

THE OFFICES AT CARROLL COMMONS

Shaker Heights, Ohio



HIGHLIGHTS

- Situated at Fairmount Circle, the high-traffic intersection of Fairmount Boulevard and Warrensville Center Road, with nearly 24,000 vehicles passing this site daily
- Located at the gateway to John Carroll University (2,850 students) and at the crossroads to the densely populated communities of University Heights, Cleveland Heights, and Shaker Heights (over 124,000 residents and 44,000 employees within three miles)
- Join a successful neighborhood center that includes Huntington Bank, CVS Pharmacy, Dave's Cosmic Subs, Ben & Jerry's, Pizzazz on the Circle, Biggby Coffee, Sittoo's Lebanese Grill, and D.O. Summers Cleaners
- Now Open: Crowley's Dive
- OFFICES AVAILABLE:** 1,875 SF | 1,246 SF | 749 SF

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	15,783	121,744	289,802
2025 Estimate	16,162	124,768	299,013
INCOME	1 MILE	3 MILE	5 MILE
2025 Average	\$180,205	\$121,480	\$91,626
2025 Median	\$125,868	\$81,268	\$58,439
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 Employees	4,716	44,195	223,801

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

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

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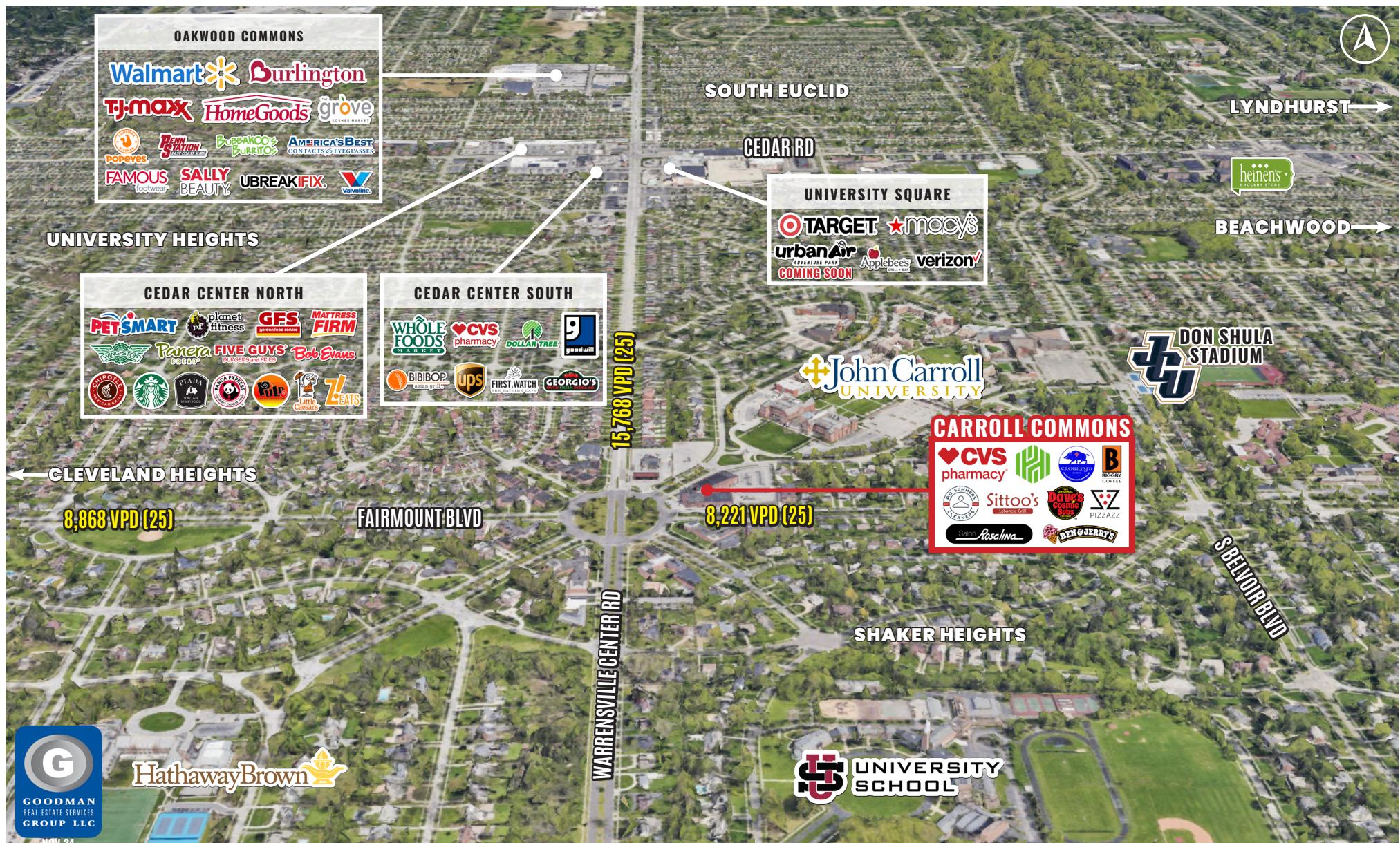
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Existing Campus Map and NEW Field House Site



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

 **John Carroll**
UNIVERSITY



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KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT TENANT SIZE (SQ. FT.)

201 Dr. WM Cummings

202 Yvette Goulders LISW, LLC

203 Inspire Motion

204 Inspire Motion / Mat Studio

205 Photonics

206 Independence Construction

208 Available Medical Suite 1,246

210 Available 749

211 Safar, Egon DDS

212 A Howard Hanna

212 B Howard Hanna

214 Revive Consulting

215 Revive Consulting

216 A Mastandrea Law

216 B Photonics Closet

217 Chamberfest

218 Available 1,875

220 Schneider, Robert DDS

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