



WWW.GOODMANREALESTATE.COM
216.381.8200

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 Trader Joe's (under construction), 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

www.goodmanrealestate.com
216.381.8200

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

ZACK SOGOLOFF

zack@goodmanrealestate.com

SETH MARKS

seth@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ZACK SOGOLOFF

zack@goodmanrealestate.com

SETH MARKS

seth@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com

CARROLL COMMONS

Shaker Heights, Ohio



HathawayBrown



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

TRISTAN PALMIERI

tristan@goodmanrealestate.com

SETH MARKS

seth@goodmanrealestate.com

ZACK SOGOLOFF

zack@goodmanrealestate.com

CARROLL COMMONS

Shaker Heights, Ohio





LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ZACK SOGOLOFF

zack@goodmanrealestate.com

SETH MARKS

seth@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com

CARROLL COMMONS

Shaker Heights, Ohio

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

