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CARROLL COMMONS

Shaker Heights, Ohio



HIGHLIGHTS

- Mixed Use Retail & Office Property
- Located at the Gateway to John Carroll University (2,850 students) and situated on the Fairmount Circle, with nearly 24,000 VPD
- Serving the densely populated communities of University Heights, Shaker Heights, Beachwood, and Cleveland Heights (over 124,000 residents and 44,000 employees within three miles)
- Join a CVS Pharmacy, Crowley's Dive, Dave's Cosmic Subs, Pizzazz on the Circle, Biggby Coffee, Sittoo's Lebanese Grill, and D.O. Summers Cleaners
- Adjacent to JCU Gateway Development with new Trader Joe's and 96 housing units OPENING soon
- **AVAILABLE RETAIL SPACES:** 900 SF | 1,882 SF (call for details) | 4,200 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

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
COLUMBUS, OH 43085

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KEY



LEASED



CALL FOR DETAILS



AVAILABLE



NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Pizzazz	
2	Park Opticians	
3	Dave's Cosmic Subs	
4	Call for Details	1,882
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	Biggby Coffee	
12	Available	4,200
13	Crowley's Dive	
14	CVS Pharmacy	

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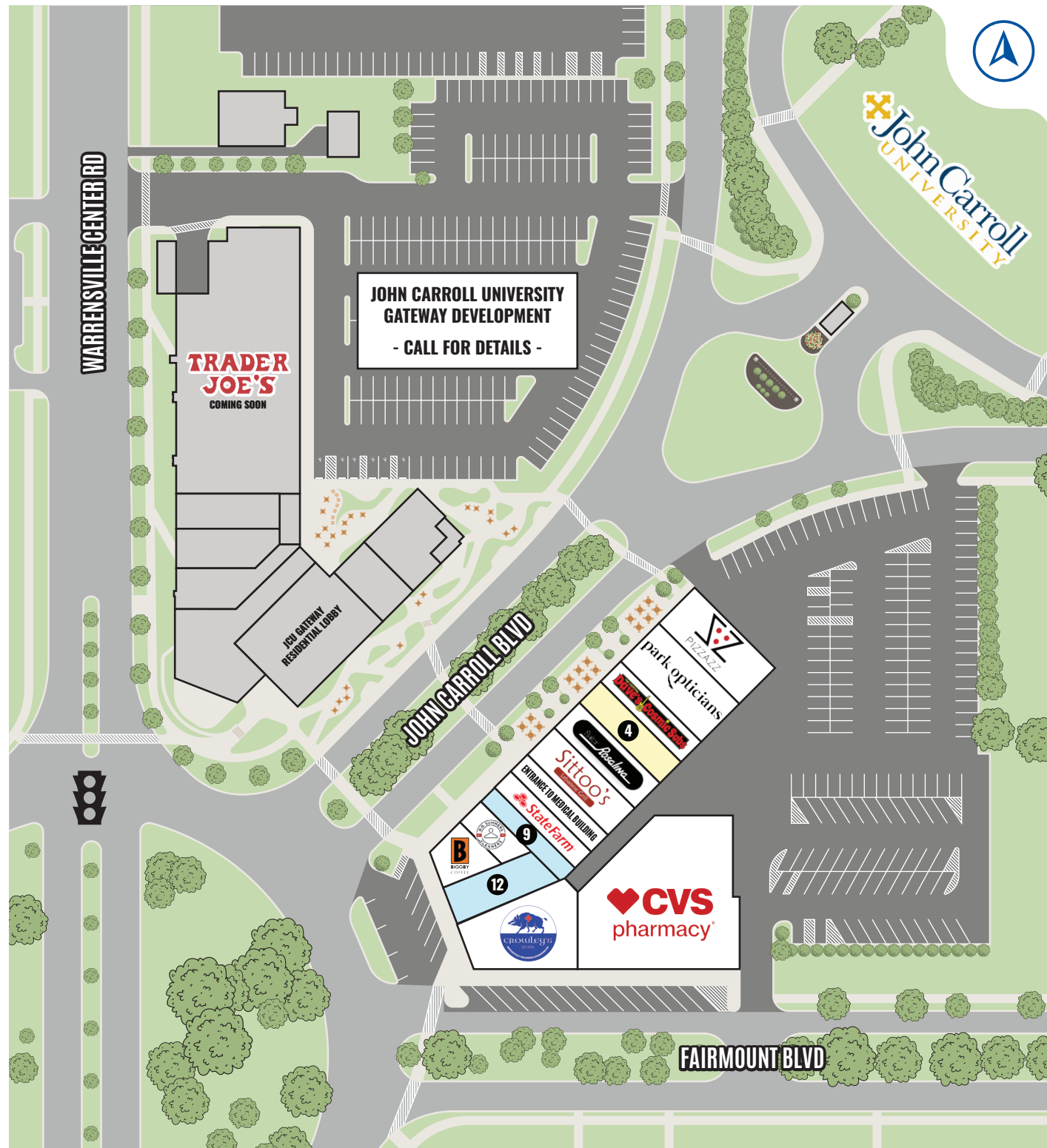
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Existing Campus Map and NEW Field House Site



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

