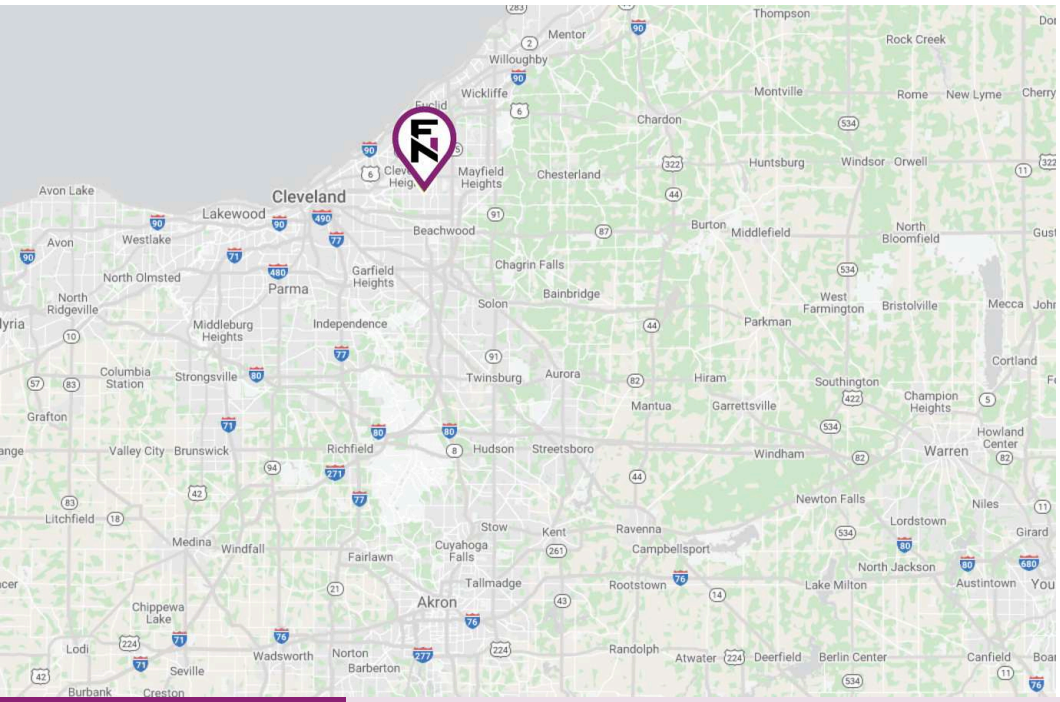
CEDAR CENTER SOUTH

13908-13998 Cedar Road, University Heights, OH 44118

FIRST NATIONAL REALTY PARTNERS





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.

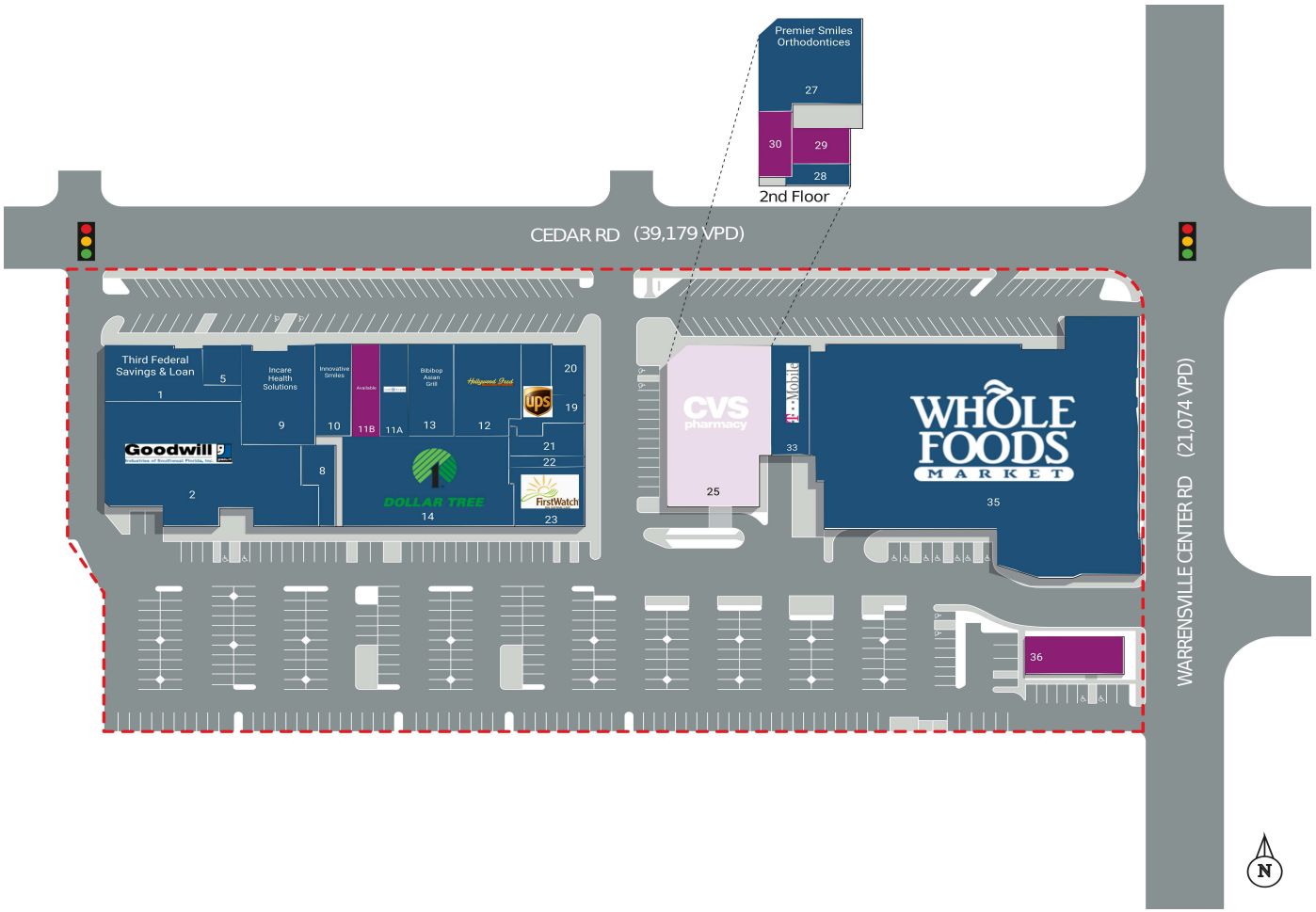
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@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
11A	Club Pilates	2,207
11B	**Available**	**2,212**
12	Hollywood Feed	4,300
13	Bibibop Asian Grill	2,663
14	Dollar Tree	10,000
19	The UPS Store	2,293
20	Georgio'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 Orthodontices	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	**Available**	**2,808**

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

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