



# VERSATILE RETAIL/RESTAURANT OPPORTUNITY IN CEDAR-FAIRMOUNT DISTRICT

12395 CEDAR ROAD, CLEVELAND HEIGHTS, OHIO 44106

# 12395 CEDAR ROAD

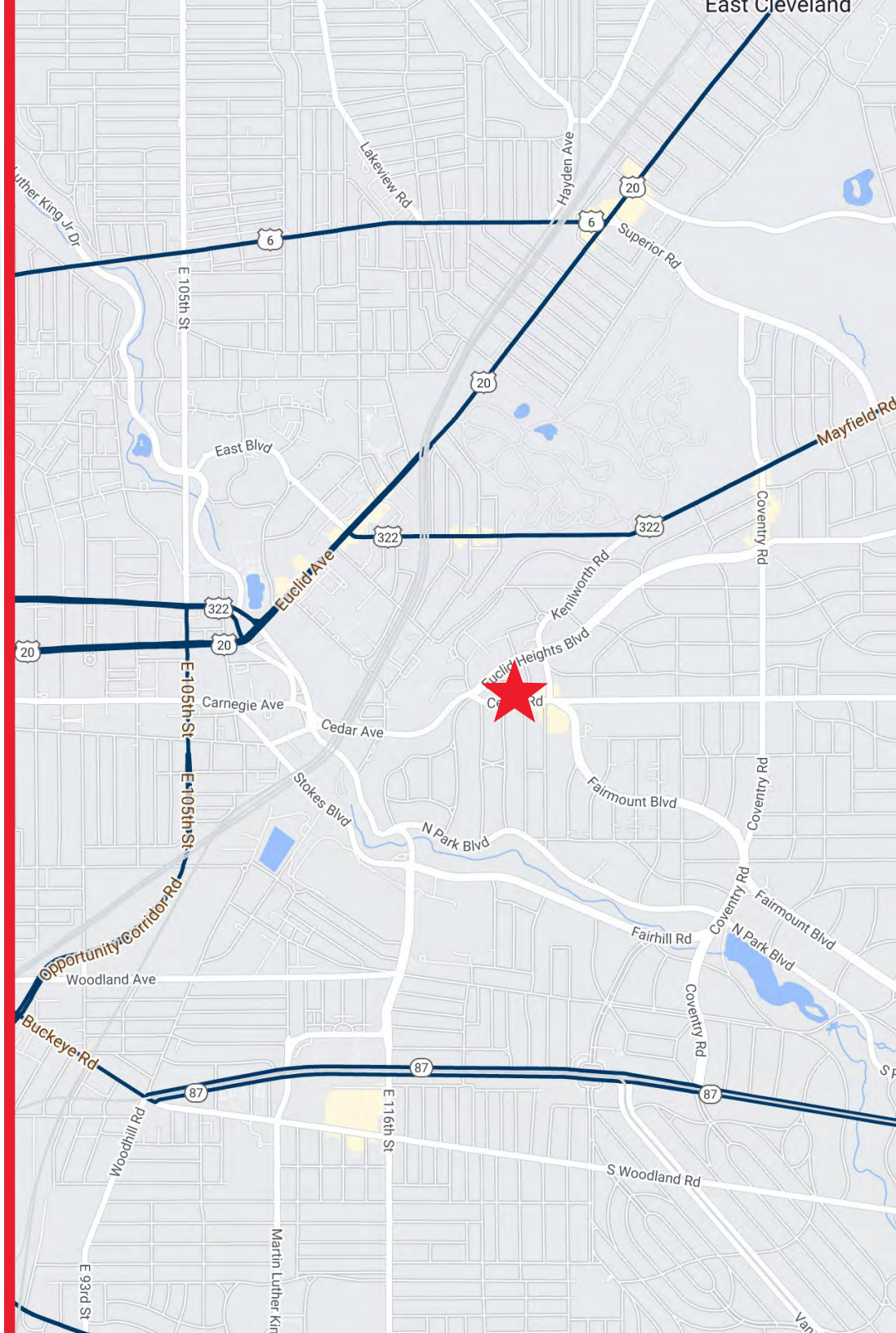
CLEVELAND HEIGHTS, OHIO 44106

## HIGHLIGHTS

- Versatile retail/restaurant opportunity in Cleveland Heights' thriving Cedar-Fairmount District
- S2: Mixed Use zoning allows for a variety of uses including residential, retail and restaurant
- Adjacent to The Ascent at Top of the Hill, a 261-unit luxury apartment development
- Neighboring tenants include Zhug, Buffalo Wild Wings, Starbucks, Chipotle, Vero Pizza, Barrio, and many other prominent local and national establishments

## AVAILABLE SPACE

Up to 2,900 SF



# SPACE POTENTIAL



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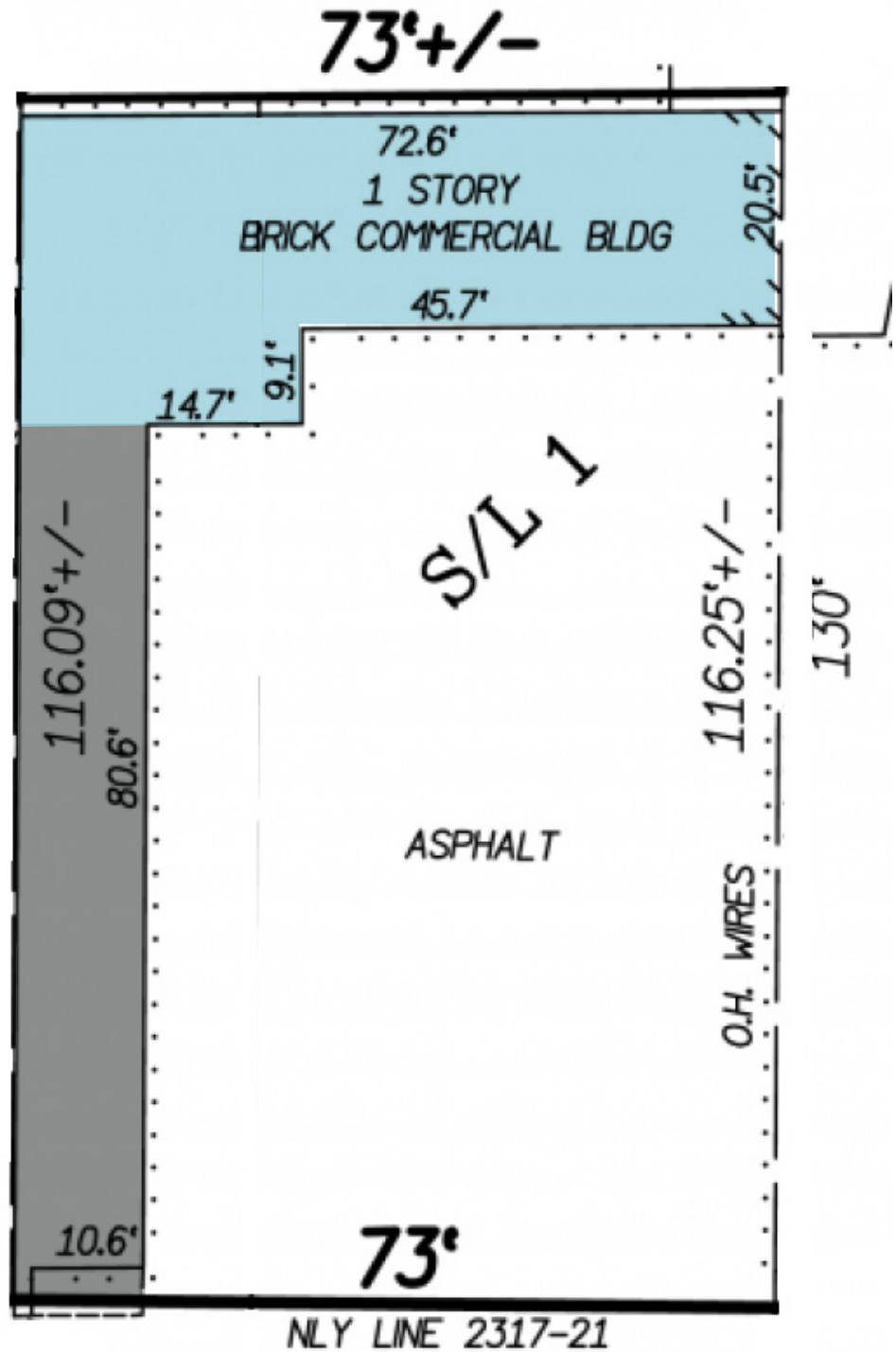
CURRENT SITE PLAN



Suite 1  
1,700 SF



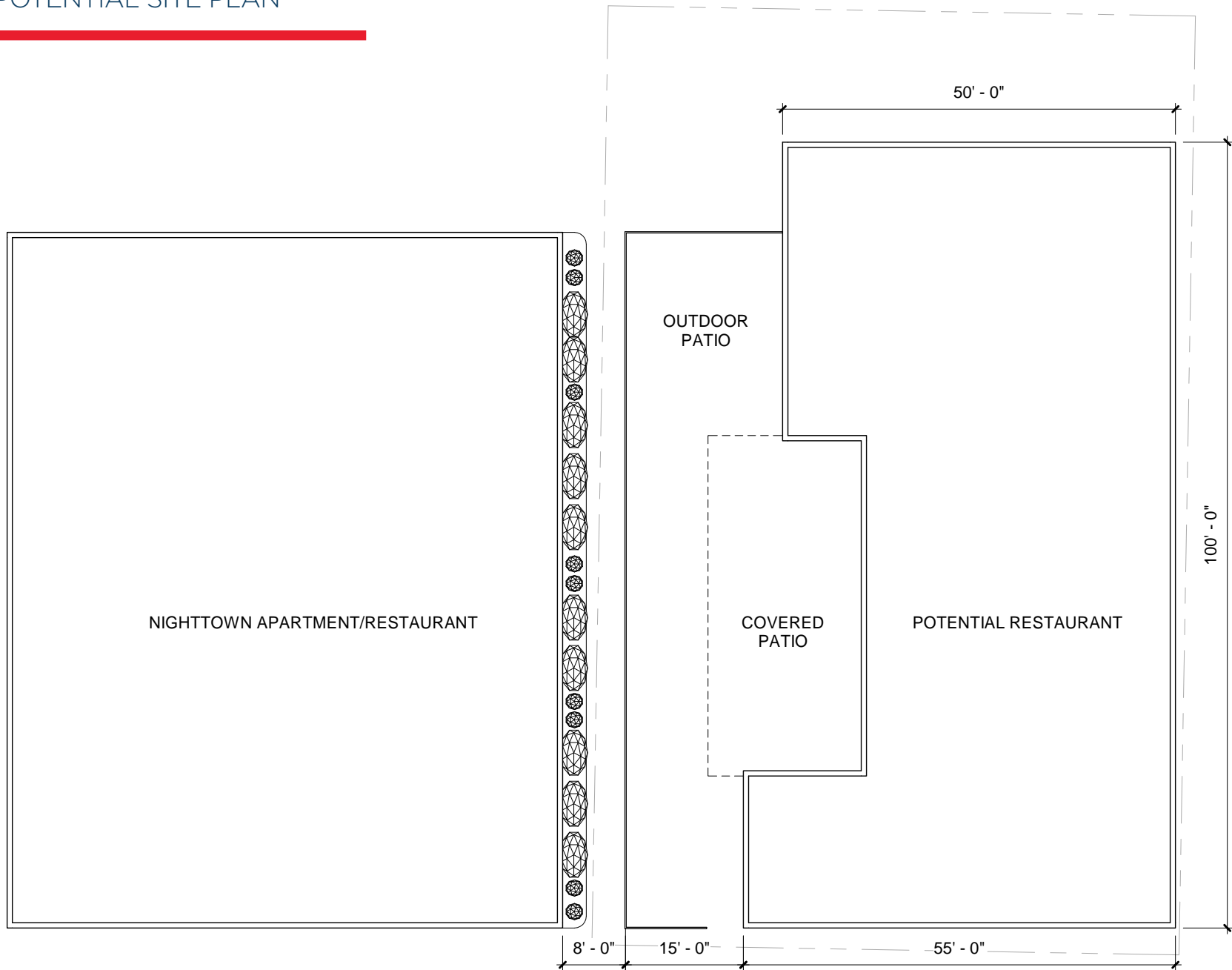
Leased  
1,200 SF



# 12395 CEDAR ROAD

## POTENTIAL SITE PLAN

DUMPSTER  
AREA





**322,644**

Population  
(2021 | 5 Mile)



**37.8**

Median Age  
(2021 | 5 Mile)



**140,822**

Households  
(2021 | 5 Mile)



**\$65,124**

Household Income  
(2021 | 5 Mile)



**\$126,605**

Med. Home Value  
(2021 | 5 Mile)





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