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JCU GATEWAY DEVELOPMENT

University Heights, Ohio



HIGHLIGHTS

- New mixed-use development anchored by a specialty grocery store (to be announced soon), with four stories of residential and student housing
 - Groundbreaking planned for early 2025 with a planned opening fall semester 2026
 - 27,630 SF of planned retail space
 - 186 parking spaces dedicated to retail space only
- Located at the gateway to John Carroll University (3,673 students)
- Situated on Fairmount Circle at the crossroads to the densely populated communities of University Heights, Shaker Heights, and Cleveland Heights
- Over 15,000 people with average incomes exceeding \$150,000 live within walking distance (one mile)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	15,816	126,156	302,299
INCOME	1 MILE	3 MILE	5 MILE
2023 Average	\$152,867	\$105,420	\$79,175
2023 Median	\$111,436	\$70,189	\$49,459
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	4,805	43,620	225,437
EDUCATIONAL ATTAINMENT	GRADUATE DEGREE	BACHELOR'S DEGREE	
1 MILE	42.0%	32.2%	

LEASING INFORMATION

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SPECIALTY GROCER - TO BE ANNOUNCED



**4,000 SF
AVAILABLE
(DIVISIBLE)**



**7,025 SF
AVAILABLE
(DIVISIBLE)**



**3,100 SF
AVAILABLE
(DIVISIBLE)**



OCT 24

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VIEW FROM THE PARKING LOT



VIEW TOWARD THE PARKING LOT



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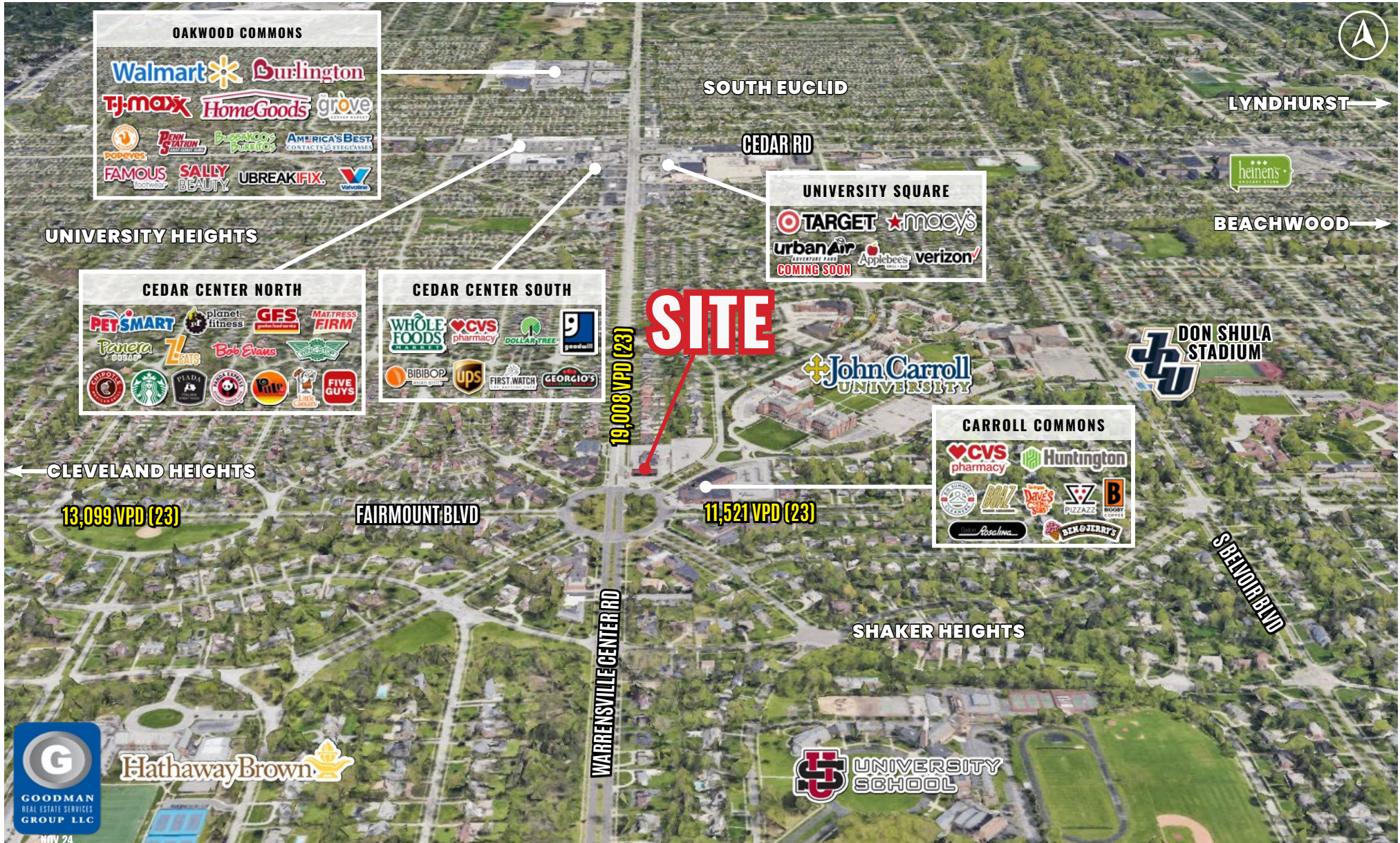
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JCU GATEWAY DEVELOPMENT

University Heights, Ohio





JCU GATEWAY DEVELOPMENT

Shaker Heights, Ohio

KEY	LEASED	NEGOTIATING	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Specialty Grocer (TBA)	13,505
2	Available (divisible)	±3,100
3	Available (divisible)	±7,025
4	JCU Gateway Student Lobby	
5	Available (divisible)	±4,000

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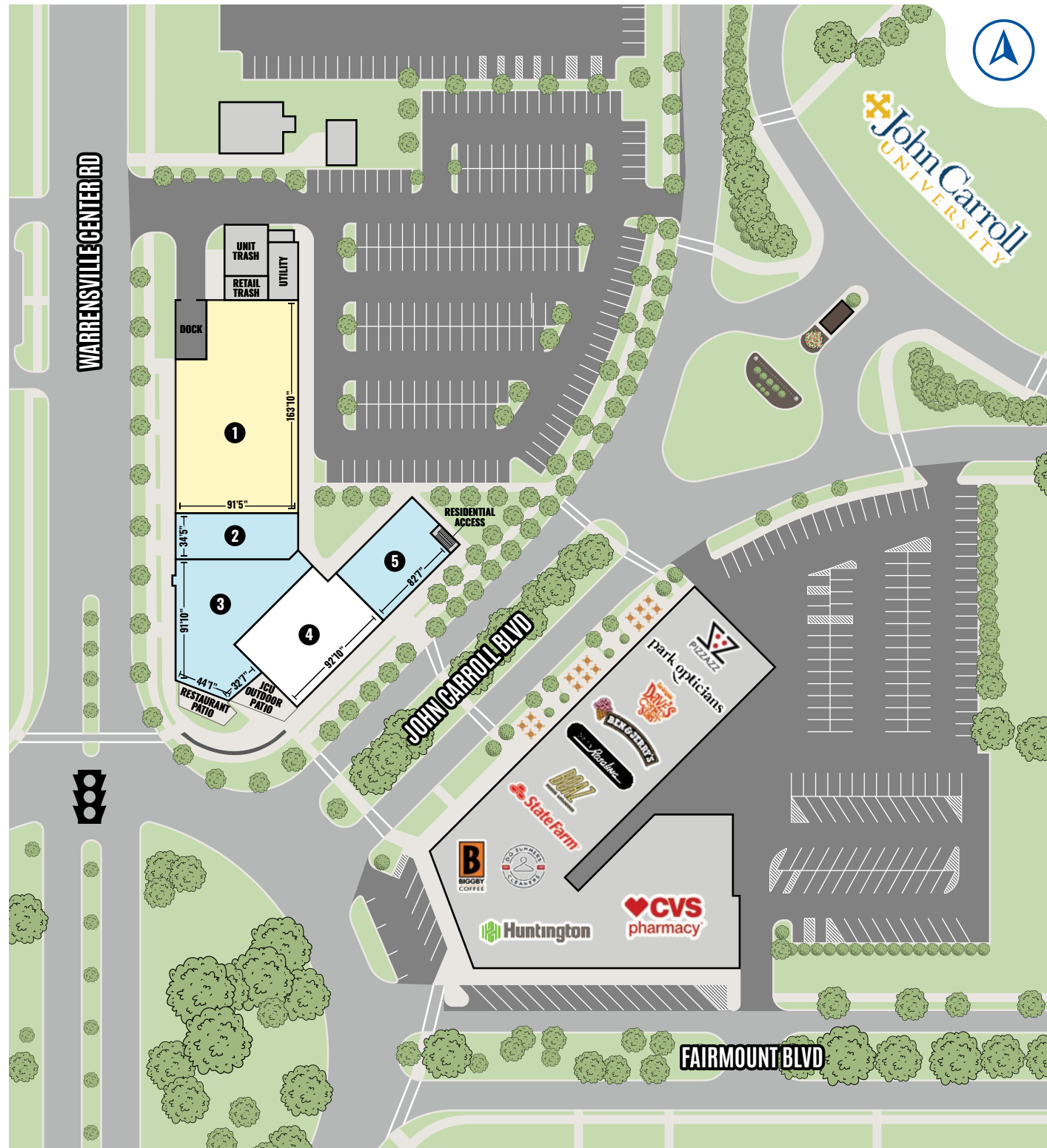
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University Heights, Ohio

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

