

# UNIVERSITY SQUARE REDEVELOPMENT

## UNIVERSITY HEIGHTS, OHIO



# NOW LEASING



# UNIVERSITY SQUARE REDEVELOPMENT

## UNIVERSITY HEIGHTS, OHIO



# AERIAL



# RESTAURANT FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



## Property Highlights

### Prime Restaurant Space in a Thriving Location

- 4,775 SF Former Applebee's Restaurant for Lease: First time available
- Potential for Patio Seating: Expand your dining experience and attract customers with an inviting outdoor space.

### Unbeatable Location

- Situated at the prominent intersection of Cedar Road and Warrensville Center Road, ensuring maximum visibility and accessibility.
- Join a powerhouse lineup of neighbors including Target, Macy's, and Key Bank, drawing consistent traffic from shoppers and professionals.

### Exciting Growth Opportunities

- Located adjacent to 210 luxury apartments, set to open in 2026, providing a built-in customer base for your business.
- The surrounding area is a vibrant retail and residential hub, making it the perfect location for a thriving restaurant concept.

# RETAIL SPACES FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



## Property Highlights

### Turnkey Retail Space in a Premier Plaza

- 1,510 SF Former Verizon Wireless Store: A versatile and ready-to-go space, ideal for retail, service-based businesses, or boutique concepts.

### Exceptional Location

- Located in the bustling plaza at the intersection of Cedar Road and Warrensville Center Road, a high-traffic area with excellent visibility.
- Be part of a dynamic retail mix, joining notable tenants such as Target, Macy's, and Key Bank, ensuring consistent foot and vehicle traffic.

### Convenience and Accessibility

- Generous on-site parking provides ease of access for customers and employees.
- High visibility from two major roads ensures steady exposure for your business.

### Flexible Opportunity

- Ideal for a variety of uses, from retail boutiques to service businesses, in a rapidly growing and affluent market.



# 10,000 SQ. FT. SPACE FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



## Property Highlights

### Highly Sought-After Location

- Neighboring a Future Anchor Tenant: Strategically located next to a soon-to-be landmark tenant currently in negotiations—guaranteed to draw significant attention and traffic to the plaza.
- Available for occupancy, this is your chance to secure a spot in a rapidly evolving retail hub and position your business for long-term success.

### Unbeatable Location and Demographics

- Join high-profile retailers like Target, Macy's, and Key Bank in a plaza that consistently attracts both local residents and regional shoppers.
- Capitalize on a growing community with 210 luxury apartments opening in 2026, creating a ready-made customer base for your business.

### Ample Parking and Accessibility:

- With generous on-site parking and prime visibility from two major roads, your business will thrive in this high-traffic location.



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## UNIVERSITY HEIGHTS, OHIO

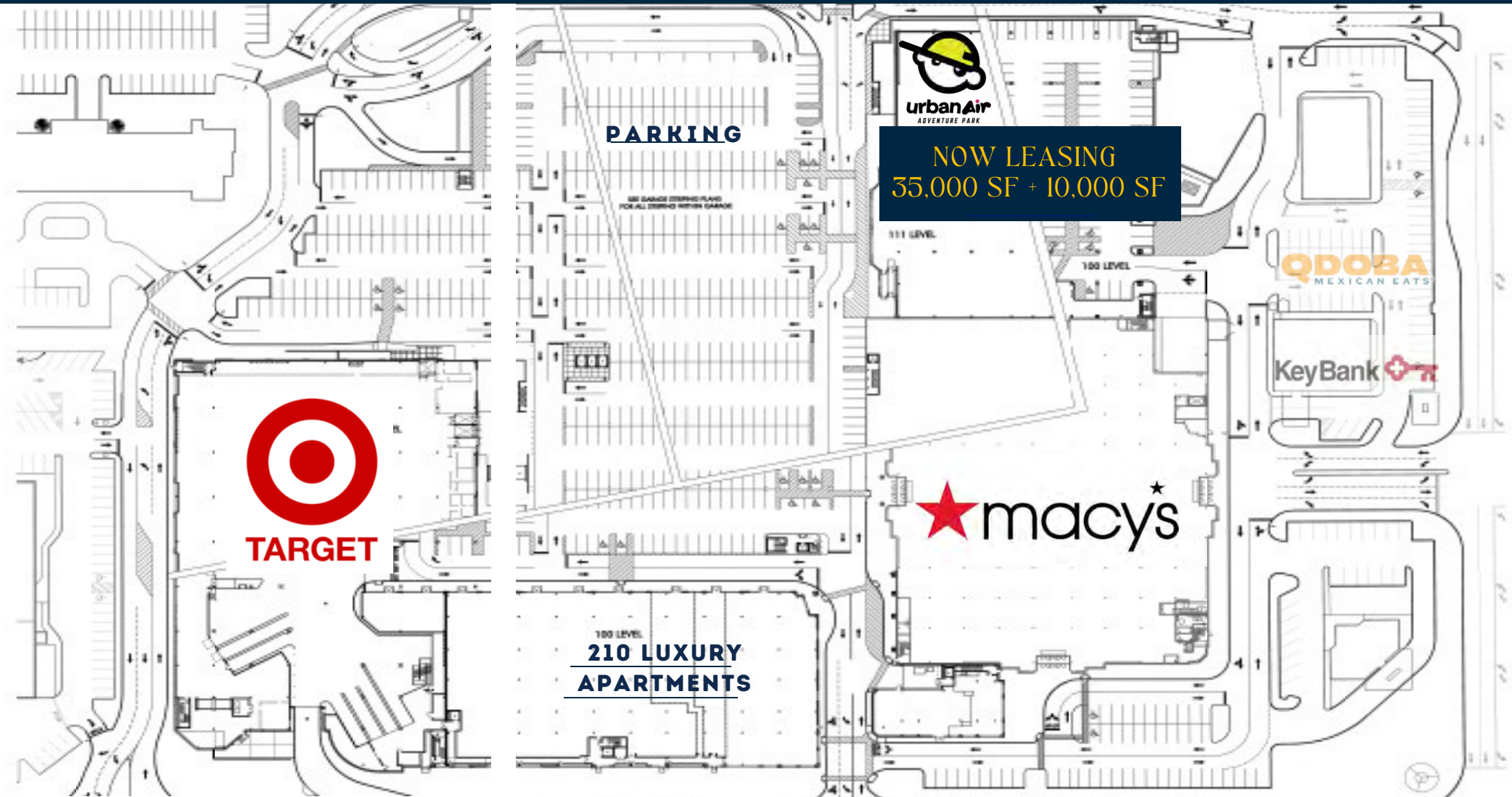


# FULL AERIAL



# UNIVERSITY SQUARE REDEVELOPMENT

## UNIVERSITY HEIGHTS, OHIO



# SITE PLAN



# UNIVERSITY SQUARE REDEVELOPMENT

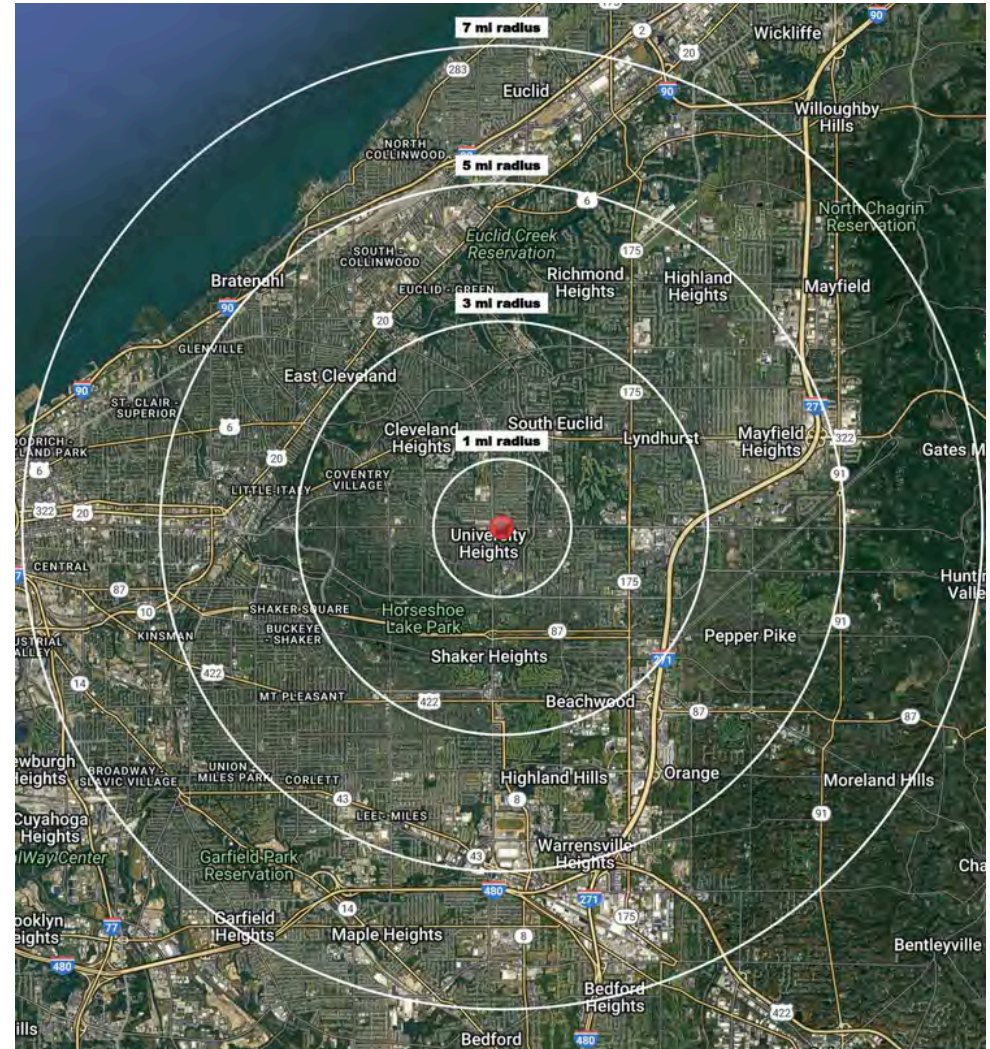
## UNIVERSITY HEIGHTS, OHIO

Lat/Lon: 41.501/-81.5339

14060 Cedar Rd University Heights, OH 44118	1 mi radius	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>				
2024 Estimated Population	21,564	123,823	313,473	488,731
2029 Projected Population	20,667	120,227	306,606	476,494
2020 Census Population	22,126	127,633	315,237	488,253
2010 Census Population	21,561	126,051	329,276	512,019
Projected Annual Growth 2024 to 2029	-0.8%	-0.6%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	-	-0.1%	-0.3%	-0.3%
2024 Median Age	32.9	39.7	39.3	39.1
<b>Households</b>				
2024 Estimated Households	8,086	53,753	141,470	219,480
2029 Projected Households	7,765	52,485	139,277	215,177
2020 Census Households	8,250	54,554	138,552	214,592
2010 Census Households	8,248	53,086	140,827	219,118
Projected Annual Growth 2024 to 2029	-0.8%	-0.5%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	-0.1%	-	-	-
<b>Race and Ethnicity</b>				
2024 Estimated White	59.9%	56.1%	38.1%	36.4%
2024 Estimated Black or African American	33.2%	35.1%	54.3%	56.1%
2024 Estimated Asian or Pacific Islander	2.2%	4.1%	3.6%	3.2%
2024 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2024 Estimated Other Races	4.6%	4.6%	3.9%	4.1%
2024 Estimated Hispanic	3.4%	3.3%	2.8%	3.1%
<b>Income</b>				
2024 Estimated Average Household Income	\$113,183	\$131,524	\$93,775	\$87,230
2024 Estimated Median Household Income	\$88,832	\$93,579	\$68,051	\$63,044
2024 Estimated Per Capita Income	\$42,858	\$57,282	\$42,544	\$39,375
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.9%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.9%	6.6%	7.6%
2024 Estimated High School Graduate	12.7%	14.9%	23.4%	26.8%
2024 Estimated Some College	15.7%	15.7%	19.1%	20.1%
2024 Estimated Associates Degree Only	9.4%	7.6%	8.5%	8.4%
2024 Estimated Bachelors Degree Only	29.4%	26.8%	20.1%	18.1%
2024 Estimated Graduate Degree	29.7%	31.0%	20.4%	16.7%
<b>Business</b>				
2024 Estimated Total Businesses	696	4,996	13,298	21,306
2024 Estimated Total Employees	5,421	41,184	143,414	248,300
2024 Estimated Employee Population per Business	7.8	8.2	10.8	11.7
2024 Estimated Residential Population per Business	31.0	24.8	23.6	22.9

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# DEMOS



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