

22,385 - 36,510 SF AVAILABLE

12438 CEDAR ROAD, CLEVELAND HEIGHTS, OH 44106

HISTORIC AREA
*Leasing
Opportunity*

140' OF FRONTAGE



25,000 CARS PER DAY

AREA HIGHLIGHTS

- Vibrant first ring suburb of Cleveland with daytime population exceeding 100K in 2 miles.
- Within a half mile of both Cleveland Clinic main campus (33,740 employees) and University Hospital main campus (17,060 employees).
- Main artery to Cleveland's downtown carrying in excess of 25,000 vehicles per day.
- \$83M Ascent at Top of the Hill development opening Summer 2022 with 261 brand new premium luxury condos.
- Historic Upscale boutiques and Chef driven restaurants abound.
- Minutes to downtown Cleveland, arts and cultural centers of Cleveland, and Multiple Universities including the esteemed Case Western Reserve University.
- Operating grocer for 75 years.

DEMOGRAPHICS

Latitude: 41.500799 Long: -81.5930

	Trade Area	Cleveland-Akron Canton MSA	Ohio
Median Family Income	\$118,917	\$75,088	\$76,419
College Degree	27.1%	18.0%	18.2%
Graduate / Professional Degree	36.6%	11.1%	11.1%
Population Per Square Mile	5,150	561	289

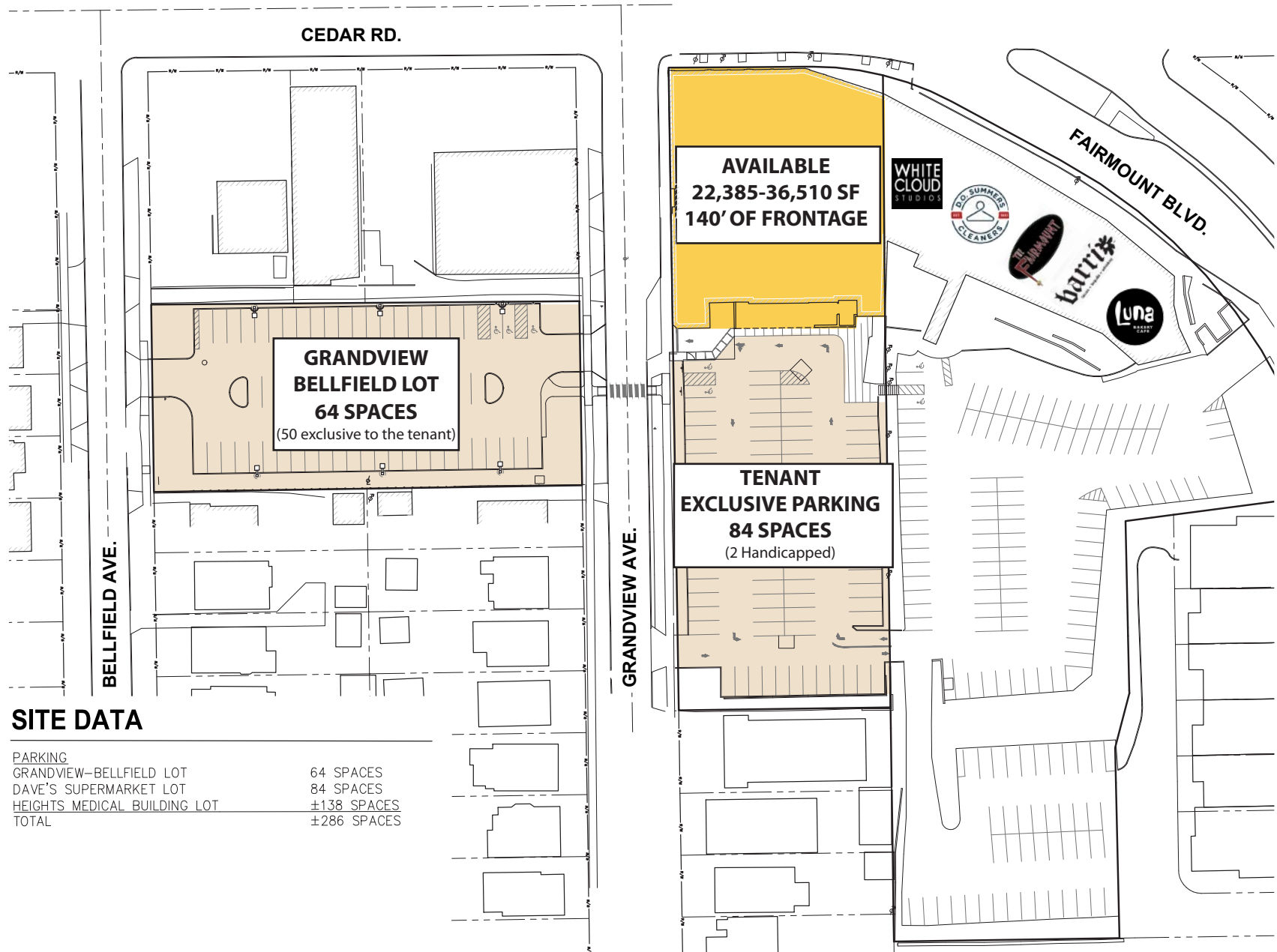
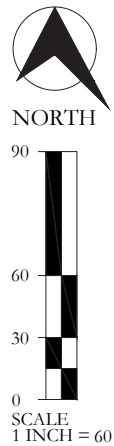
CEDAR GRANDVIEW COMPANY

2460 FAIRMOUNT BLVD, SUITE 311/ CLEVELAND HEIGHTS, OH 44106

FOR MORE INFORMATION CONTACT: Hannah & Sal Russo / 216.386.5442 / hannahandsal@gmail.com

22,385 - 36,510 SF AVAILABLE

12438 CEDAR ROAD, CLEVELAND HEIGHTS, OH 44106



SITE DATA

PARKING	
GRANDVIEW-BELLFIELD LOT	64 SPACES
DAVE'S SUPERMARKET LOT	84 SPACES
HEIGHTS MEDICAL BUILDING LOT	±138 SPACES
TOTAL	±286 SPACES

FOR MORE INFORMATION CONTACT: Hannah & Sal Russo / 216.386.5442 / hannahandsal@gmail.com

22,385 - 36,510 SF AVAILABLE

12438 CEDAR ROAD, CLEVELAND HEIGHTS, OH 44106



FOR MORE INFORMATION CONTACT: Hannah & Sal Russo / 216.386.5442 / hannahandsal@gmail.com

22,385 - 36,510 SF AVAILABLE

12438 CEDAR ROAD, CLEVELAND HEIGHTS, OH 44106



FOR MORE INFORMATION CONTACT: Hannah & Sal Russo / 216.386.5442 / hannahandsal@gmail.com