



**PROPERTY HIGHLIGHTS**

- Great owner/user opportunity located in the Cedar Lee District of Cleveland Heights – 16,590 VPD
- Approximately 4,000 SF of available retail storefront with potential outdoor patio space
- Over 100 metered parking spaces in rear
- New roof & HVAC

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	17,531	\$99,289	4,149
<b>3 Miles</b>	160,516	\$76,683	168,171
<b>5 Miles</b>	339,218	\$64,417	297,565
<b>5 Minutes</b>	51,366	\$93,403	17,598

**QUICK LINKS** *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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# FOR SALE OR LEASE

CLEVELAND HEIGHTS, OH

TRADE AERIAL



**COVENTRY DISTRICT**

ACE | Marcs | Key

Winking Wizard Tap | Chipotle | Jimmy John's | Phoenix

Huntington THE EXCHANGE

BU | The Grog Shop | Tommy's | Pacific East

Dave's | Picca | City Brides

**CEDAR LEE DISTRICT**

RICHIE CHAN'S | FRESH & MEATY BURGERS

CVS | Wendy's | Rudy's Pub

CLE urban winery | THE FIX BISTRO | MOMO'S KEBAB

D | BOILING SEAFOOD CRAWFISH

Lopez | usbank

MAMA JOYCE'S | BEST GYROS

7-Eleven | **SITE** | THE SOCIAL ROOM

MYRON'S BEVERAGE | THE STORE OVEN

KENSINGTON'S PUB | PHOENIX

Anatolia Cafe | Marathon | m marotta's

Shell | Tavern

truenorth | TASTE

**CEDAR FAIRMONT DISTRICT**

Dave's | Starbucks | Luna | Buffalo Wild Wings

Apollon's eatery | Bruegger's | Night Town | harris

VERO PIZZA NAPOLETANA • PARNELL'S PUB  
THE FAIRMOUNT COCKTAIL BAR

**SNAVELY'S PROPOSED DEVELOPMENT**  
20,000 SF OF RETAIL  
100,000 SF OF RESIDENTIAL

**TOP OF THE HILL PROJECT**

**SITE**

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**PASSOV**  
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