



WWW.GOODMANREALESTATE.COM
216.381.8200

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
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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

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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





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


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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	

