



The Cheesecake Factory MAGNOLIA BAKERY EST. 1996

THE CAPITAL GRILLE ARHAUS

ETHAN ALLEN

Lilly Pulitzer

J.CREW FACTORY

LOFT

LA FITNESS

DICK'S SPORTING GOODS

Melting Pot

Saffron PATCH AUTHENTIC INDIAN CUISINE

Maxie LOVESAC

TEMPUR-PEDIC

TALBOTS

JOS. A. BANK

WHBM WHITEHOUSEBLACKMARKET

FLOW YOGA STUDIO LEGACY VILLAGE

giant eagle

EVOO SHINTO

L.L.Bean

Crate & Barrel

saatva

chico's

NORDSTROM RACK

Soma

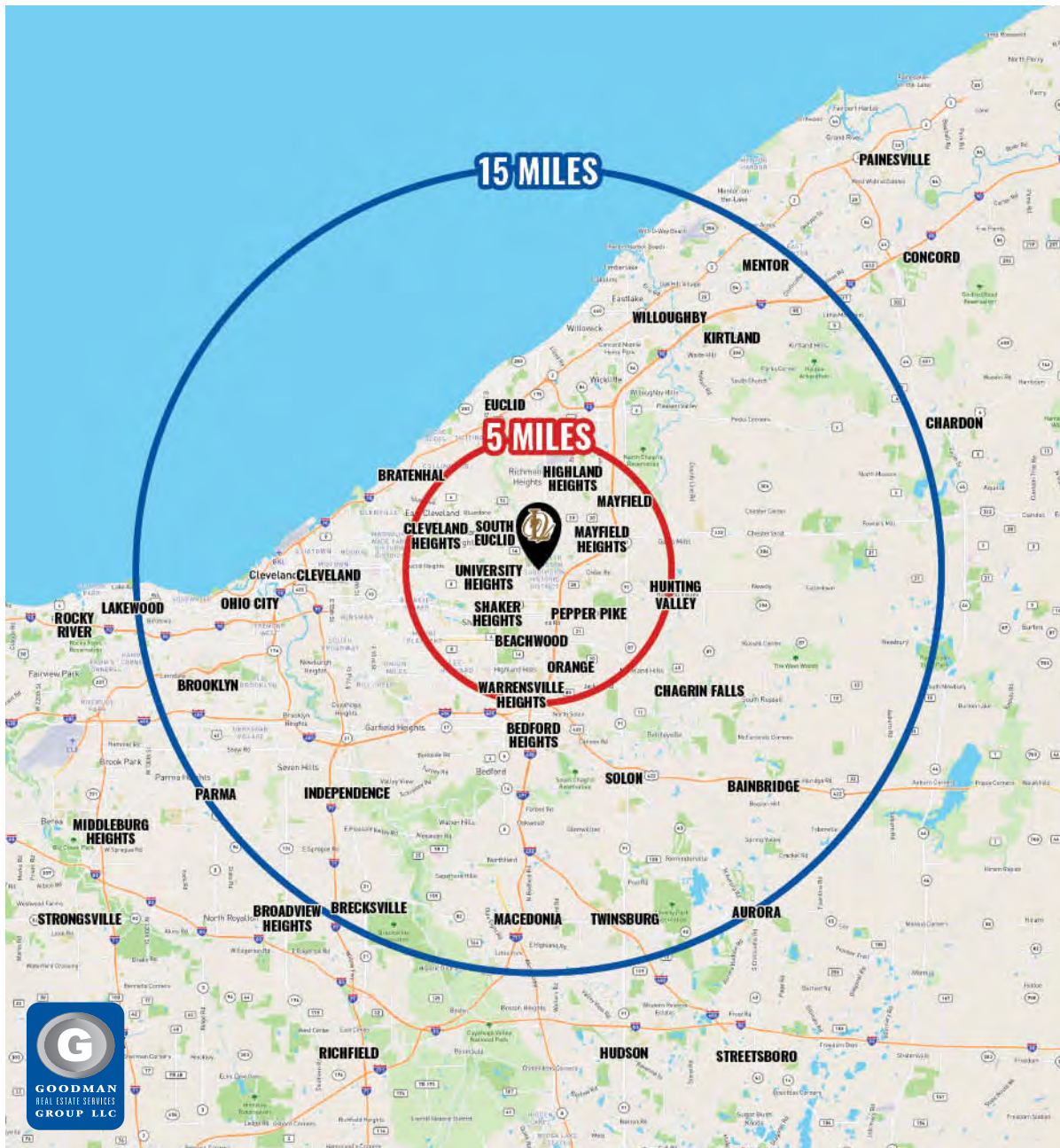
drybar

HYATT PLACE

FOR LEASING INFORMATION CONTACT ZACK SOGOLOFF, HANNAH RUSSO, OR SETH MARKS

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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
- Nine unique, market-dominant dining establishments including The Cheesecake Factory, The Capital Grille, Shinto Japanese Steakhouse and Sushi Bar (opening October 2026), Melting Pot, two new restaurants by Brad Friedlander (Moxie (coming soon) 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



2026 DEMOGRAPHICS



POPULATION

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

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

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

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



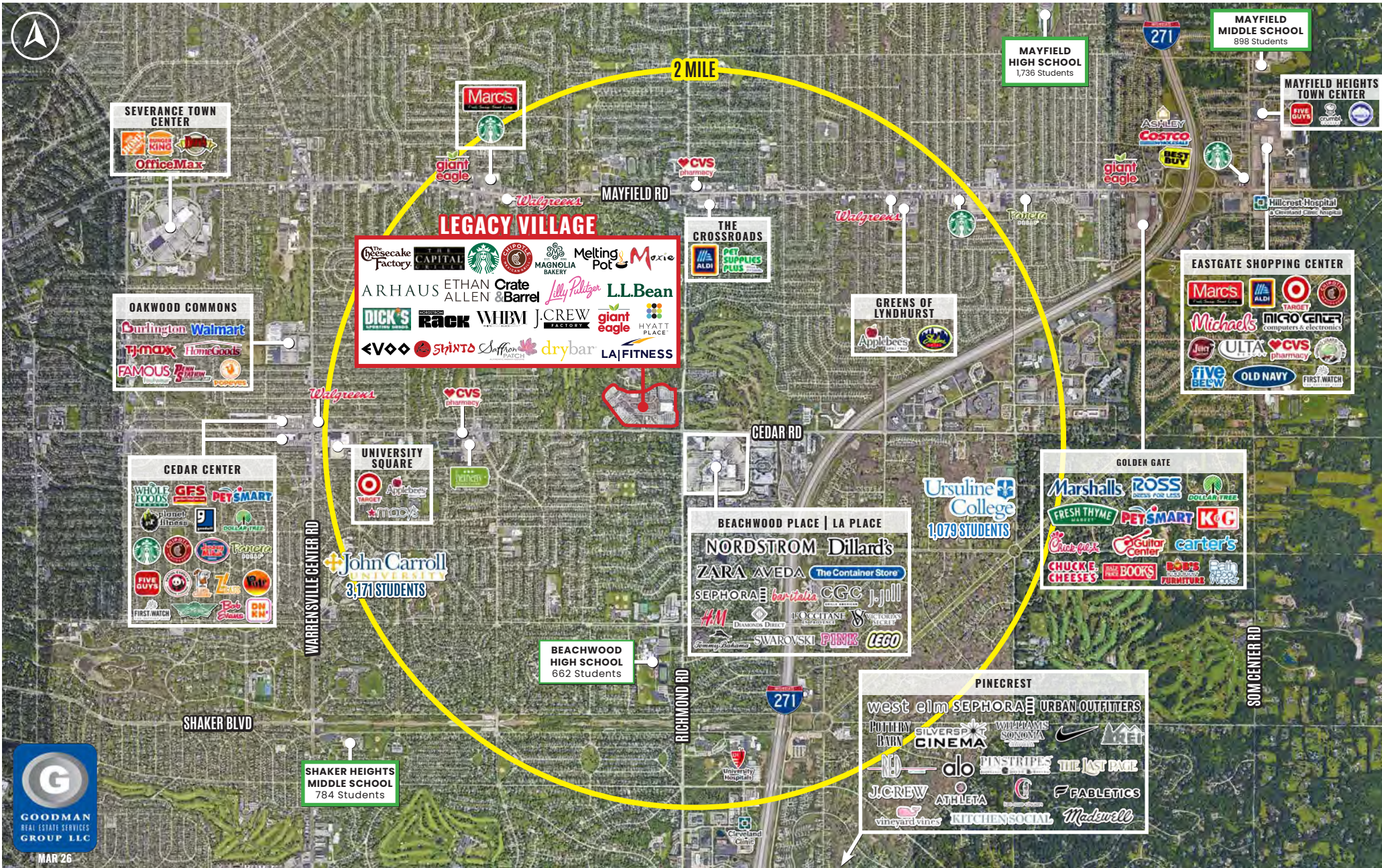
PROPERTY PHOTOS



PROPERTY PHOTOS - OPPORTUNITIES



AERIAL



SITE



SITE PLAN - GROUND LEVEL

UNIT	TENANT	SIZE (SQ. FT.)
B-1	The Cheesecake Factory	12,667
C-11	Negotiating Lease	7,597
C-14	Moxie (Coming Soon)	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 October 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	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	EV/OO (Now Open)	5,032
K-129	Magnolia Bakery (Coming Soon)	1,295
K-130	Saffron Patch	6,226
L-140	Capital Grille	8,632
M-141	Available	4,116



DEVELOPMENT SIZE 67 Acres

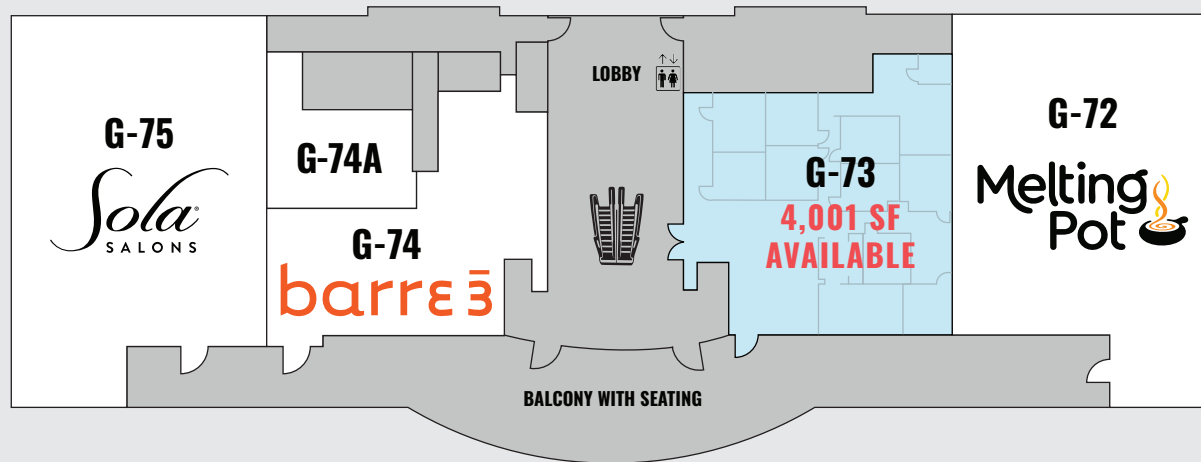
TOTAL RETAIL 576,566 SF

TOTAL PARKING 2,787 Spaces

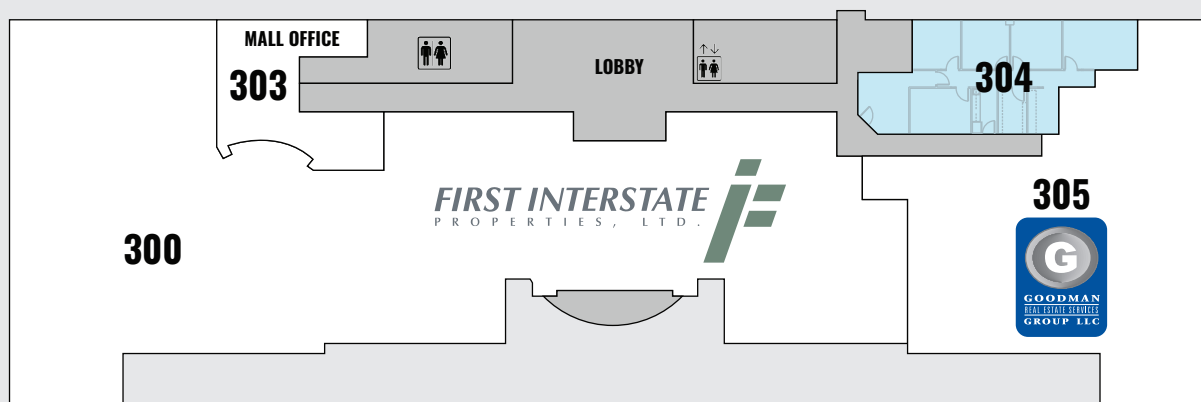
SITE PLAN - BALCONY & OFFICES

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

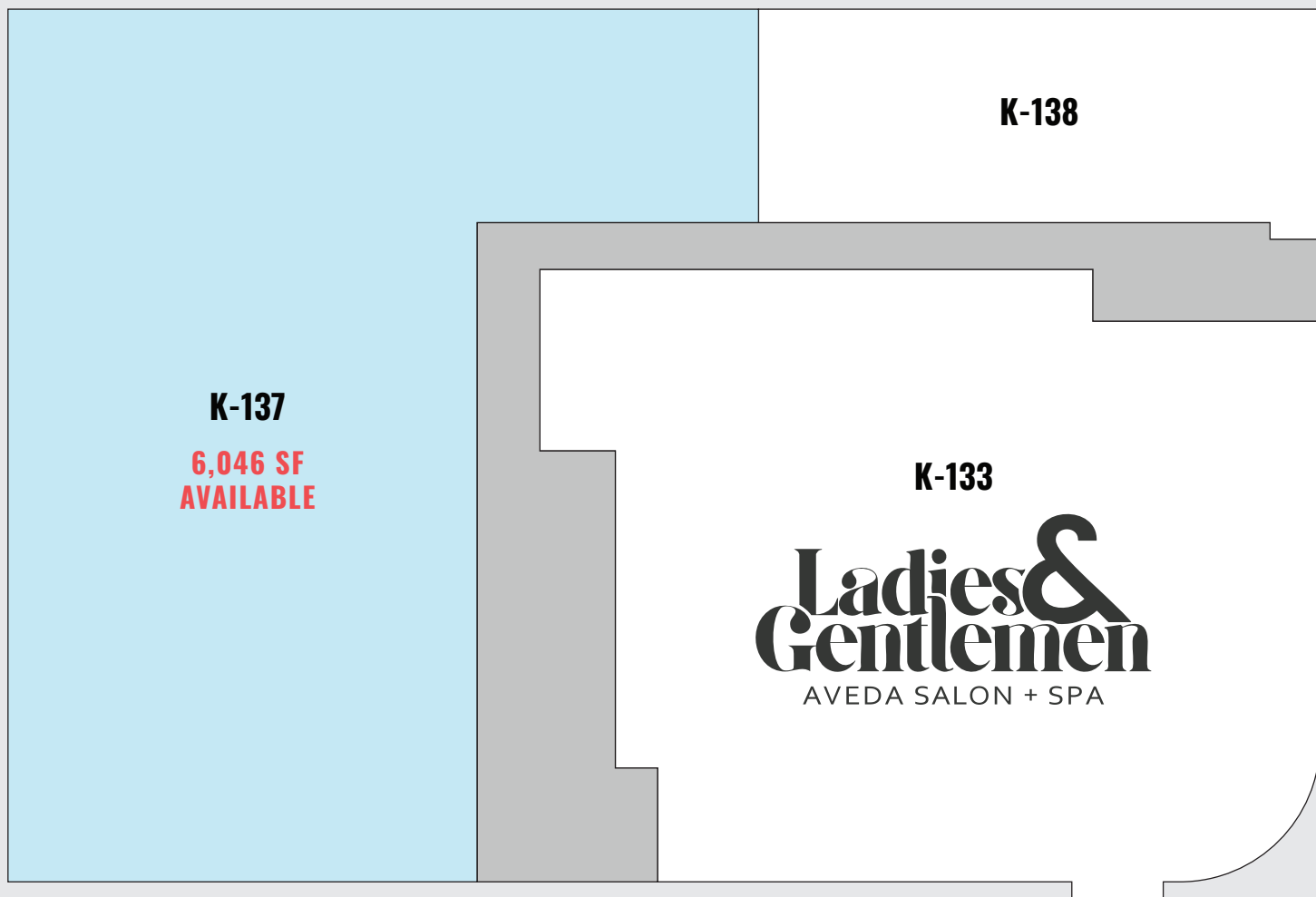
TOTAL PARKING 2,787 Spaces

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

2ND LEVEL | GLASS TOWER LEVEL



LOCATION



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.



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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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