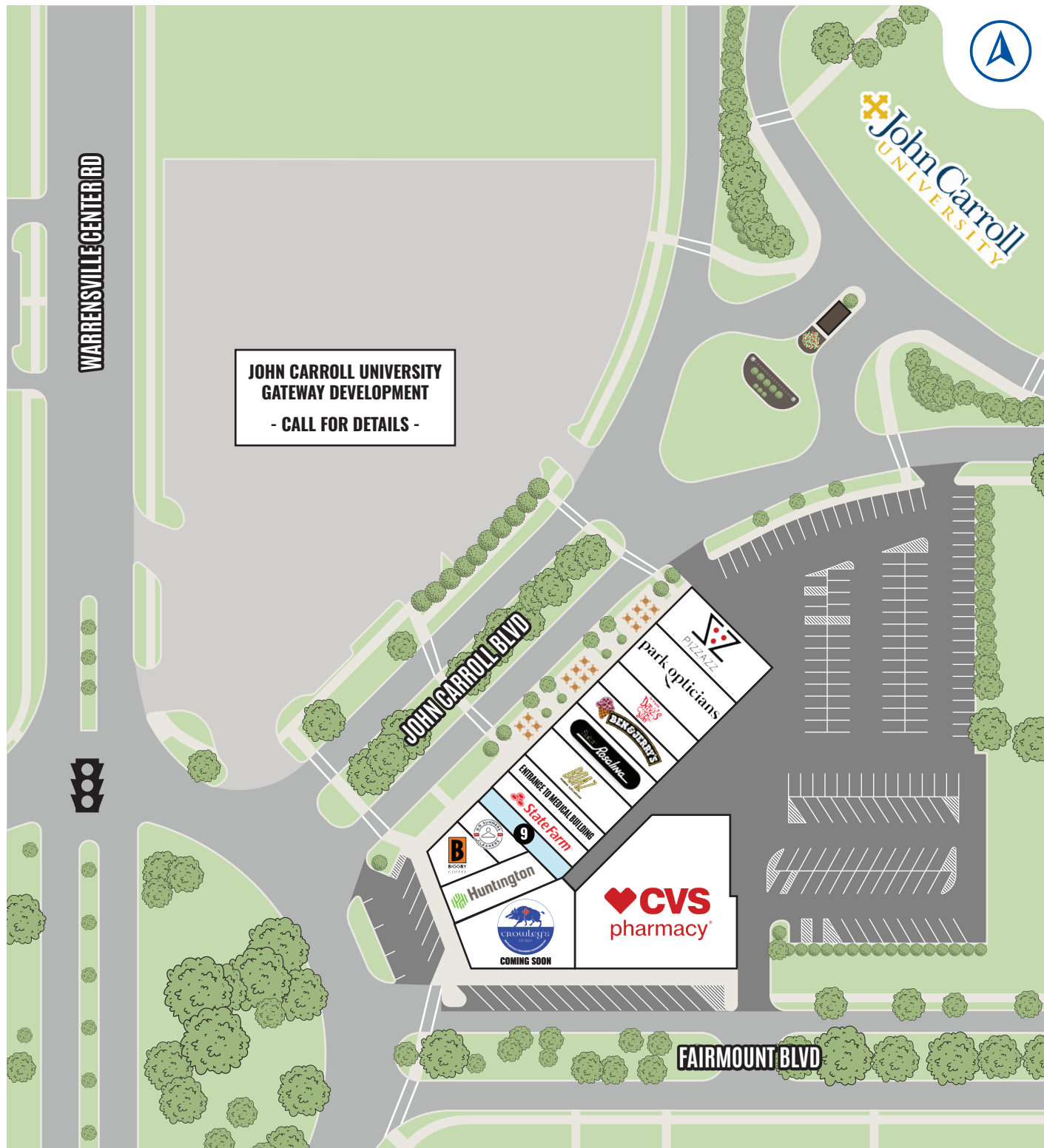
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### Existing Campus Map and NEW Field House Site



### Field House Summary

- New 200 Meter Track in 63,000 SF space
- Connect to existing Recreation Complex
- Targeted interior renovations
- Occupy Belvoir Lot and Millor Hall sites
- Millor Hall demolition 2023
- Maintain pedestrian connection from east side of Belvoir through to main campus
- \$75 million new field house opening winter 2025
- Library renovation in progress, phase two opening winter 2025
- New parking lot

