



LEGACY VILLAGE

Lyndhurst, Ohio



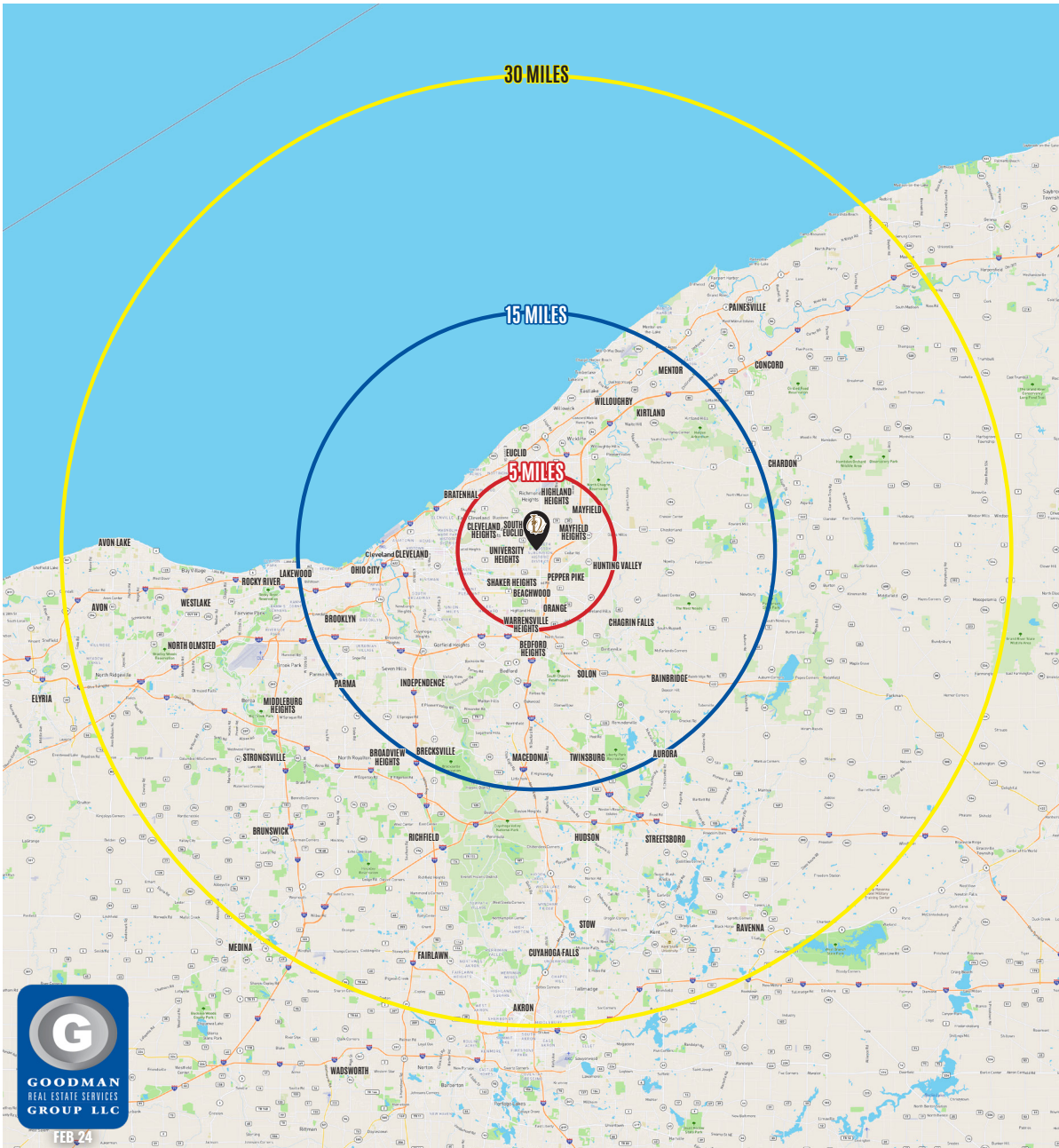
ZACK SOGOLOFF
zack@goodmanrealestate.com

SETH MARKS
seth@goodmanrealestate.com

TRISTAN PALMIERI
tristan@goodmanrealestate.com

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.

CENTRALLY LOCATED

Legacy Village is located within 600 miles of 50% of the population in the United States

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 \$93,465.



- The largest collection of home furnishings in the metro area, with the only Crate & Barrel in the market, as well as flagships from Arhaus, Ethan Allen, Tempur-pedic and Lovesac
- 9 special dining establishments including The Capital Grille, The Cheesecake Factory, Brio, and Wild Mango
- Over 50 special events hosted on The Lawn each year
- Draws guests regionally from Cleveland, Akron-Canton area with a population over 3.5 million
- 93,040 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



DEMOGRAPHICS



POPULATION

| 5 MILES | 15 MILES | 30 MILES |
|---------|-----------|-----------|
| 242,187 | 1,068,740 | 2,230,945 |



DAYTIME POPULATION

| 5 MILES | 15 MILES | 30 MILES |
|---------|----------|----------|
| 93,040 | 554,466 | 964,428 |



INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|------------------------------------|----------|----------|----------|
| AVG. HH INCOME | \$93,465 | \$79,014 | \$86,009 |
| HHS WITH AN INCOME ABOVE \$75,000 | 44,697 | 167,331 | 393,155 |
| HHS WITH AN INCOME ABOVE \$100,000 | 31,561 | 112,591 | 269,705 |



HOUSEHOLDS

| 5 MILES | 15 MILES | 30 MILES |
|---------|----------|----------|
| 107,560 | 469,693 | 951,971 |

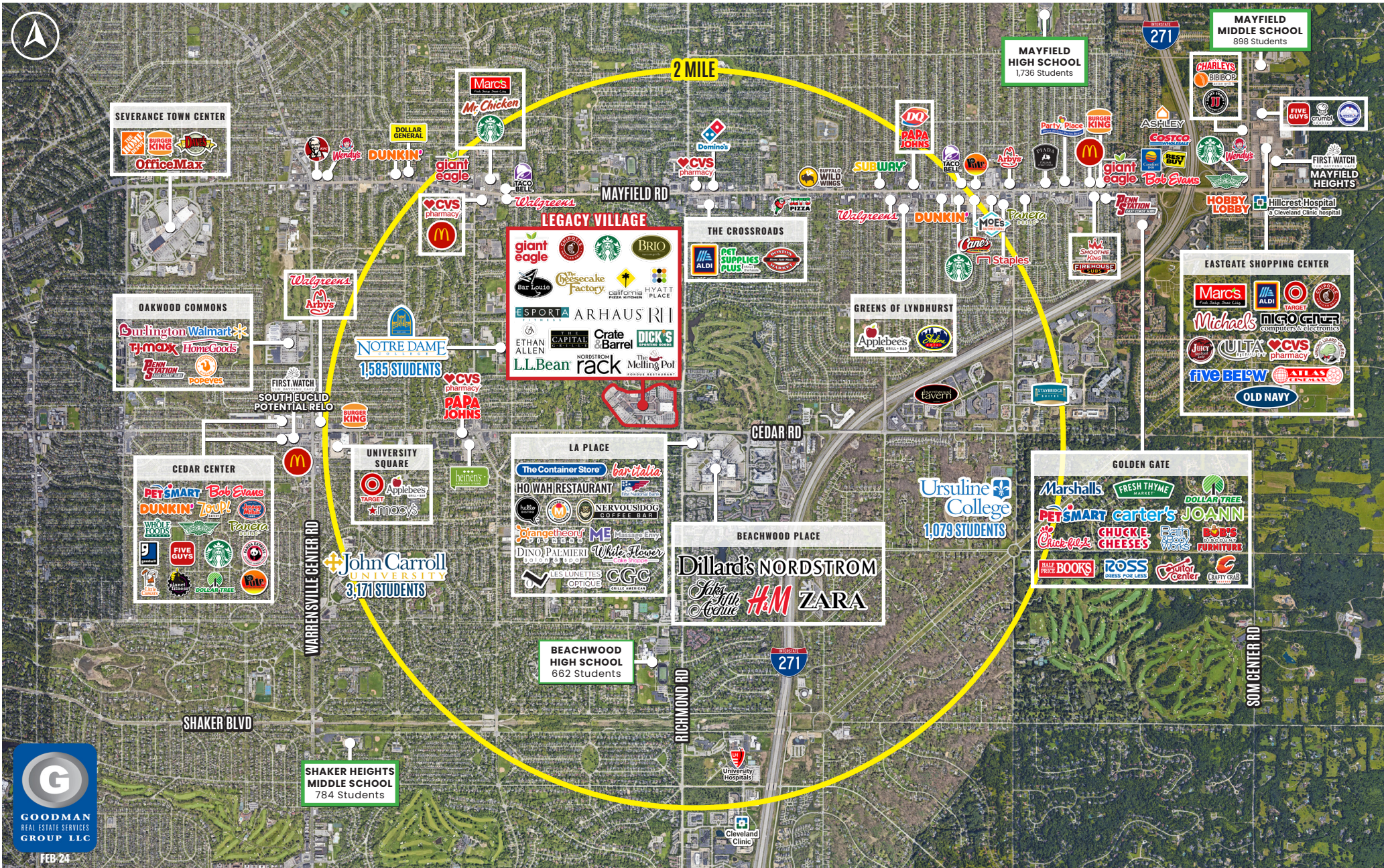
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL



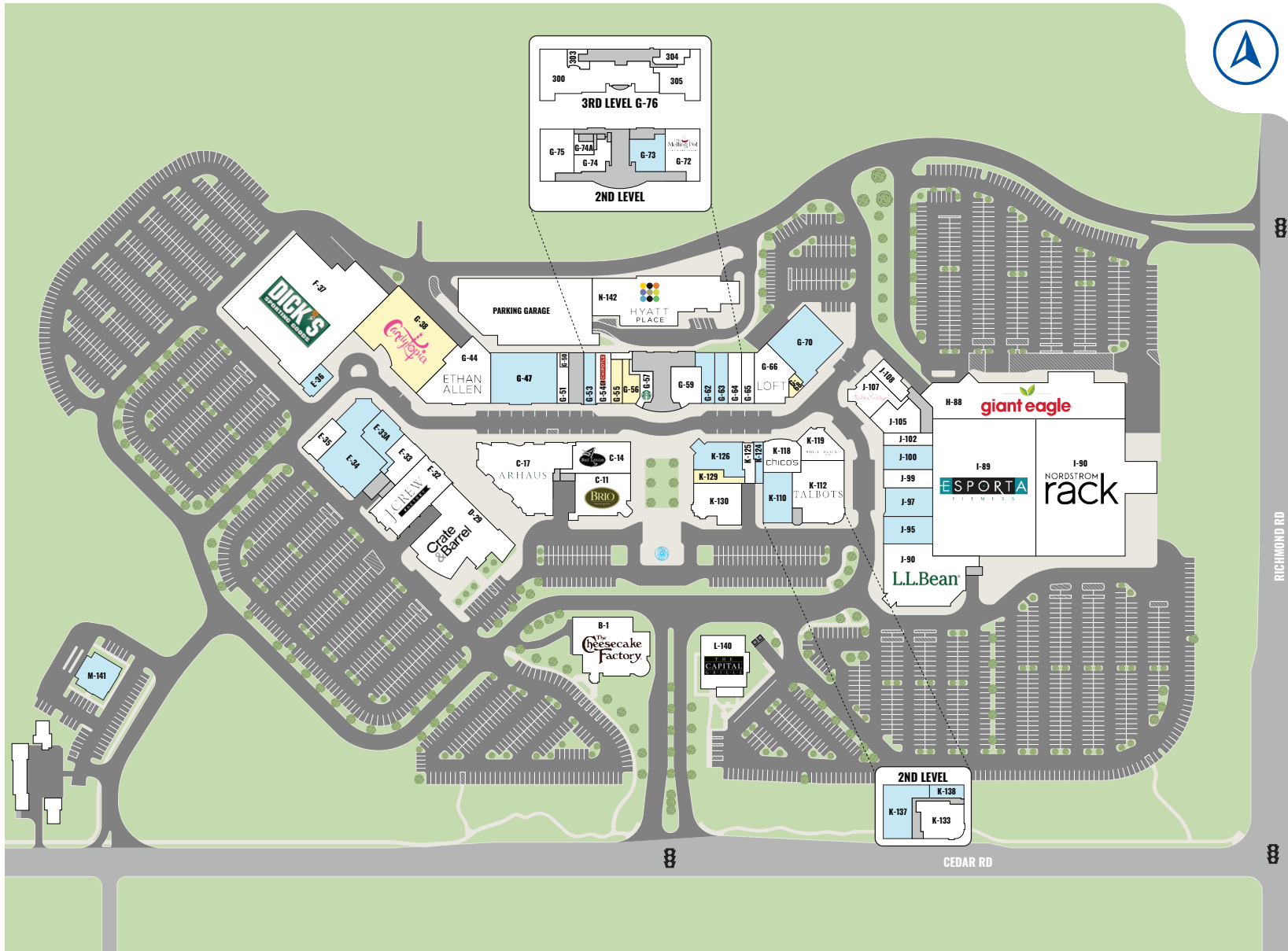
FEB 24

SITE



SITE PLAN

| UNIT | TENANT | SIZE (SQ. FT.) |
|----------------|--|----------------|
| B-1 | The Cheesecake Factory | 12,667 |
| C-11 | Brio Italian Grille | 7,597 |
| C-14 | Bar Louie | 6,370 |
| C-17 | Arhaus Furniture | 21,381 |
| D-29 | Crate and Barrel | 35,925 |
| E-32 | J. Crew Factory | 9,944 |
| E-33 | Tempur-Pedic | 3,577 |
| E-33A | Available | 3,848 |
| E-34 | Available | 11,421 |
| E-35 | Pearle Vision | 2,539 |
| E-36 | Available | 1,708 |
| F-37 | Dick's Sporting Goods | 81,655 |
| G-38 | Candytopia | 18,396 |
| G-44 | Ethan Allen | 10,049 |
| G-47 | Available | 10,207 |
| G-50 | Storage | 370 |
| G-51 | Lovesac | 1,408 |
| G-53 | Available | 1,779 |
| G-54 | Chipotle | 2,405 |
| G-55 | Marlisa Dunn Art | 1,673 |
| G-56 | Negotiating | 1,835 |
| G-57 | Starbucks | 1,751 |
| G-59 | Contessa Gallery | 3,798 |
| G-62 | Available | 2,200 |
| G-63 | Available | 2,202 |
| G-64 | Milan Laser | 2,084 |
| G-65 | Dry Bar | 1,997 |
| G-66 | Loft | 5,703 |
| G-68 | Negotiating | 729 |
| G-70 | Available | 10,203 |
| G-72 | The Melting Pot (2nd Level) | 5,516 |
| G-73 | Available (2nd Level) | 4,001 |
| G-74 | Barre3 (2nd Level) | 2,883 |
| G-74A | Storage (2nd Level) | 910 |
| G-75 | Sala Salon (2nd Level) | 5,593 |
| G-76 | 300 - First Interstate Properties | 1,869 |
| G-76 | 303 - Legacy Mall Office | 930 |
| G-76 | 304 - First Interstate Properties | 1,540 |
| G-76 | 305 - Goodman Real Estate | 4,661 |
| H-88 | Giant Eagle | 80,363 |
| I-89 | Esporta 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-110 | Available | 4,490 |
| 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 | Available | 5,032 |
| K-129 | Dippy Whip | 1,295 |
| K-130 | Wild Mango | 6,226 |
| K-133 | Ladies & Gentlemen Salon & Spa (2nd Level) | 5,121 |
| K-137 | Available (2nd Level) | 6,046 |
| K-138 | Available (2nd Level) | 1,561 |
| L-140 | Capital Grille | 8,632 |
| M-141 | Available | 4,116 |
| N-142 | Hyatt Place Hotel | N/A |
| SUMMARY | | 589,421 |



DEVELOPMENT SIZE 67 Acres

TOTAL RETAIL 587,843 SF

TOTAL PARKING 2,787 Spaces

THE SOGOLOFF TEAM



ZACK SOGOLOFF
SENIOR VICE PRESIDENT

zack@goodmanrealestate.com
216.381.8200 x207



SETH MARKS
SENIOR DIRECTOR

seth@goodmanrealestate.com
216.381.8200 x223



TRISTAN PALMIERI
SALES ASSOCIATE

tristan@goodmanrealestate.com
216.381.8200 x217

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

We market 11.5 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.



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TEAM MEMBERS



200+

PROPERTIES



100+

TENANTS

A MEMBER OF **CHAINLINKS** RETAIL ADVISORS

GOODMAN REAL ESTATE SERVICES GROUP

Goodman combines experience, human and technological resources and enthusiastic hard work to offer our clients professional and thorough service and representation.

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



FOR LEASING INFORMATION



ZACK SOGOLOFF

zack@goodmanrealestate.com

SETH MARKS

seth@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com

216.381.8200 | www.goodmanrealestate.com

CLEVELAND

25333 Cedar Road, Suite 305
Cleveland, OH 44124



COLUMBUS

389 E. Livingston Avenue
Columbus, OH 43215

MANAGING PARTNER

FIRST INTERSTATE
PROPERTIES, LTD.

The logo for First Interstate Properties, Ltd. It features the company name in a bold, sans-serif font. To the right of the text is a stylized graphic element consisting of three horizontal bars of varying lengths, stacked vertically, resembling a stylized 'F' or a set of steps.