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JCU GATEWAY DEVELOPMENT

University Heights, Ohio



HIGHLIGHTS

- New mixed-use development anchored by Trader Joe's (coming soon), with four stories of residential and student housing
 - Construction has commenced and the opening is planned for fall semester 2026
 - 27,630 SF of planned retail space, including Trader Joe's
 - 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 \$175,000 live within walking distance (one mile)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	15,778	125,603	300,328
INCOME	1 MILE	3 MILE	5 MILE
2025 Average	\$178,698	\$121,117	\$91,449
2025 Median	\$125,802	\$81,063	\$58,272
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	4,603	43,252	223,758
EDUCATIONAL ATTAINMENT	GRADUATE DEGREE	BACHELOR'S DEGREE	
1 MILE	43.6%	32.4%	

LEASING INFORMATION

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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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OCT 24



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VIEW FROM THE PARKING LOT

TRADER JOE'S
COMING SOON



VIEW TOWARD THE PARKING LOT



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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 opened in 2025
- Library renovation complete
- New parking lot

