



WWW.GOODMANREALESTATE.COM
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 Dry Cleaners
- **AVAILABLE:**
 - 4,242 SF former cafe/market with existing hood and bar area in place
 - 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

www.goodmanrealestate.com
216.381.8200

CLEVELAND

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

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

ZACK SOGOLOFF

Senior Vice President

zack@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

ZACK SOGOLOFF
Senior Vice President
zack@goodmanrealestate.com

CARROLL COMMONS

Shaker Heights, Ohio





CARROLL COMMONS

Shaker Heights, Ohio

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	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	Available	4,242
14	CVS Pharmacy	

LEASING INFORMATION

ZACK SOGOLOFF

Senior Vice President

zack@goodmanrealestate.com

CLEVELAND

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

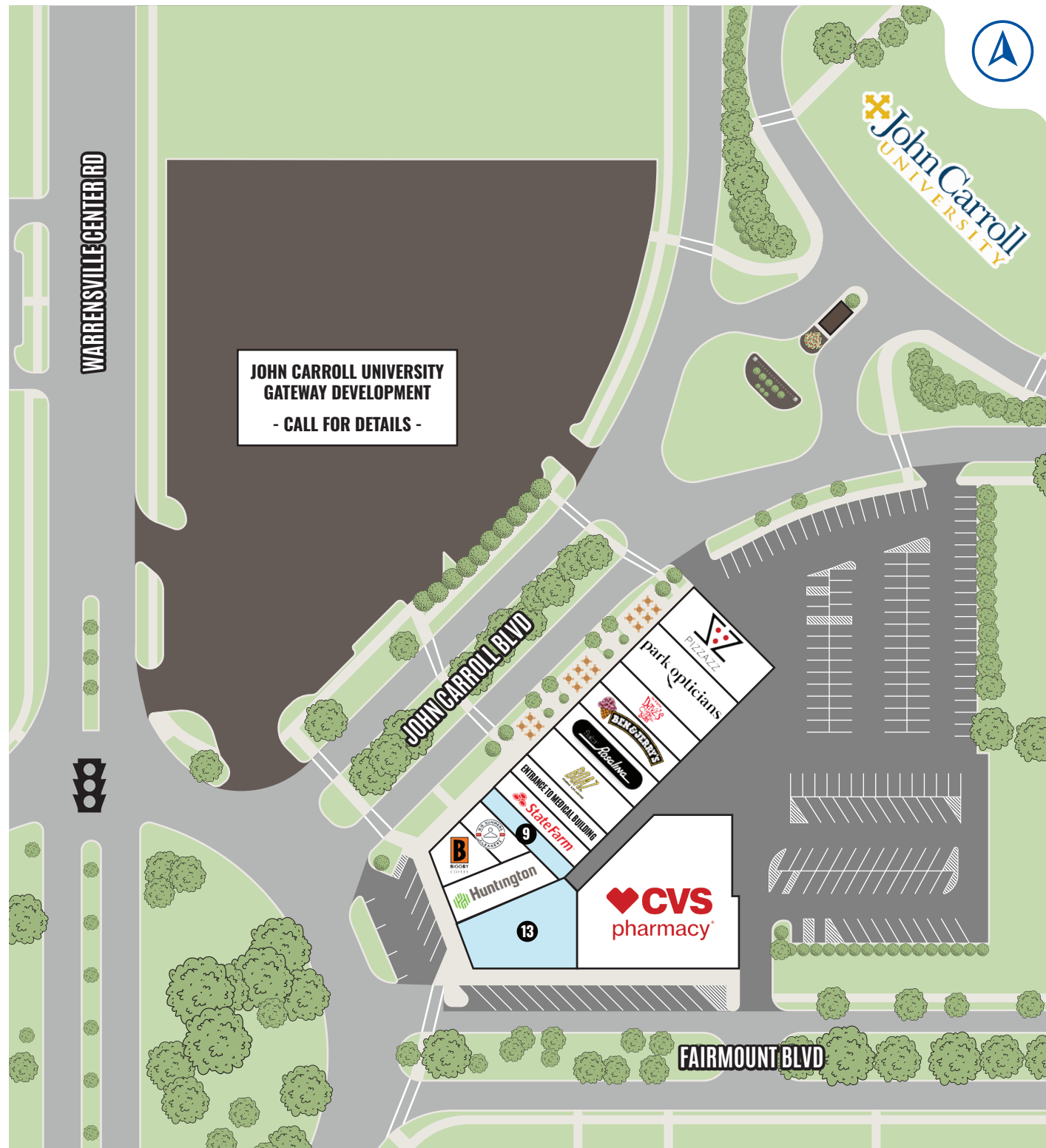
COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

P 216.381.8200

F 216.381.8211

WWW.GOODMANREALESTATE.COM



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

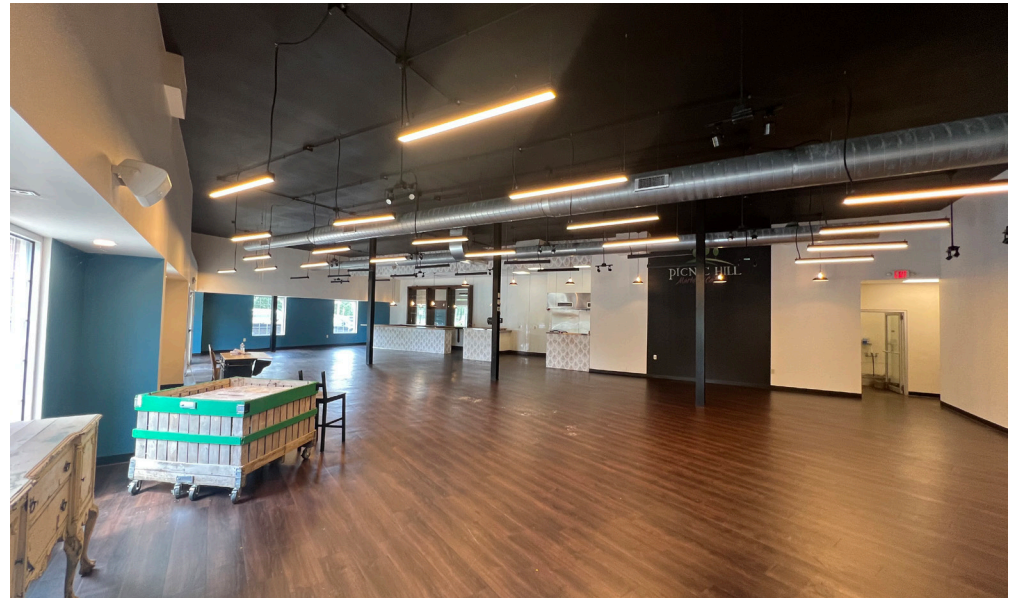
ZACK SOGOLOFF

Senior Vice President

zack@goodmanrealestate.com

CARROLL COMMONS

Shaker Heights, Ohio





LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ZACK SOGOLOFF

Senior Vice President

zack@goodmanrealestate.com

CARROLL COMMONS

Shaker Heights, Ohio

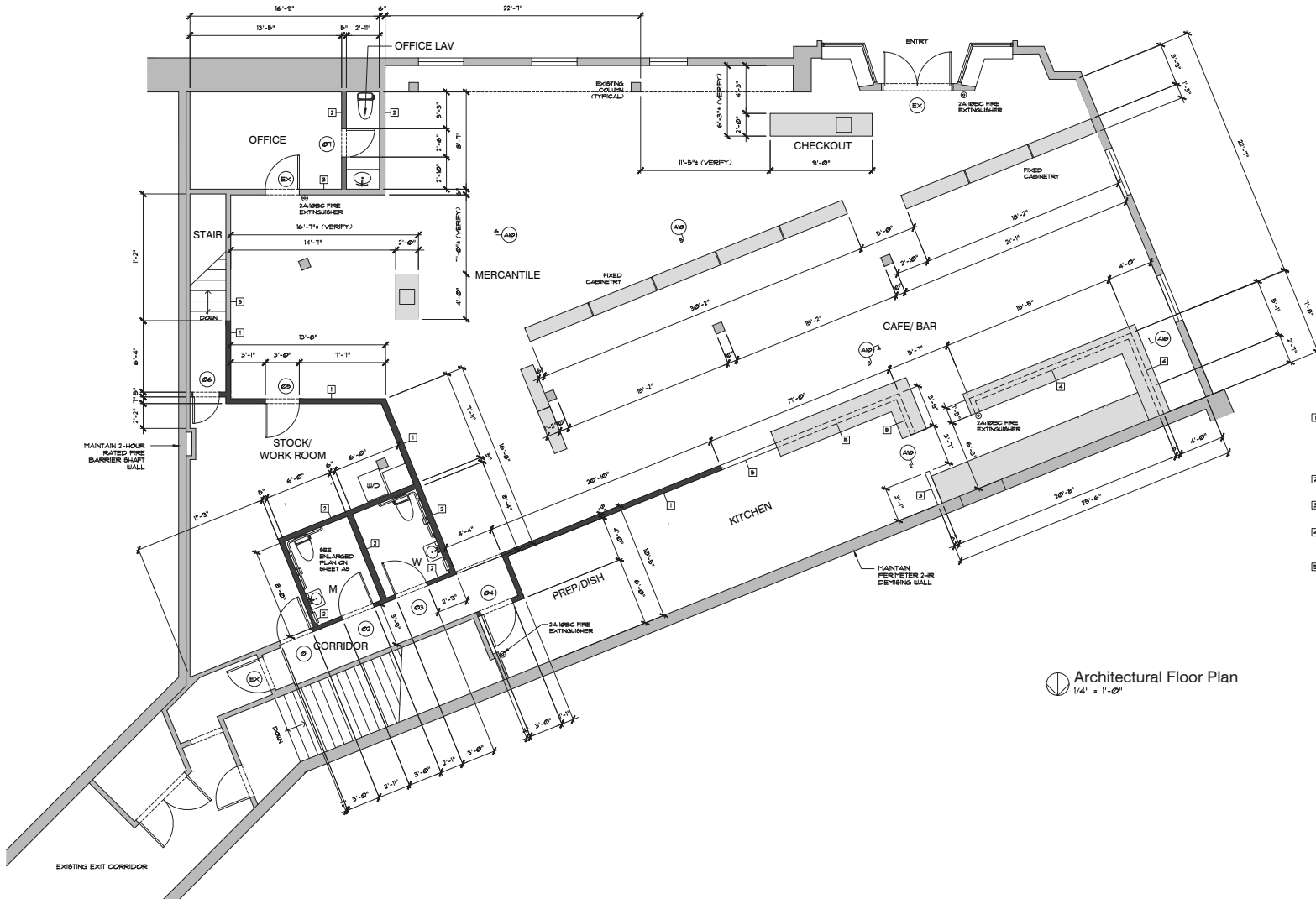
AVAILABLE RESTAURANT FLOOR PLAN

Drawing Index

- T1 Project Data
- Code Data
- Design Loads
- General Notes
- T2 Site Plan

- A1 Existing Floor Plan with Demo Notes
- A2 Schematic Floor Plan
- A3 Architectural Floor Plan
- A4 Proposed Elevations
- A5 Door and Window Schedule
- Finish Schedule
- Accessibility Plan and Notes
- A6 Reflected Ceiling Plan

- FS1 Proposed Equipment Plan
- FS1 Proposed Equipment Schedule



WALL TYPES

- 1 2x4 20 GAUGE METAL STUDS @ 16" O.C. FLOOR TO UNDERLAYS OF DECK WITH ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE TYPE 'X' GYPSUM BOARD ON CONTIGUOUS WALLS TOP BOTTOM AND CORNER EDGES OF STUDS. 1 HOUR RATED WALL WITH NEW WALL TO TOP OF STUDS AND 1 HOUR RATED LINEAR ELECTRICAL LINEAR ETC. SEAL WITH FIRE GASKETS.
- 2 SAME AS WALL TYPE '1' WITH 3" THERMAPERMEABLE ATTENUATION BLANKETS BETWEEN STUDS.
- 3 EXISTING STUD WALL EXTENDED TO ROOF DECK WITH 2x4 20 GAUGE METAL STUDS @ 16" O.C.
- 4 2x4 20 GAUGE METAL STUDS @ 16" O.C. TO A 3'-4" HEIGHT RECLAIMED WOOD FINISH OVER BY MEETING TO THE CAFE SIDE AND BAR SIDE TBD.
- 5 2x4 20 GAUGE METAL STUDS @ 16" O.C. TO A 3'-0" HEIGHT TILE FINISH OVER 1" GYPSUM BOARD TO THE CAFE SIDE AND KITCHEN SIDE TBD.

WALL LEGEND

- EXISTING WALL
- NEW WALL

Architectural Floor Plan
1/4" = 1'-0"



Richard Bozic
License# 8909097
Expires: 12/31/2019

A3

22 JUL 2019 19 JUL 2019 11 JUL 2019 15 JUL 2019 11 JUL 2019 10 JUL 2019 02 JUL 2019
Blatchford Architects 12429 Cedar Rd. Cleveland Heights Ohio 44106 216.421-2050 fax 216.421-5915 email ba@studio-10.com
Picnic Hill Market 20621 Fairmount Blvd. Shaker Heights, OH 44118 10 JUN 2019 06 JUN 2019 16 APR 2019 15 MAR 2019 14 MAR 2019

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

ZACK SOGOLOFF
Senior Vice President
zack@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

