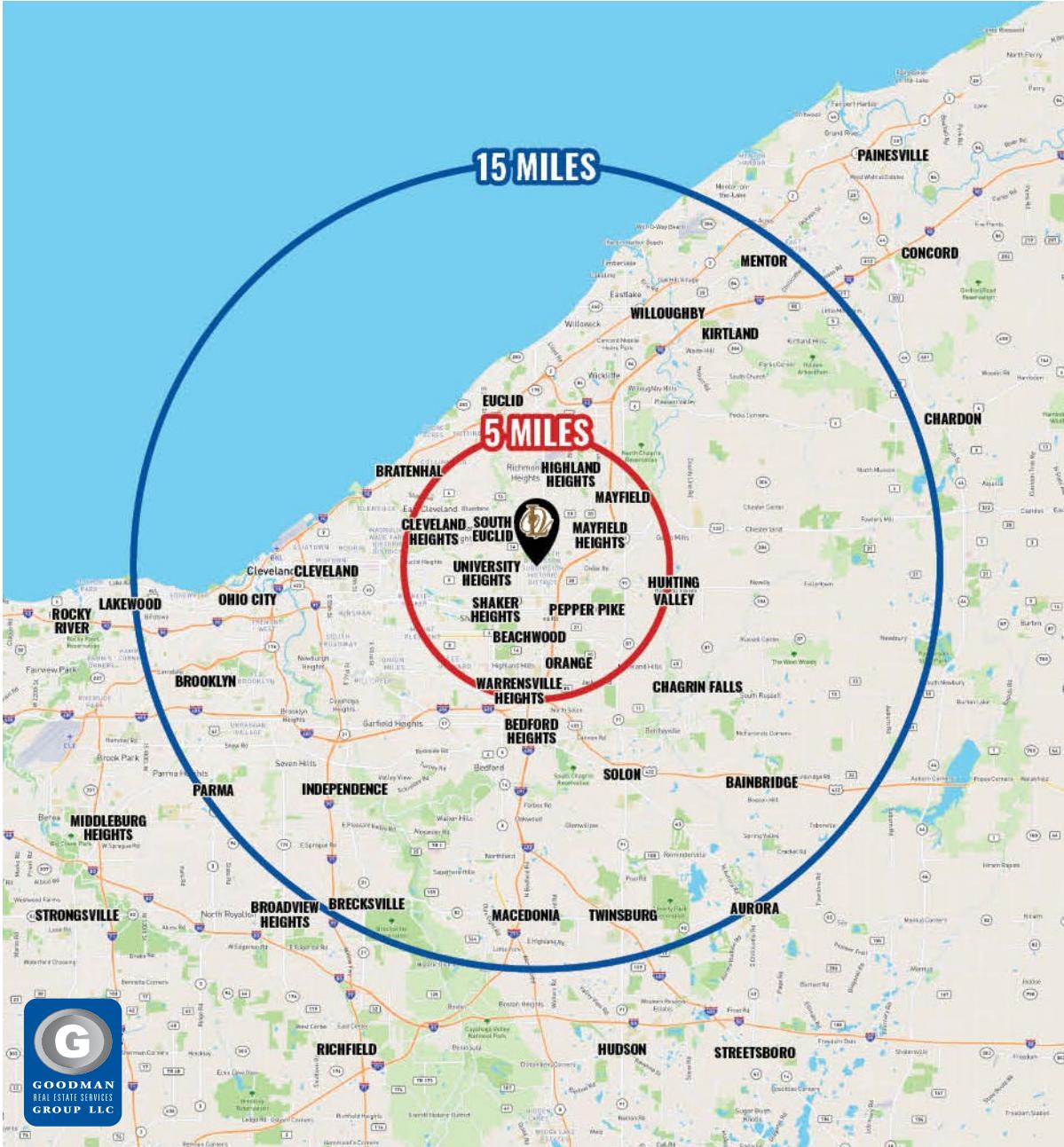




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# HIGHLIGHTS



## 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 Saks Fifth Avenue, 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 \$163,564.



- 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 in 2026), Melting Pot, two new restaurants opening in 2025 by Brad Friedlander (The Legacy and EVOO), and Saffron Patch (opening in 2026)
- 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
- 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



# 2025 DEMOGRAPHICS



POPULATION

5 MILES	15 MILES	30 MILES
240,898	1,064,665	2,224,713



DAYTIME  
POPULATION

5 MILES	15 MILES	30 MILES
93,777	555,853	966,123



HOUSEHOLDS

5 MILES	15 MILES	30 MILES
106,998	468,025	949,162



INCOME

	1 MILES	3 MILES	5 MILES
AVG. HH INCOME	\$163,564	\$126,077	\$108,398
HHS WITH AN INCOME ABOVE \$100,000	2,543	18,885	37,884
HHS WITH AN INCOME ABOVE \$200,000	866	5,649	11,665

# 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	Available	7,597
C-14	The Legacy	6,370
C-17	Arhaus Furniture	21,381
D-29	Crate and Barrel	35,925
E-32	J. Crew Factory	8,144
E-32A	Zebrazno	1,800
E-33	Tempur-Pedic	3,577
E-33A	Saatva	3,848
E-34	Shinto (Coming Soon)	11,421
E-35	Pearle Vision	2,539
E-36	Available	1,708
F-37	Dick's Sporting Goods	81,655
G-38	AVRS Furniture	18,396
G-44	Ethan Allen	10,049
G-47	Negotiating Lease	10,207
G-50	Storage	370
G-51	Lovesac	1,408
G-53	Available	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	2,202
G-64	Milan Laser	2,084
G-65	Dry Bar	1,997
G-66	Loft	5,703
G-68	Available	729
G-70	Available	10,203
H-88	Giant Eagle	80,363
I-89	LA Fitness	48,658
I-90	Nordstrom Rack	42,242
J-90	LL. Bean	15,770
J-95	Available	3,960
J-97	Negotiating Lease	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	EVOO	5,032
K-129	Available	1,295
K-130	Saffron Patch (Coming Soon)	6,226
L-140	Capital Grille	8,632
M-141	Available	4,116
N-142	Hyatt Place Hotel	N/A
SUMMARY		538,790



DEVELOPMENT SIZE 67 Acres

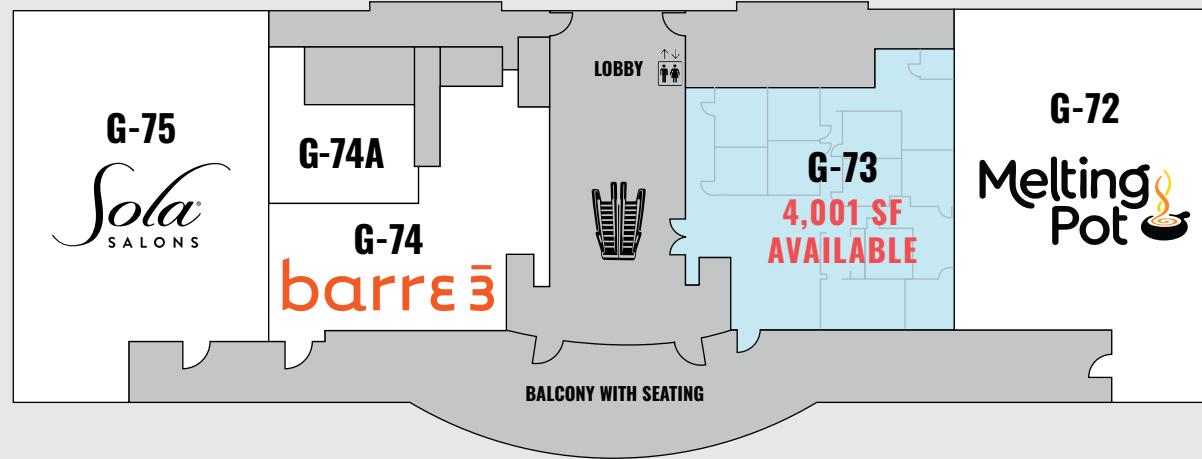
TOTAL RETAIL 587,843 SF

TOTAL PARKING 2,787 Spaces

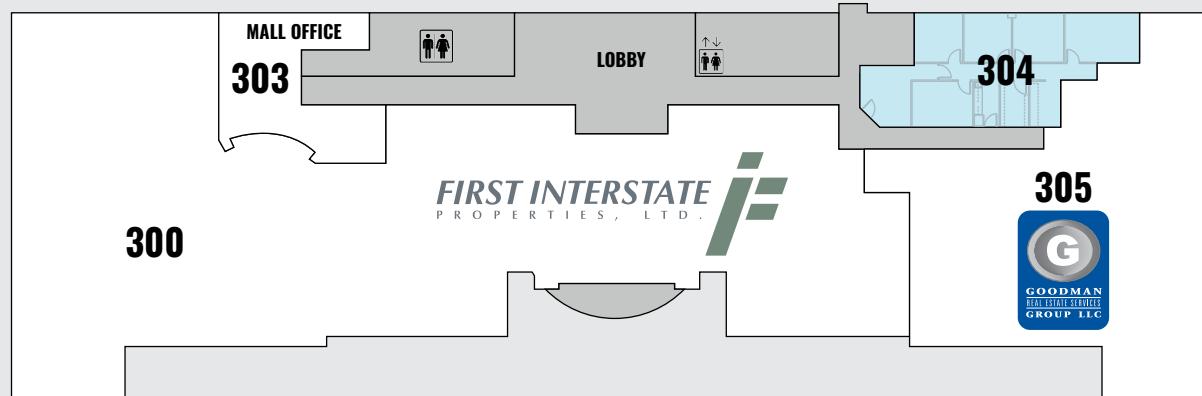
# SITE PLAN - BALCONY & OFFICES

UNIT	TENANT	SIZE (SQ.FT.)
<b>2ND LEVEL</b>		
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
<b>SUMMARY</b>		<b>18,903</b>
<b>3RD LEVEL   G-76</b>		
300	First Interstate Properties	1,869
303	Legacy Mall Office	930
304	Available	1,540
305	Goodman Real Estate	4,661
<b>SUMMARY</b>		<b>9,000</b>
<b>LOCATION</b>		
PARKING GARAGE	HYATT PLACE	
2ND LEVEL - BALCONY RETAIL / OFFICE SUITE	LOFT	
3RD LEVEL - OFFICES AT LEGACY VILLAGE	ARHAUS	
EVOC	Chico's	
Saffron	CENTER	

## 2ND LEVEL | BALCONY RETAIL / OFFICE SUITE



## 3RD LEVEL | G-76 | OFFICES AT LEGACY VILLAGE



DEVELOPMENT SIZE 67 Acres

TOTAL RETAIL 587,843 SF

TOTAL PARKING 2,787 Spaces

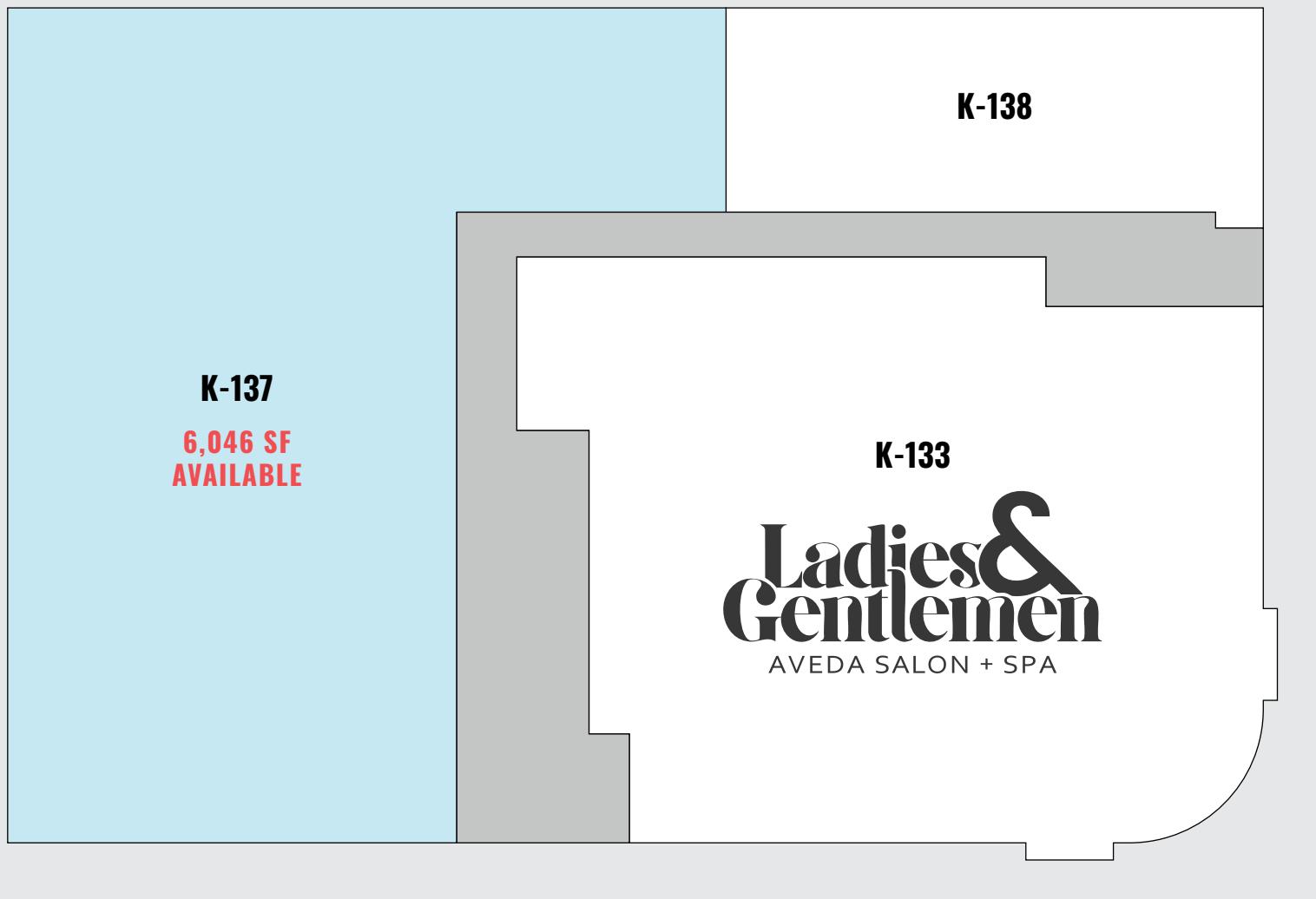
# SITE PLAN - GLASS TOWER LEVEL

UNIT	TENANT	SIZE (SQ. FT.)
<b>2ND LEVEL</b>		
K-133	Ladies & Gentlemen Salon & Spa	5,121
K-137	Available	6,046
K-138	Landlord Room	1,561
<b>SUMMARY</b>		<b>12,728</b>

LOCATION	
LOFT	giant eagle
Lily Pad	
chico's	USA BANK
EVODA	
WHBM	Soma
Shaffron's	LAI FITNESS
2ND LEVEL GLASS TOWER LEVEL	L.L.Bean

## 2ND LEVEL | GLASS TOWER LEVEL



**DEVELOPMENT SIZE** 67 Acres

**TOTAL RETAIL** 587,843 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 12.5 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.



**26**

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.



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# LEGACY VILLAGE

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