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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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### CLEVELAND

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

### COLUMBUS

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

## ZACK SOGOLOFF

zack@goodmanrealestate.com

## SETH MARKS

seth@goodmanrealestate.com

## TRISTAN PALMIERI

tristan@goodmanrealestate.com



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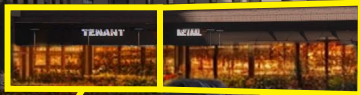
University Heights, Ohio



**SPECIALTY GROCER - TO BE ANNOUNCED**



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



**4,595 SF AVAILABLE (DIVISIBLE)**

**6,351 SF AVAILABLE (DIVISIBLE)**



OCT 24

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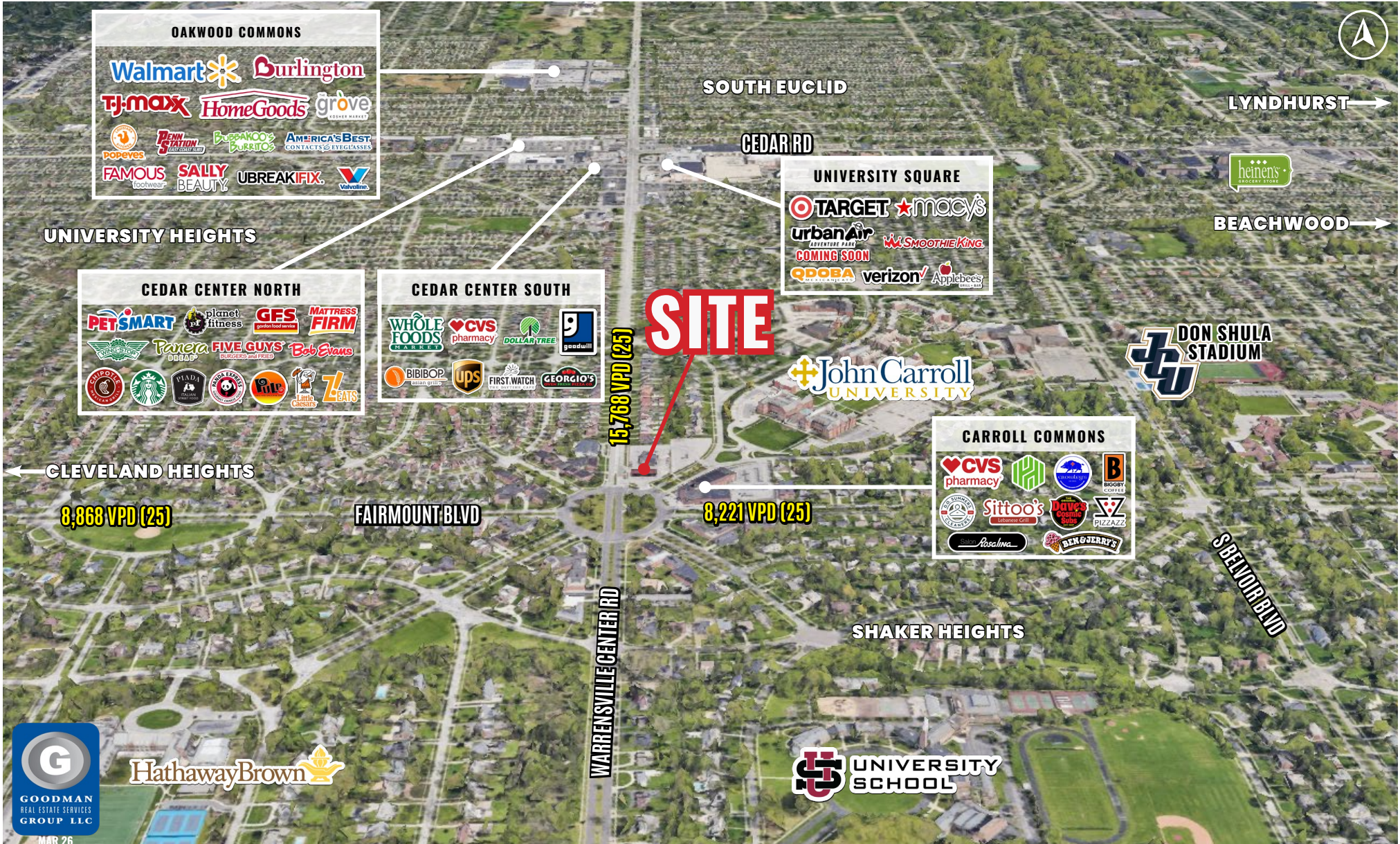
seth@goodmanrealestate.com

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# JCU GATEWAY DEVELOPMENT

## University Heights, Ohio



HathawayBrown

UNIVERSITY SCHOOL





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# JCU GATEWAY DEVELOPMENT

## 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 opened in 2025
- Library renovation complete
- New parking lot

