

CEDAR CENTER SOUTH




13908-13998 Cedar Road, University Heights, OH 44118



HIGHLIGHTS

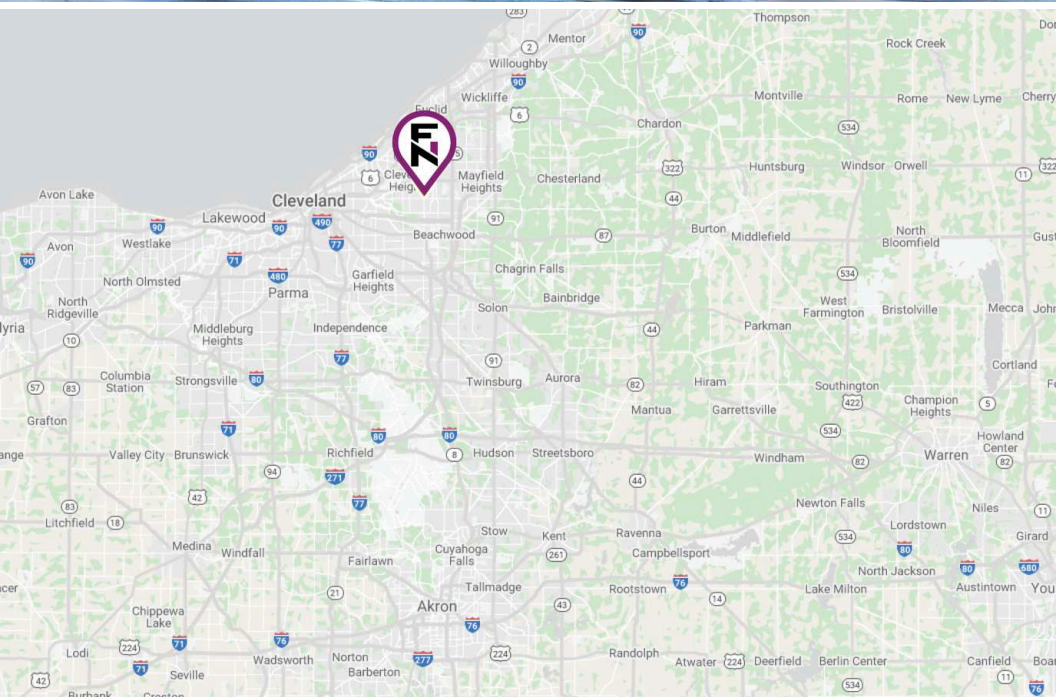
MSA Cleveland
COUNTY Cuyahoga
GLA 138,881
ACRES 8.67
PARKING 532

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---|-----------|-----------|----------|
|  | 21,966 | 133,296 | 314,193 |
|  | 8,396 | 58,574 | 139,498 |
|  | \$115,679 | \$128,408 | \$93,209 |

PROPERTY FEATURES

- Cedar Center South is a 138,881 SF shopping center anchored by a 45,282 SF Whole Foods Market.
- Cedar Center South is positioned at the signalized intersection of Cedar and Warrensville Center roads (60,253 VPD).
- Access is provided via three signalized intersections: two on Cedar Road and one on Warrensville Center Road. There is one secondary entrance on Warrensville Center Road for the Boston Market building.
- Anchored by Whole Foods, with a high-quality mix of national tenants including a CVS, a Goodwill Store along with a Dollar Tree.
- Located just 8 miles outside of downtown Cleveland and is located on the main retail corridor in the area with combined traffic counts of over 60,000 vehicles per day. Within a 3-mile radius of the property the population is 133,000 with average household incomes over \$128,408.



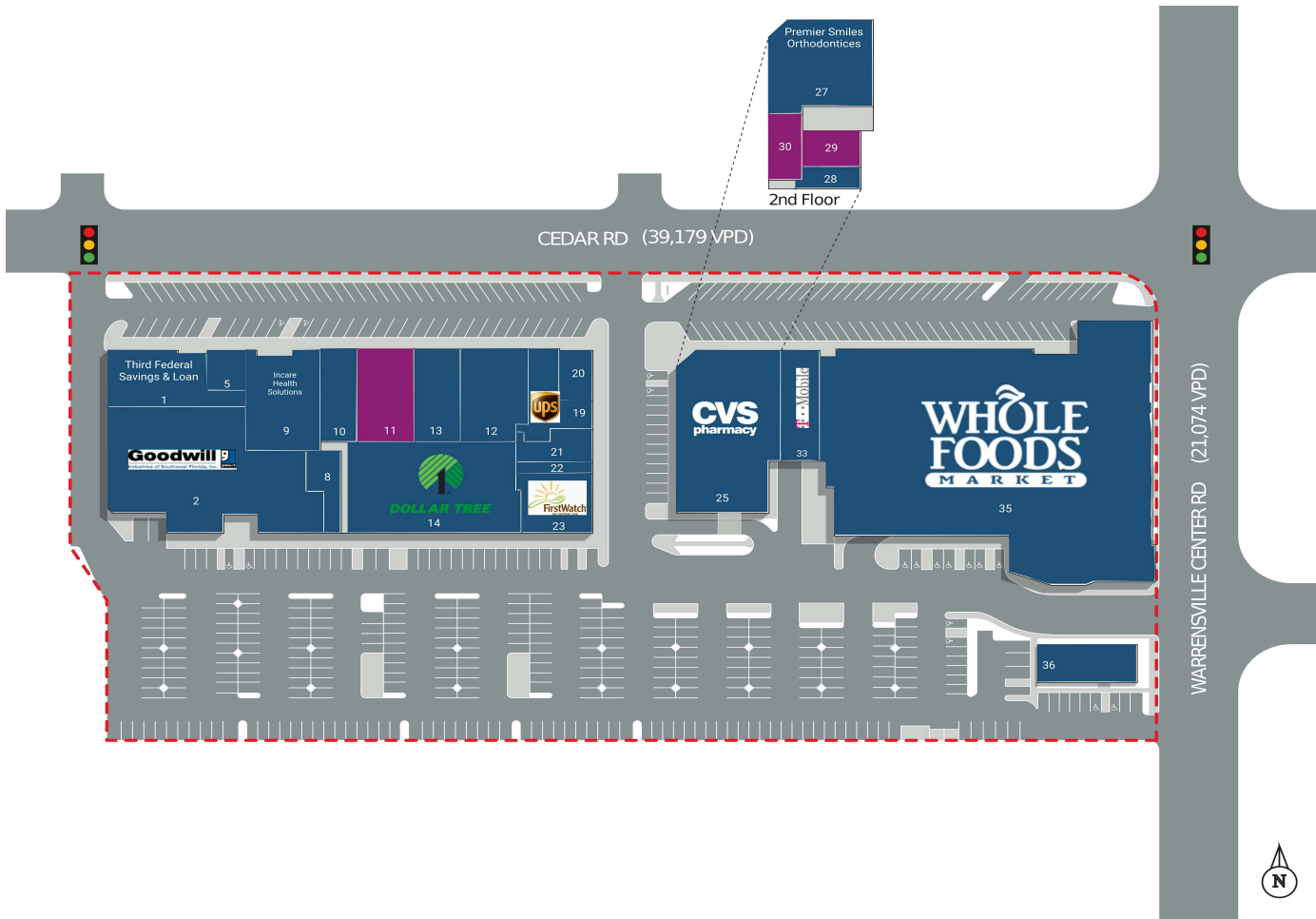
PROPERTY WEBSITE

Candace Gschwind | 513-292-2652 | cgschwind@fnrpusa.com **INVESTOR RELATIONS** | (855) 622-3677 | ir@fnrpusa.com

fnrpusa.com

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| SUITE | TENANT NAME | SF |
|-------|------------------------------|--------------|
| 1 | Third Federal Savings & Loan | 5,451 |
| 2 | Goodwill | 17,215 |
| 5 | The Joint | 1,056 |
| 8 | O'Rielly's Pub | 2,200 |
| 9 | Incare Health Solutions | 4,930 |
| 10 | Innovative Smiles | 3,076 |
| 11 | Available | 4,421 |
| 12 | PetPeople | 4,300 |
| 13 | Bibibop Asian Grill | 2,663 |
| 14 | Dollar Tree | 10,000 |
| 19 | The UPS Store | 2,293 |
| 20 | Geogio's Oven Fresh Pizza | 1,320 |
| 21 | H&R Block | 1,348 |
| 22 | EB Nails | 953 |
| 23 | First Watch | 3,500 |
| 25 | CVS Pharmacy | 12,106 |
| 27 | Premier Smiles Orthodontics | 7,300 |
| 28 | Little Bellies Spa | 865 |
| 29 | Available | 1,282 |
| 30 | Available | 1,592 |
| 33 | T-Mobile | 2,920 |
| 35 | Whole Foods Market | 45,282 |
| 36 | Leased | 2,808 |

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



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