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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
 - Construction has commenced and the opening is planned for 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 \$175,000 live within walking distance (one mile)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	15,778	125,603	300,328
INCOME	1 MILE	3 MILE	5 MILE
2025 Average	\$178,698	\$121,117	\$91,449
2025 Median	\$125,802	\$81,063	\$58,272
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	4,603	43,252	223,758
EDUCATIONAL ATTAINMENT	GRADUATE DEGREE	BACHELOR'S DEGREE	
1 MILE	43.6%	32.4%	

LEASING INFORMATION

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OCT 24

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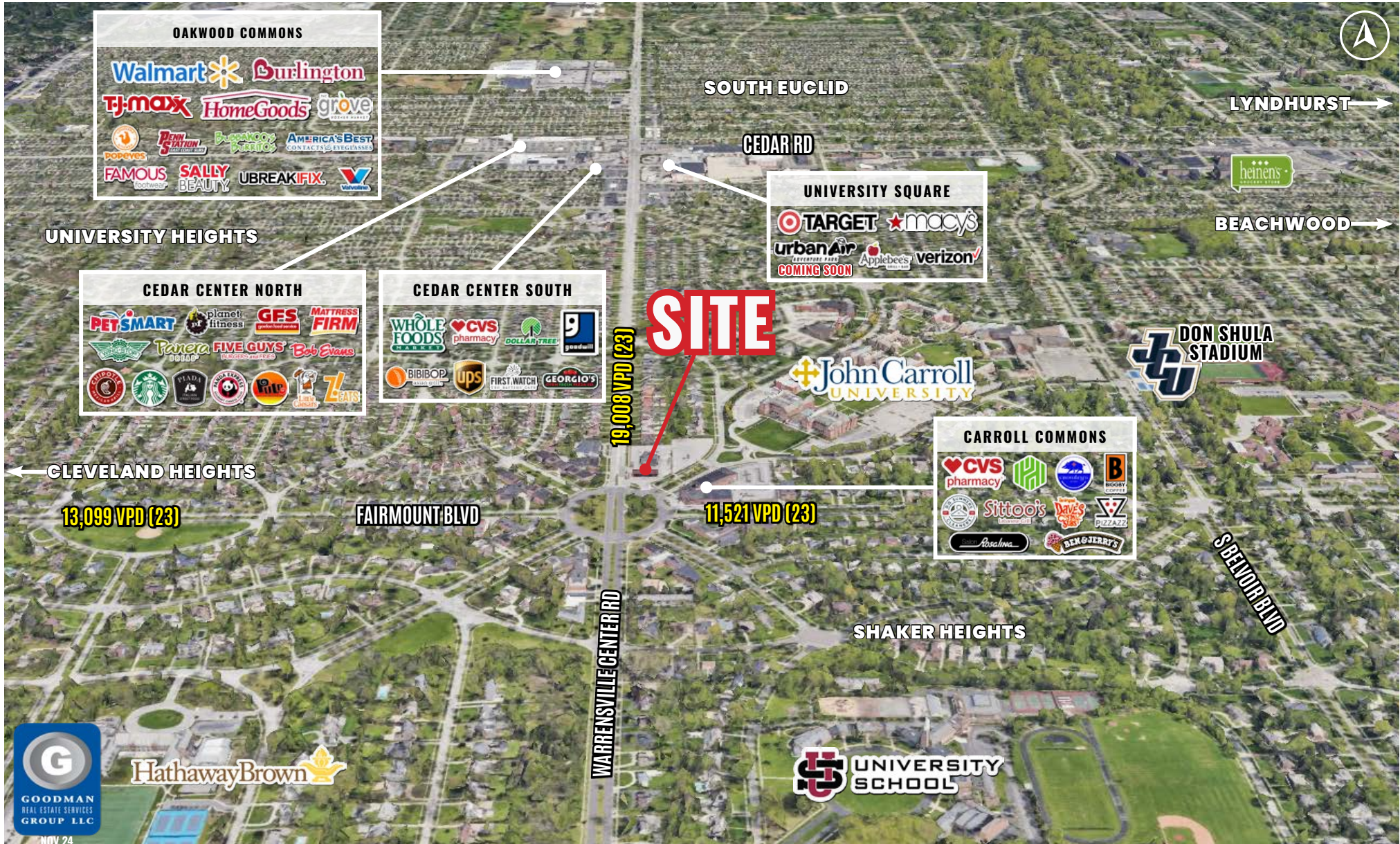
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JCU GATEWAY DEVELOPMENT

University Heights, Ohio



HathawayBrown



JCU GATEWAY DEVELOPMENT

Shaker Heights, Ohio

KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Specialty Grocer To Be Announced Soon	
2	Available	2,053
3	Available	2,125
4	Available	2,173
5	Available	4,595
6	Available	1,426
7	Available	1,429
8	Available	1,384

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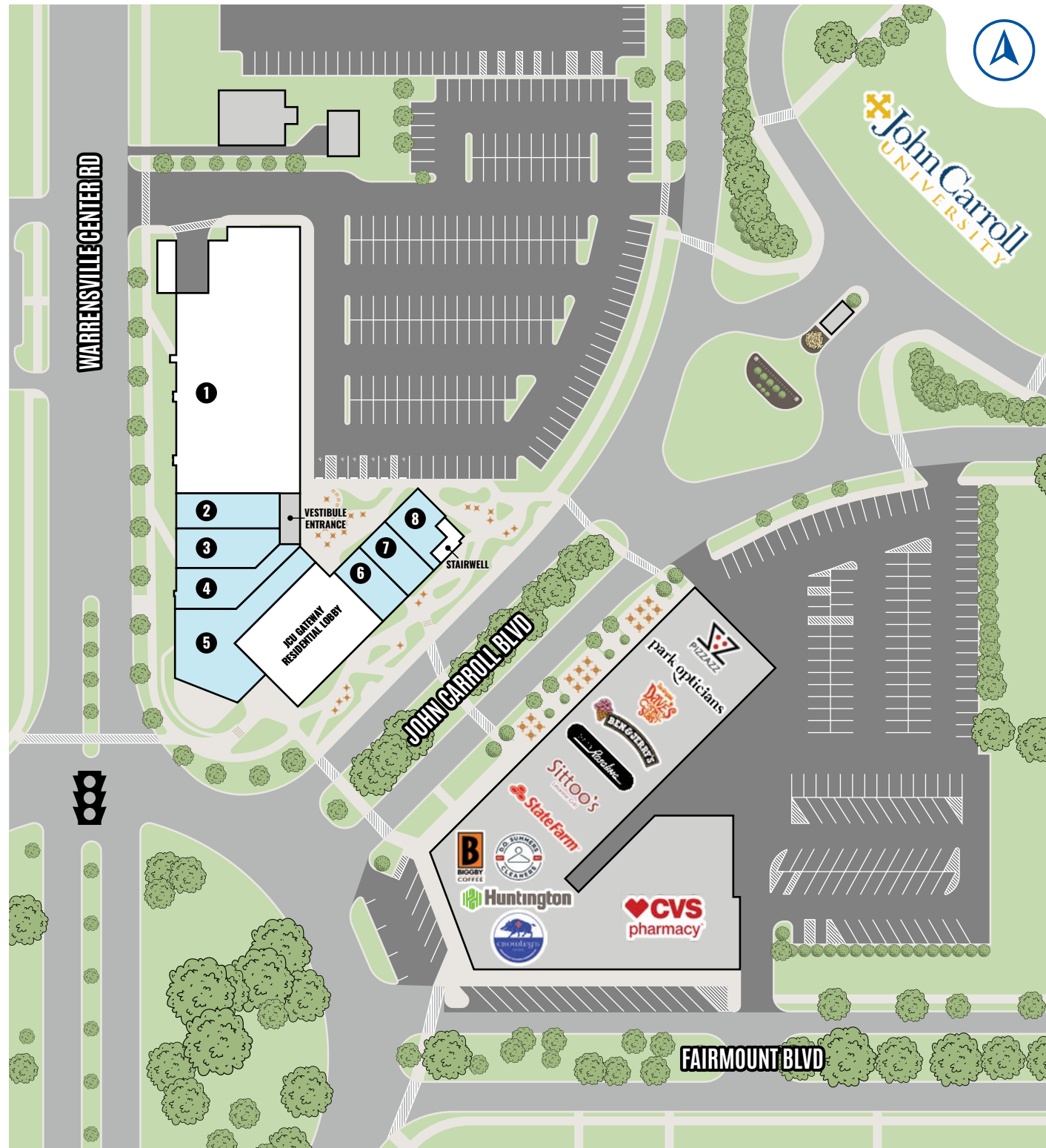
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University Heights, Ohio

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

