

























The Cheesecake Factory · MAGNOLIA BAKERY EST. 1996 · THE CAPITAL GRILLE · ARHAUS · ETHAN ALLEN · FOGO DE CHÃO · Lilly Pulitzer · J.CREW FACTORY · LOFT · LA FITNESS · DICK'S SPORTING GOODS

Melting Pot · Saffron Patch · Moxie · LOVESAC · TEMPUR-PEDIC · TALBOTS · JOS. A. BANK · WHBM · FLOW YOGA STUDIO · giant eagle

EVOO · SHINTO · L.L.Bean · Crate&Barrel · saatva · chico's · NORDSTROM RACK · Soma · drybar · HYATT PLACE

FOR LEASING INFORMATION CONTACT ZACK SOGOLOFF, HANNAH RUSSO, OR SETH MARKS 216.381.8200 | www.goodmanrealestate.com

HIGHLIGHTS





CLEVELAND'S DINING, SHOPPING & LEISURE TIME DESTINATION

Legacy Village has 600,000 square feet of upscale retail and fine restaurants, 20,000 square feet of Class A office, and 135 hotel rooms. Major retailers and restaurants such as The Cheesecake Factory, Arhaus, Lilly Pulitzer, Crate & Barrel, and The Capital Grille attract 4.3 million visits annually.

MOST REGIONAL TRADE AREA IN CLEVELAND

Home to the only Crate & Barrel, Nordstrom, L.L.Bean, and Capital Grille in the Cleveland Market.

HIGHLIGHTS

A REGIONAL DESTINATION ON CLEVELAND'S PROSPEROUS EAST SIDE

For over 20 years, Legacy Village has been a cherished shopping and dining oasis for the prominent communities of the east side, including neighborhoods like Shaker Heights, Chagrin Falls, Beachwood, Pepper Pike, Hunting Valley, and Moreland Hills. Legacy's surrounding population reports an average household income of over $162,318.



- The largest collection of home furnishings in the metro area, with the only Crate & Barrel and L.L.Bean in the market, as well as flagships from Arhaus, Ethan Allen, Nordstrom Rack, Lovesac, Tempur-pedic, Zebrano, Saatva, and AVRS Furniture
- Ten unique, market-dominant dining establishments including Fogo de Chão (opening 2027), The Cheesecake Factory, The Capital Grille, Shinto Japanese Steakhouse and Sushi Bar (opening November 2026), Melting Pot, two new restaurants by Brad Friedlander (Moxie (now open) and EVOO (now open), and Saffron Patch (now open)
- Over 50 community events hosted on The Lawn each year, including live music every Saturday during the summer
- Super-regional draw from Cleveland, Akron-Canton, Youngstown, and Erie MSAs with a population over 3.6 million
- 98,094 total daytime population within 5 miles and more than 4.5 million square feet of suburban office space
- Major area employers include Cleveland Clinic, University Hospitals, Progressive Insurance, Sherwin-Williams, Eaton Corporation, Weston, Parker Hannifin, and KeyCorp
- Over 4.3 million customers visit on an annual basis
- Captures Cleveland's high income Eastside consumers being within 15 minutes' drive-time of the affluent communities of Shaker Heights, Pepper Pike, Moreland Hills, Solon, and Beachwood

The Cheesecake Factory · Magnolia Bakery Est. 1996 · The Capital Grille · Arhaus · Ethan Allen · Fogo de Chão · Lilly Pulitzer · J.Crew Factory · Loft · LA Fitness · Dick's Sporting Goods · Melting Pot · Saffron Patch · Moxie · Lovesac · Tempur-Pedic · Talbots · Jos. A. Bank · WHBM · Flow Yoga Studio · Giant Eagle · EVOO · Shinto · L.L.Bean · Crate & Barrel · Saatva · Chico's · Nordstrom Rack · Soma · drybar · Hyatt Place

2026 DEMOGRAPHICS



POPULATION

5 MILES	15 MILES	30 MILES
238,466	1,063,937	2,224,719

DAYTIME POPULATION

5 MILES	15 MILES	30 MILES
98,094	575,654	1,002,472

HOUSEHOLDS

5 MILES	15 MILES	30 MILES
105,631	467,790	949,127

INCOME

	1 MILES	3 MILES	5 MILES
AVG. HH INCOME	$162,318	$136,400	$117,441
HHS WITH AN INCOME ABOVE $100,000	1,675	13,888	27,720
HHS WITH AN INCOME ABOVE $200,000	853	6,662	13,794

PROPERTY PHOTOS









PROPERTY PHOTOS









PROPERTY PHOTOS - OPPORTUNITIES

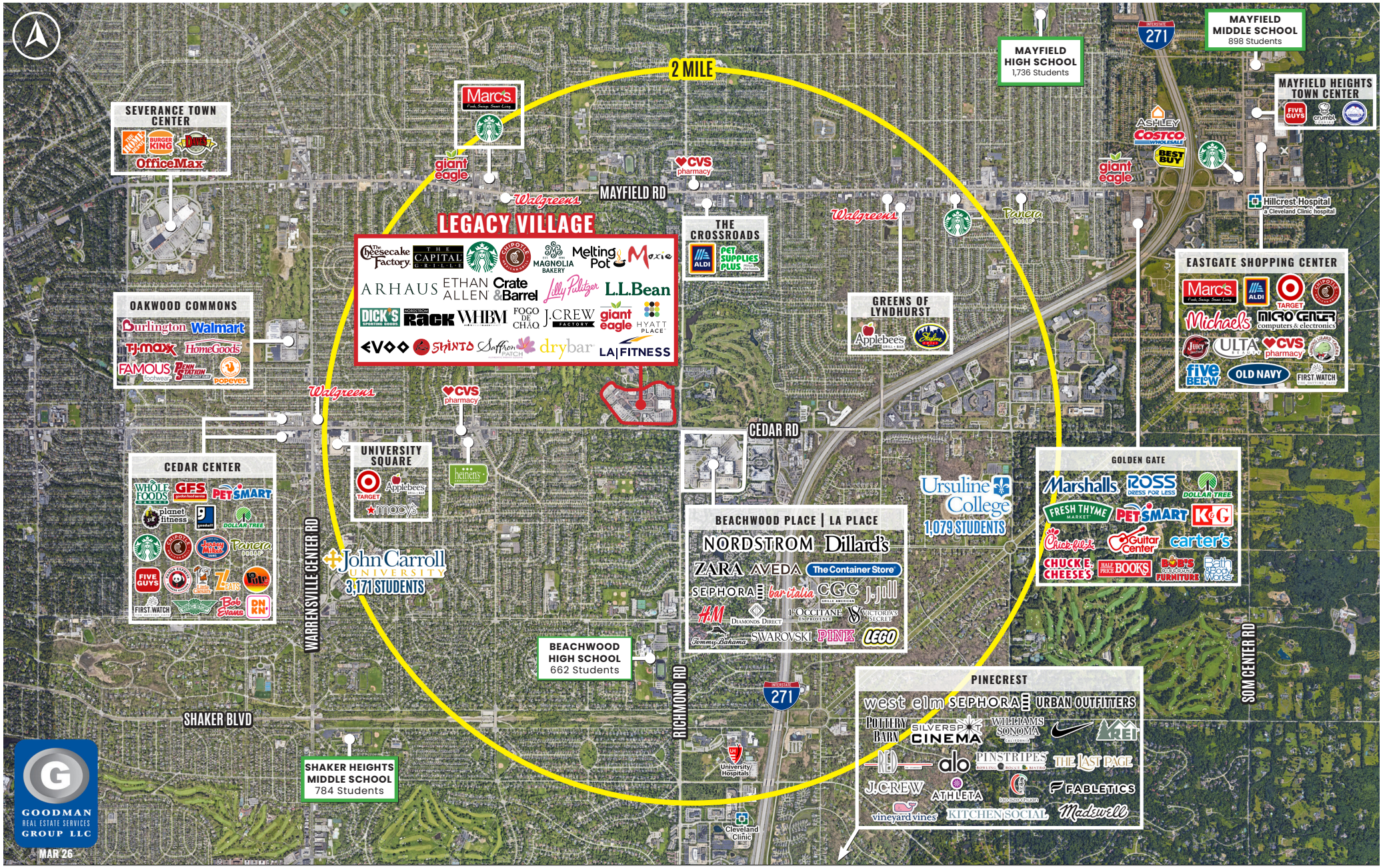








AERIAL


2 MILE
LEGACY VILLAGE
MAYFIELD RD
CEDAR RD
SEVERANCE TOWN CENTER
OFFICEMAX
OAKWOOD COMMONS
CEDAR CENTER
UNIVERSITY SQUARE
JOHN CARROLL UNIVERSITY
3,171 STUDENTS
WARRENSVILLE CENTER RD
SHAKER BLVD
SHAKER HEIGHTS MIDDLE SCHOOL
784 Students
THE CROSSROADS
GREENS OF LYNDHURST
MAYFIELD HIGH SCHOOL
1,736 Students
MAYFIELD MIDDLE SCHOOL
898 Students
MAYFIELD HEIGHTS TOWN CENTER
EASTGATE SHOPPING CENTER
GOLDEN GATE
URSULINE COLLEGE
1,079 STUDENTS
BEACHWOOD PLACE | LA PLACE
BEACHWOOD HIGH SCHOOL
662 Students
RICHMOND RD
PINECREST
SOM CENTER RD
Hillcrest Hospital
a Cleveland Clinic hospital
University Hospitals
Cleveland Clinic
GOODMAN REAL ESTATE SERVICES GROUP LLC
MAR 26

SITE


DICK'S SPORTING GOODS
PARKING GARAGE
HYATT PLACE
ETHAN ALLEN
LOVESAC
DAKOTA JONDON
Sola SALONS
barre3
CHIPOTLE
LOFT
drybar
Melting Pot
ANTHONY&VINCE NAIL SPA
PEARLE VISION
saatva
TEMPUR-PEDIC
SHINTO COMING SOON
ARHAUS
Moxie
THE LAWN
FOGO DE CHÃO OPENING 2027
BLACK BOX Fit
chico's
VOO
Ladies & Gentlemen
WHBM
Saffron Beach
TALBOTS
Lilly Pulitzer
J.CREW FACTORY
Crate & Barrel
J.S.A. BANK
Soma
giant eagle
LA FITNESS
NORDSTROM RACK
L.L.Bean
The Cheesecake Factory
THE CAPITAL GRILLE
REDEVELOPMENT OPPORTUNITY
PROPOSED OUTLOT
FULL ACCESS
CEDAR RD
31,529 VPD (25)
RICHMOND RD
17,898 VPD (25)
GOODMAN REAL ESTATE SERVICES GROUP LLC
JUL 26

SITE PLAN - GROUND LEVEL

LEASED | AVAILABLE | NOT PART | NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)
B-1	The Cheesecake Factory	12,667
C-11	Fogo de Chão (Coming Soon)	7,597
C-14	Moxie (Now Open)	6,370
C-17	Arhaus Furniture	21,381
D-29	Crate and Barrel	35,925
E-32	J. Crew Factory	8,144
E-32A	Available	1,800
E-33	Tempur-Pedic	3,577
E-33A	Saatva	3,848
E-34	Shinto (Opening November 2026)	11,421
E-35	Pearle Vision	2,539
E-36	Negotiating Lease	1,708
F-37	Dick's Sporting Goods	81,655
G-38	AVRS Furniture	18,396
G-44	Ethan Allen	10,049
G-47	Available	10,207
G-50	Storage	370
G-51	Lovesac	1,408
G-53	Dakota London (Coming Soon)	1,779
G-54	Chipotle	2,405
G-55	Flow Yoga	1,673
G-56	Sweet & Sassy	1,835
G-57	Starbucks	1,751
G-59	Lee Hayden Gallery	3,798
G-62	Locally Spruced	2,200
G-63	Available	2,105
G-64	Milan Laser	2,084
G-65	Dry Bar	1,997
G-66	Loft	5,703
G-68	Available	±3,560
G-69	Available	±3,530
G-70	Available	±3,525
H-88	Giant Eagle	80,363
I-89	LA Fitness	48,658
I-90	Nordstrom Rack	42,242
J-90	L.L. Bean	15,770
J-95	Available	3,960
J-97	Available	3,920
J-99	Soma	2,482
J-100	Available	3,585
J-102	Deka Lash	1,392
J-105	Jos. A. Bank	4,490
J-107	Lilly Pulitzer	4,027
J-108	Anthony Vince Nail Salon	2,451
K-110A	Available	2,250
K-110B	Available	2,250
K-112	Talbots	8,689
K-118	Chico's	3,574
K-119	White House Black Market	3,886
K-124	Available	927
K-125	Black Box Fix	1,162
K-126	EVOO (Now Open)	5,032
K-129	Magnolia Bakery (Now Open)	1,295
K-130	Saffron Patch	6,226
L-140	Capital Grille	8,632
M-141	Available	4,116



DEVELOPMENT SIZE 67 Acres

TOTAL RETAIL 576,566 SF

TOTAL PARKING 2,787 Spaces

SITE PLAN - BALCONY & OFFICES

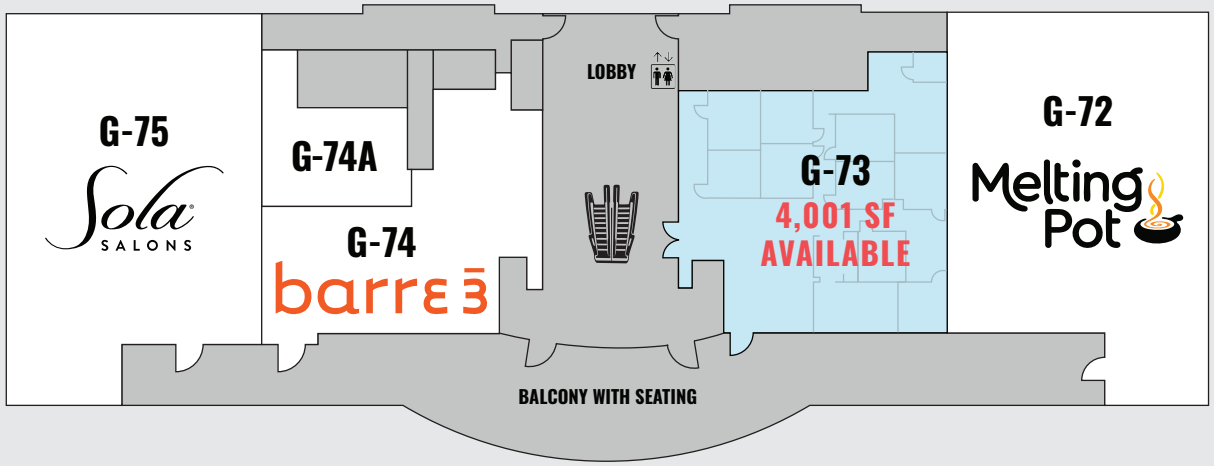
LEASED | AVAILABLE | NOT PART | NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)
2ND LEVEL		
G-72	The Melting Pot	5,516
G-73	Available	4,001
G-74	Barre3	2,883
G-74A	Storage	910
G-75	Sola Salons	5,593
SUMMARY		18,903
3RD LEVEL | G-76		
300	First Interstate Properties	1,869
303	Legacy Mall Office	930
304	Available	1,540
305	Goodman Real Estate	4,661
SUMMARY		9,000

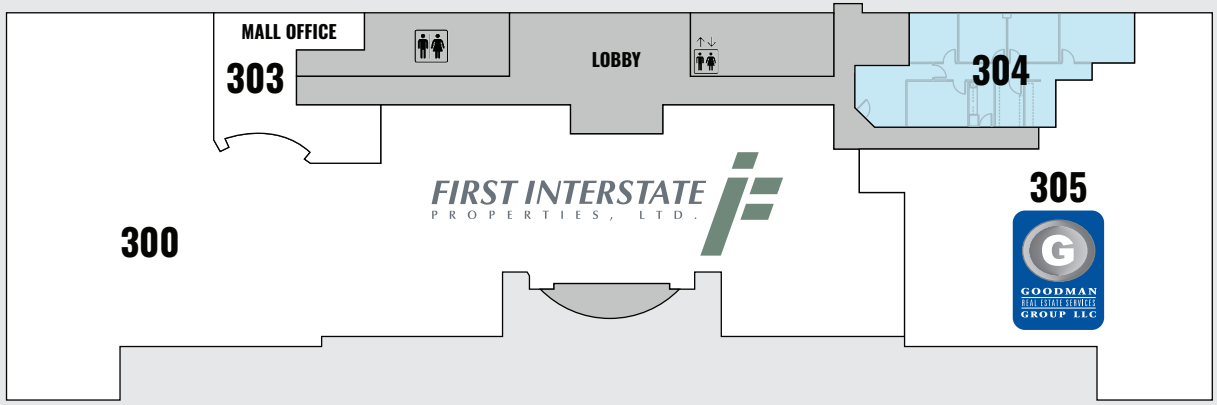
LOCATION



2ND LEVEL | BALCONY RETAIL / OFFICE SUITE



3RD LEVEL | G-76 | OFFICES AT LEGACY VILLAGE



DEVELOPMENT SIZE 67 Acres | **TOTAL RETAIL** 576,566 SF | **TOTAL PARKING** 2,787 Spaces

SITE PLAN - GLASS TOWER LEVEL

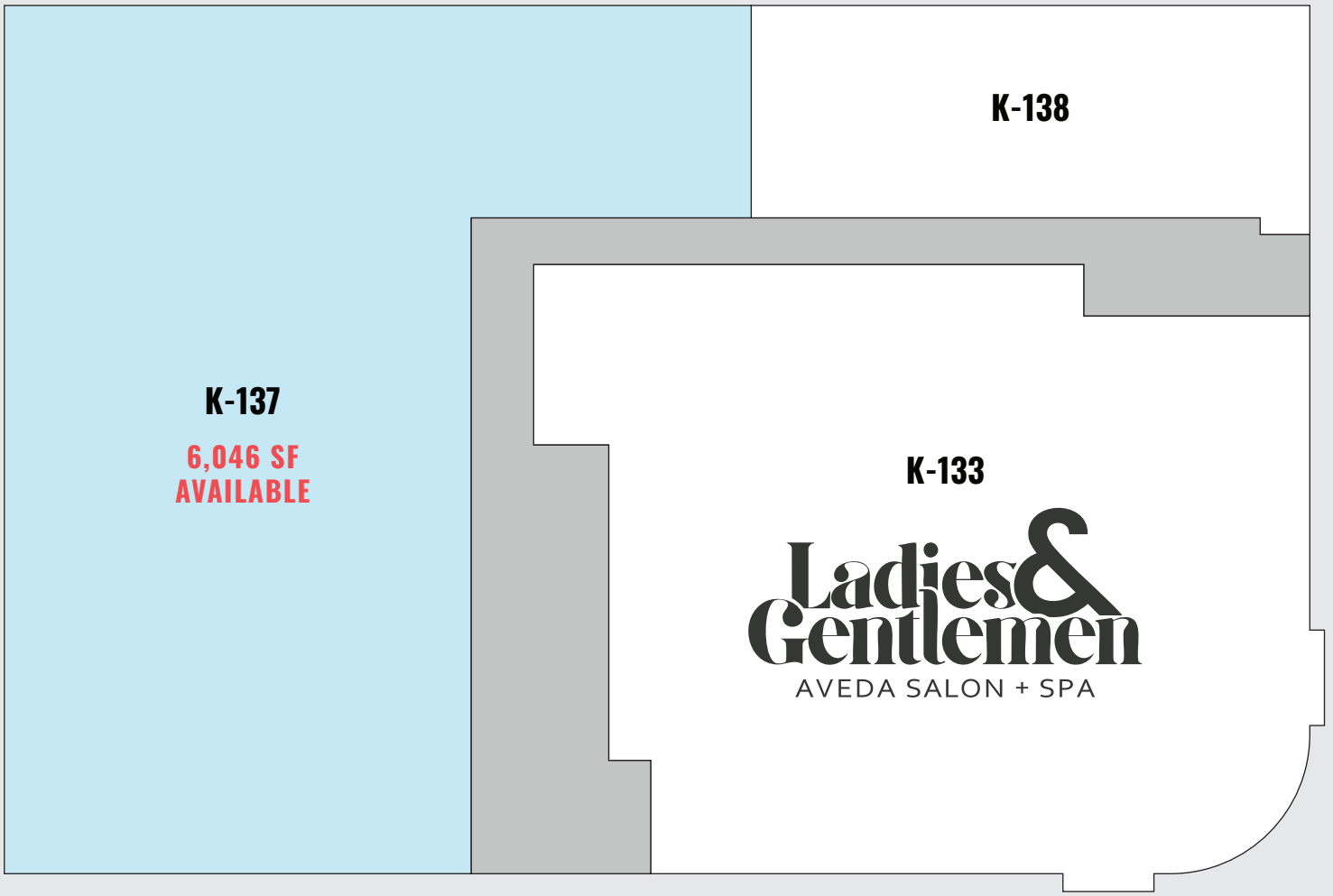
LEASED | AVAILABLE | NOT PART | NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)
2ND LEVEL		
K-133	Ladies & Gentlemen Salon & Spa	5,121
K-137	Available	6,046
K-138	Landlord Room	1,561
SUMMARY		**12,728**

LOCATION



2ND LEVEL | GLASS TOWER LEVEL



DEVELOPMENT SIZE 67 Acres | **TOTAL RETAIL** 576,566 SF | **TOTAL PARKING** 2,787 Spaces

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GOODMAN REAL ESTATE SERVICES GROUP HAS GROWN TREMENDOUSLY SINCE ITS FOUNDING IN 1998.

We market 15.5 million square feet of property for sale, lease, or development throughout Ohio and surrounding states and nationwide for investment sales. We are a market leader in tenant services. Whether leasing shopping center space, purchasing or leasing land, or build-to-suit development, Goodman Real Estate Services Group has the market knowledge and tools to uncover successful locations and provide our clients with quality service and results. We have offices in Cleveland and Columbus.

27
TEAM MEMBERS

200+
PROPERTIES

100+
TENANTS

A MEMBER OF CHAINLINKS RETAIL ADVISORS

GOODMAN REAL ESTATE SERVICES GROUP

Goodman Real Estate Services Group is a commercial real estate brokerage specializing in tenant and buyer representation, property marketing and investment sales nationwide. We have grown since 1998 to be a Midwest market leader in commercial real estate services, specializing in retail. Goodman Real Estate Services Group is also the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

FIRST INTERSTATE PROPERTIES

Founded in 1989, First Interstate Properties has built over 4 million square feet of first class retail shopping center space in North East Ohio including Legacy Village as well as Ohio's first LEED designed sustainable shopping environment, Oakwood Commons.

LEGACY VILLAGE



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