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JCU GATEWAY DEVELOPMENT

University Heights, Ohio



HIGHLIGHTS

- NEW mixed-use development with first floor retail and four stories of residential and student housing
 - Opening 2025
 - 2.6 AC site
 - 28,474 SF of proposed 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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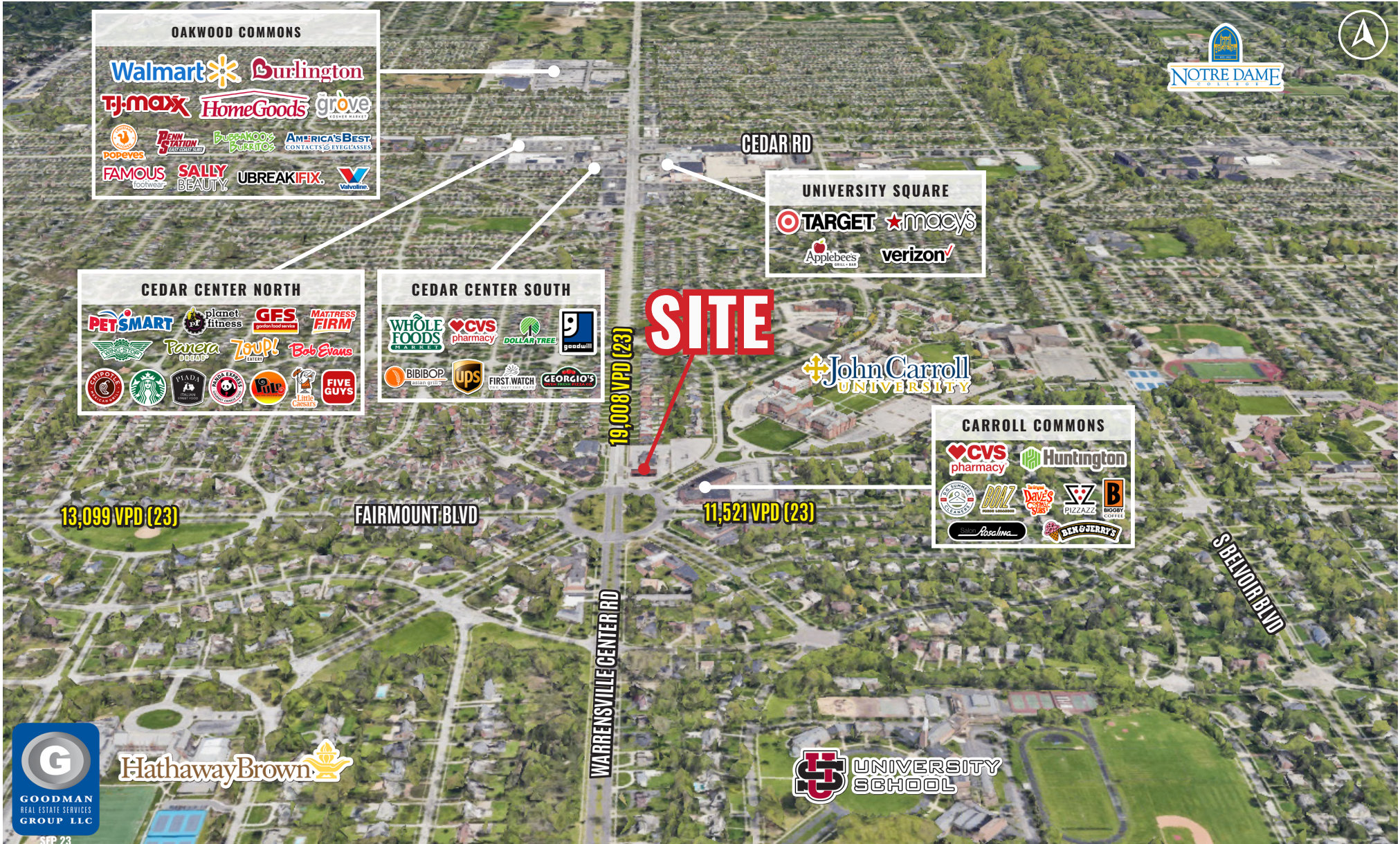
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JCU GATEWAY DEVELOPMENT

University Heights, Ohio





JCU GATEWAY DEVELOPMENT

Shaker Heights, Ohio

KEY	LEASED	NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)
1	Available (divisible)	11,545
2	Available (divisible)	12,361
3	Available (divisible)	4,568

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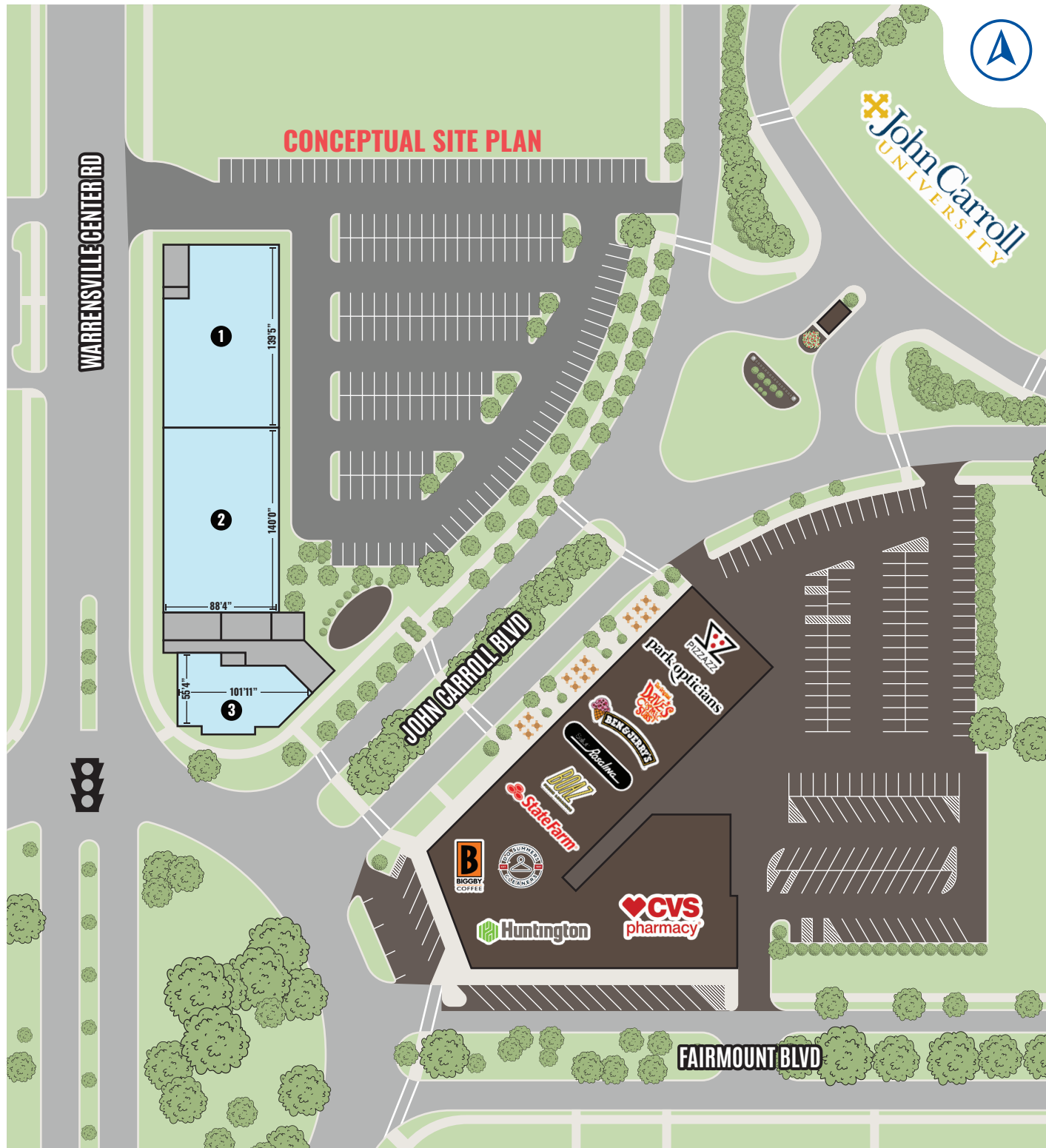
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JCU GATEWAY DEVELOPMENT

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

