

# RESTAURANT FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



- 4,775 SF restaurant for lease; first time available
- Potential patio
- Prominent location
- Located at the intersection of Cedar Road and Warrensville Center Road
- 2024 occupancy
- 210 Luxury apartments to open 2025
- Join Target, Macy's and Key Bank



# RESTAURANT FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



CEDAR ROAD

CEDAR ROAD

WARRENSVILLE CENTER ROAD

CEDAR CENTER SHOPPING PLAZA

STARBUCKS COFFEE | PANERA BREAD | planet fitness | PULP | PANDA EXPRESS | Little Caesars | Bob Evans RESTAURANT | Jersey Mike's SUBS | WING-STOP | GNC LIVE WELL | PETSMART | CHIPOTLE | Gordon FOOD SERVICE | FIVE GUYS BURGERS and FRIES | PIADA ITALIAN STREET FOOD | Zoup! | MATTRESSFIRM

CEDAR CENTER SOUTH

WHOLE FOODS MARKET | GEORGIO'S OVEN FRESH PIZZA CO. | FirstWatch The Daytime Cafe | DollarBank | CVS pharmacy | BOSTON MARKET | BIBIBOP asian grill | DOLLAR TREE | ups | McDonald's

210 LUXURY APARTMENTS

★ macys

TARGET

KeyBank

verizon

NOW LEASING

PARKING

# AERIAL



# RESTAURANT FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



OAKWOOD COMMONS

Walmart  
Save money. Live better.

HomeGoods

TJ-maxx

Famous Footwear

SALLY BEAUTY

DENN STATION EAST COAST SUBS

POPEYES

Burlington

Valvoline

CEDAR CENTER

WHOLE FOODS MARKET

TANERA

Planet Fitness

Bob Evans RESTAURANT

PETSMART

FirstWatch The Daytime Cafe

CVS pharmacy

Jumpin' Beans

Wings Out

Gordon FOOD SERVICE

STARBUCKS COFFEE

POPE

DollarBank

PIADA ITALIAN FRESH FOODS

GEORGIO'S

DOLLAR TREE

PIZZERIA

CHIPOTLE

BIBIBOP asian grill

FIVE GUYS BURGER and FRIES

GNC

Little Caesars

MATTRESSFIRM

ups

McDonald's

LEGACY VILLAGE

JCREW

cheesecake Factory

DICK'S SPORTING GOODS

THE CAPITAL GRILL

Bar Louie

GIANT EAGLE

LL.Bean

NORDSTROM

rack

ETHAN ALLEN

HYATT PLACE

ESPORTA FITNESS

Crate&Barrel



UNIVERSITY SQUARE NOW LEASING

BEACHWOOD PLACE

SAKS FIFTH AVENUE

Dillard's

Bath & Body Works

VICTORIA'S SECRET

EXPRESS

ALDO

NORDSTROM

PANDORA

Finish Line

H&M

COHATCH WORK • MEET • LIVE

KAY JEWELERS

COACH

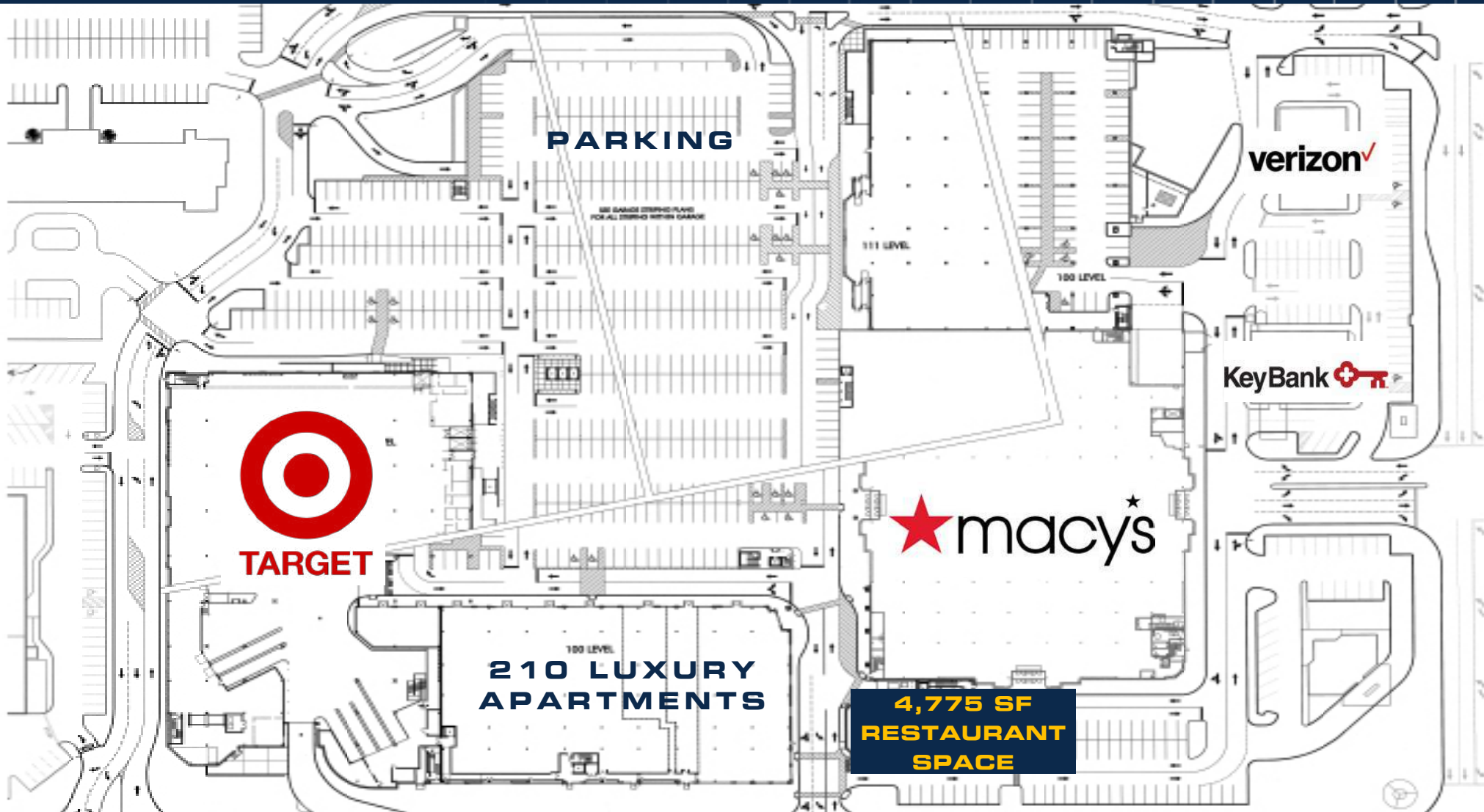
ZARA

# FULL AERIAL



# RESTAURANT FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



## SITE PLAN

# RESTAURANT FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO

14060 Cedar Rd South Euclid, OH 44118	1 mi radius	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>				
2023 Estimated Population	21,730	124,425	309,523	478,906
2028 Projected Population	21,551	121,931	303,999	470,940
2020 Census Population	21,675	126,586	314,546	486,761
2010 Census Population	21,024	125,056	328,409	510,527
Projected Annual Growth 2023 to 2028	-0.2%	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	0.3%	-	-0.4%	-0.5%
2023 Median Age	33.9	40.6	40.8	40.2
<b>Households</b>				
2023 Estimated Households	8,193	53,705	137,494	212,860
2028 Projected Households	7,860	50,877	130,617	202,540
2020 Census Households	8,090	54,015	138,232	214,049
2010 Census Households	8,091	52,578	140,465	218,588
Projected Annual Growth 2023 to 2028	-0.8%	-1.1%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2023	-	0.2%	-0.2%	-0.2%
<b>Race and Ethnicity</b>				
2023 Estimated White	53.7%	54.9%	38.9%	37.6%
2023 Estimated Black or African American	33.0%	34.7%	51.5%	53.5%
2023 Estimated Asian or Pacific Islander	8.6%	5.5%	5.4%	4.3%
2023 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2023 Estimated Other Races	4.6%	4.8%	4.1%	4.4%
2023 Estimated Hispanic	4.0%	3.6%	3.2%	3.6%
<b>Income</b>				
2023 Estimated Average Household Income	\$115,727	\$134,669	\$95,844	\$89,827
2023 Estimated Median Household Income	\$80,739	\$92,243	\$67,810	\$62,501
2023 Estimated Per Capita Income	\$44,042	\$58,317	\$42,805	\$40,151
<b>Education (Age 25+)</b>				
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.3%	2.0%	2.4%
2023 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.2%	6.5%	7.3%
2023 Estimated High School Graduate	14.9%	15.5%	23.5%	26.8%
2023 Estimated Some College	15.4%	15.2%	19.1%	20.5%
2023 Estimated Associates Degree Only	8.6%	7.2%	8.3%	8.3%
2023 Estimated Bachelors Degree Only	28.5%	26.5%	20.2%	18.1%
2023 Estimated Graduate Degree	27.9%	31.3%	20.3%	16.6%
<b>Business</b>				
2023 Estimated Total Businesses	688	5,027	13,396	21,190
2023 Estimated Total Employees	5,385	41,976	146,206	246,689
2023 Estimated Employee Population per Business	7.8	8.4	10.9	11.6
2023 Estimated Residential Population per Business	31.6	24.8	23.1	22.6

# DEMOS

# RESTAURANT FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO

## Leasing Contact:

Brad Kowit - Principal  
Office: 216-514-1400 x102  
[bkowit@kowitzrealestate.com](mailto:bkowit@kowitzrealestate.com)