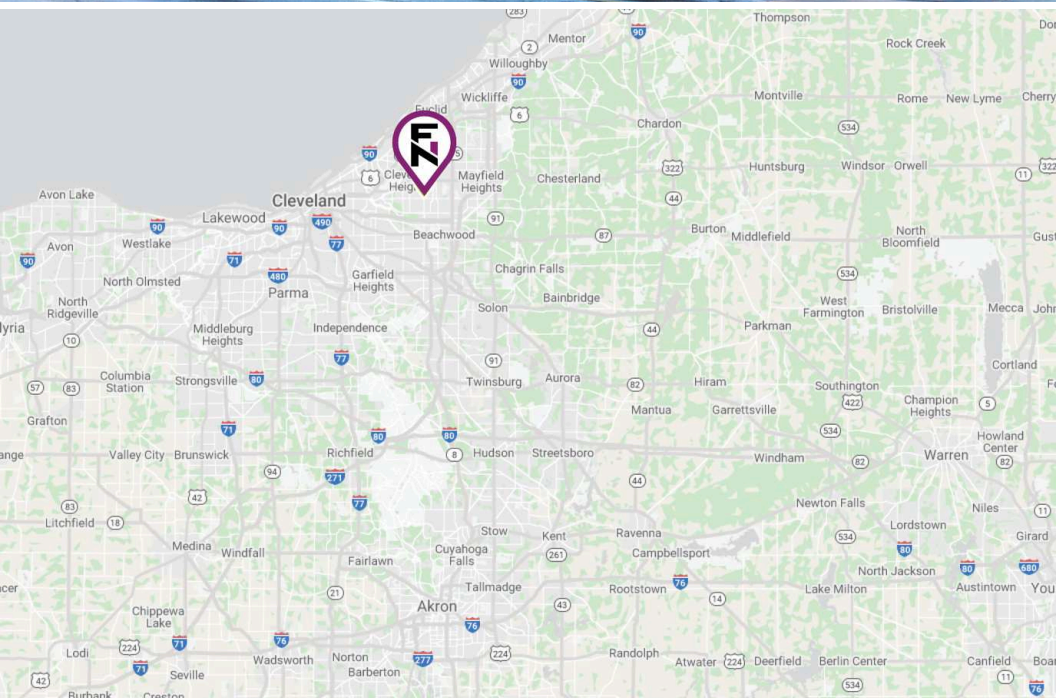


# CEDAR CENTER SOUTH

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 First Watch, a Goodwill Store, Dollar Tree, and UPS.
- 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.



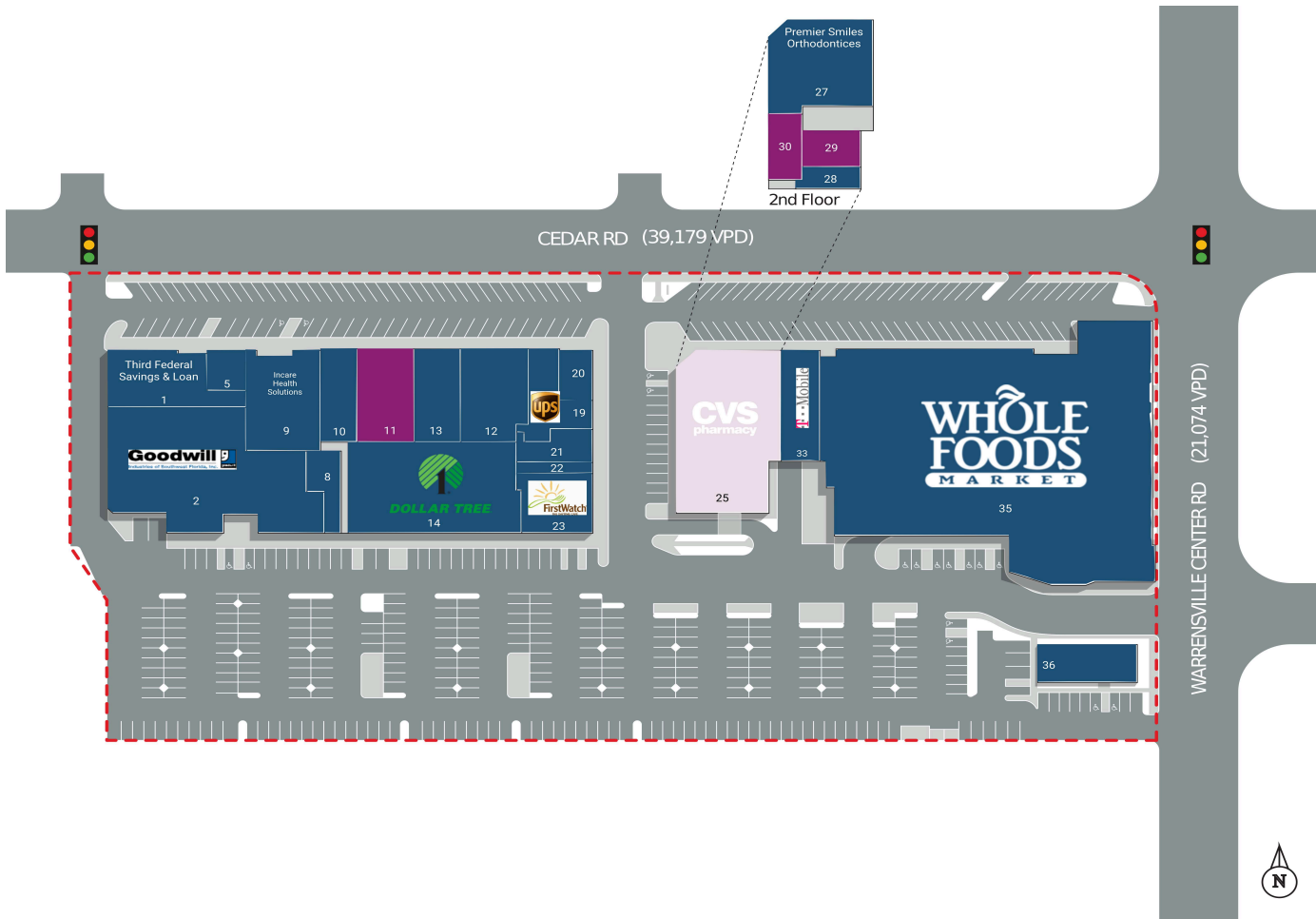
**PROPERTY WEBSITE**

**Candace Gschwind** | 513-292-2652 | cgschwind@fnrpusa.com

**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    | <b>Available</b>             | <b>4,421</b>  |
| 12    | Hollywood Feed               | 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    | <b>CVS Pharmacy</b>          | <b>12,106</b> |
| 27    | Premier Smiles Orthodontics  | 7,300         |
| 28    | Little Bellies Spa           | 865           |
| 29    | <b>Available</b>             | <b>1,282</b>  |
| 30    | <b>Available</b>             | <b>1,592</b>  |
| 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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