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CARROLL COMMONS

Shaker Heights, Ohio



HIGHLIGHTS

- Situated at Fairmount Circle, the high-traffic intersection of Fairmount Boulevard and Warrensville Center Road, with nearly 24,000 vehicles passing this site daily
- Located at the gateway to John Carroll University (2,850 students) and at the crossroads to the densely populated communities of University Heights, Cleveland Heights, and Shaker Heights (over 124,000 residents and 44,000 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, Sittoo's Lebanese Grill, and D.O. Summers Cleaners
- Now Open: Crowley's Dive
- **AVAILABLE: 900 SF**

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	15,783	121,744	289,802
2025 Estimate	16,162	124,768	299,013
INCOME	1 MILE	3 MILE	5 MILE
2025 Average	\$180,205	\$121,480	\$91,626
2025 Median	\$125,868	\$81,268	\$58,439
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 Employees	4,716	44,195	223,801

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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KEY	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	Sittoo's Lebanese Grill	
7	Entrance to Medical Building (second floor)	
8	State Farm	
13	Available	900
10	D.O. Summers Cleaners	
11	Biggy Coffee	
12	Huntington	
13	Crowley's Dive	
14	CVS Pharmacy	

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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

