



PROPERTY HIGHLIGHTS

- NEW FACADE
- 1,500 sq. ft end cap space
- Located in a dense main retail corridor on the corner of Cedar Rd. and Green Rd.
- High traffic counts with over 20,000 VPD on Cedar Rd.
- In close proximity to Notre Dame College, Beachwood Place, Legacy Village, La Place, University Suburban Health Center.

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	16,620	\$95,102	5,844
3 Miles	109,679	\$98,634	54,633
5 Miles	297,391	\$71,203	171,450
5 Minutes	85,476	\$99,718	40,290

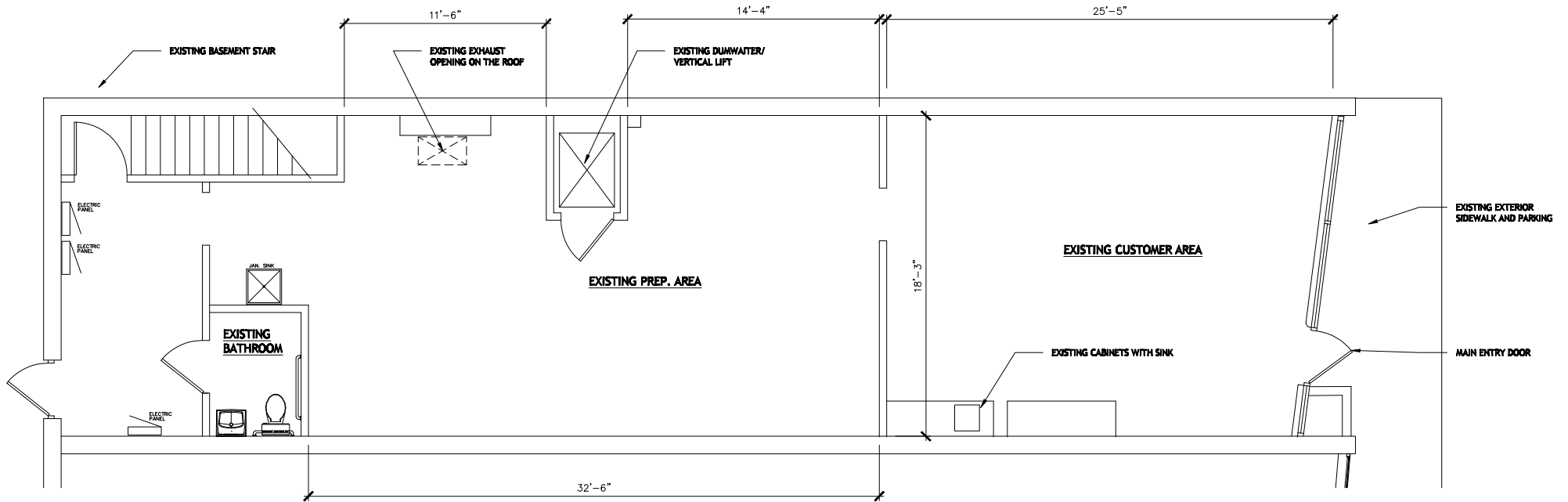
QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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EXISTING
FLOOR PLAN
SCALE: 1/4"=1'-0"



JERUSALEM GRILL
POLLAK STUDIO
POLLAK WATCH SERVICE
ISSI'S PLACE
OPTOMETRIST
BEAUTE ROOM SALON
BLUM'S

DO SUMMERS
CLEANERS
SINCE 1962
SUBWAY

SITE

NOTRE DAME COLLEGE
0.5 Miles
**UNIVERSITY SUBURBAN
HEALTH CENTER**
1.0 Mile

LEGACY VILLAGE
0.9 Miles
BEACHWOOD PLACE
1.9 Miles
LA PLACE SC
1.2 Miles

23,380 VPD

CEDAR RD

18,234 VPD

S BELVOIR BLVD

S GREEN RD

ROMEIO'S
JACK'S
DELI & RESTAURANT
JAMAICA MEXICAN
JILL'S UNIQUE BOUTIQUE
ELLIE'S WAFFLES, SMOOTHIES, &
SWEETS

CEDAR GREEN
SALON VICTORIA
ROSE'S TAILORING
TRAVEL BY BENNY
JUST FRAMES & ART
HAPPY BUDDHA
CEDAR GREEN WINE & CHEESE
PINOUS BAKERY
DON TEQUILA
BAR & GRILL

PAPA JOHN'S

CVS

Speedway

Shell

BRUEGGER'S
BAKED FRESH

heinen's
GROCERY STORE