

CEDAR CENTER NORTH

13901 CEDAR ROAD, SOUTH EUCLID, OH 44118

FOR LEASE

CEDAR ROAD & WARRENSVILLE CENTER ROAD
LOCATED ACROSS THE STREET FROM WHOLE FOODS
ANCHORED CEDAR CENTER SOUTH



JOIN A DYNAMIC TENANT MIX:



GNC

CINNAHOLIC



svs
VISION

verizon



FIVE GUYS
BURGERS and FRIES



EXCLUSIVE CONTACTS

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CBRE

THE OPPORTUNITY

3 SPACES REMAINING AT CEDAR CENTER NORTH

- 4,000 SF Restaurant Endcap (with hood)
- 2,080 SF Former Zoup Space (no hood)
- 2,700 SF White Box Retail
- Located at Cedar Road & Warrensville Center Road
- Join PetSmart, Chipotle, Starbucks, Panera, Five Guys, Piada, Verizon, Jersey Mike's, Wing Stop, and many more at the high-profile Cedar Center North
- Directly across the street from Whole Foods-anchored Cedar Center South
- High traffic counts over 40,000 VPD at the intersection
- Dense market of 20,800 people in a 1-mile radius and 132,263 people with an average household income of \$131,975 in a 3-mile radius



QUICK STATS - 3 MI RADIUS



POPULATION

132,263



**DAYTIME
POPULATION**

121,570



**POPULATION
25 & OVER**

93,133



HOUSEHOLDS

58,381



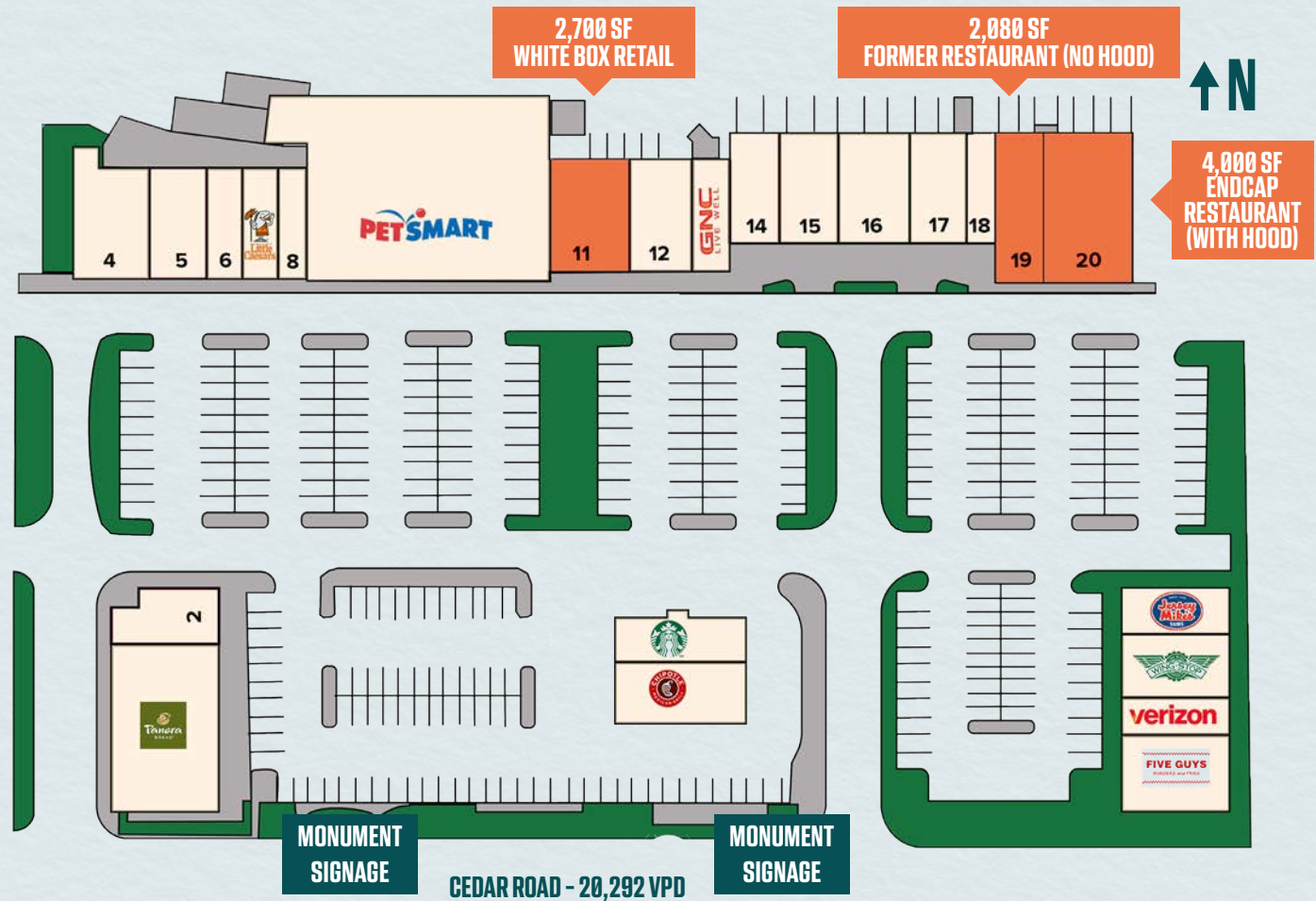
**AVG. HOUSEHOLD
INCOME**

\$131,975

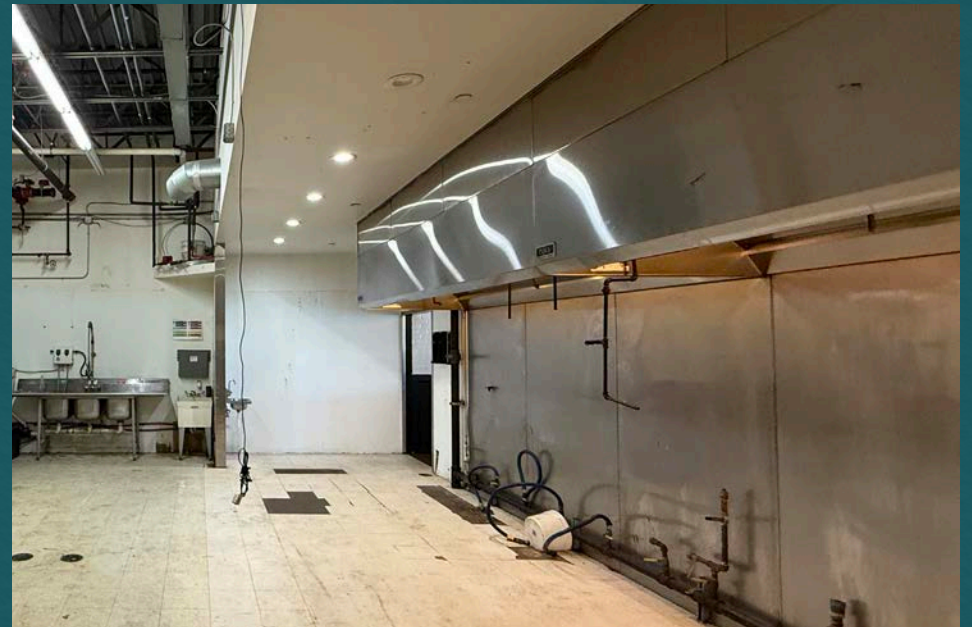
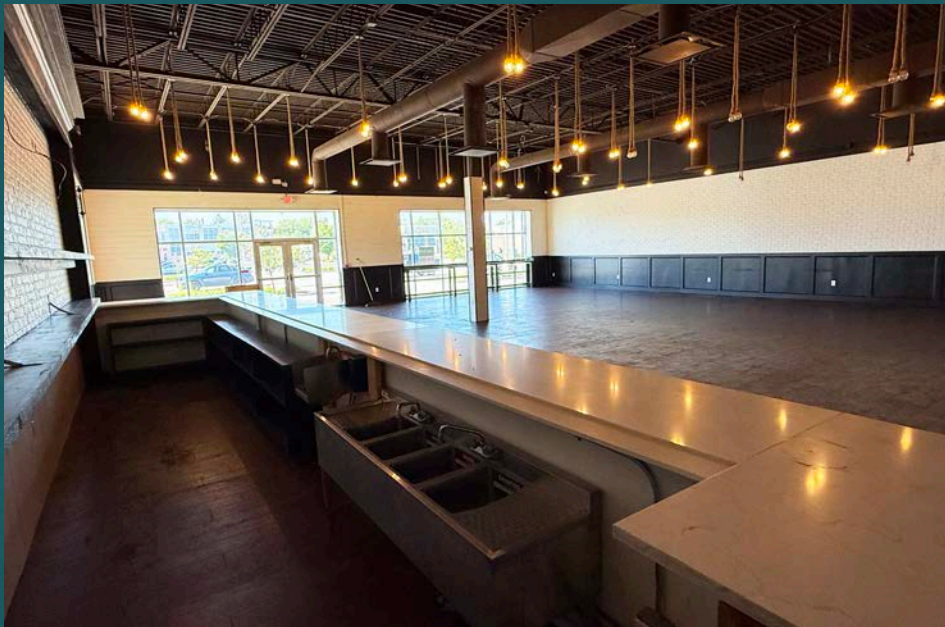
SITE PLAN

CEDAR CENTER NORTH 61,420 SF RETAIL CENTER

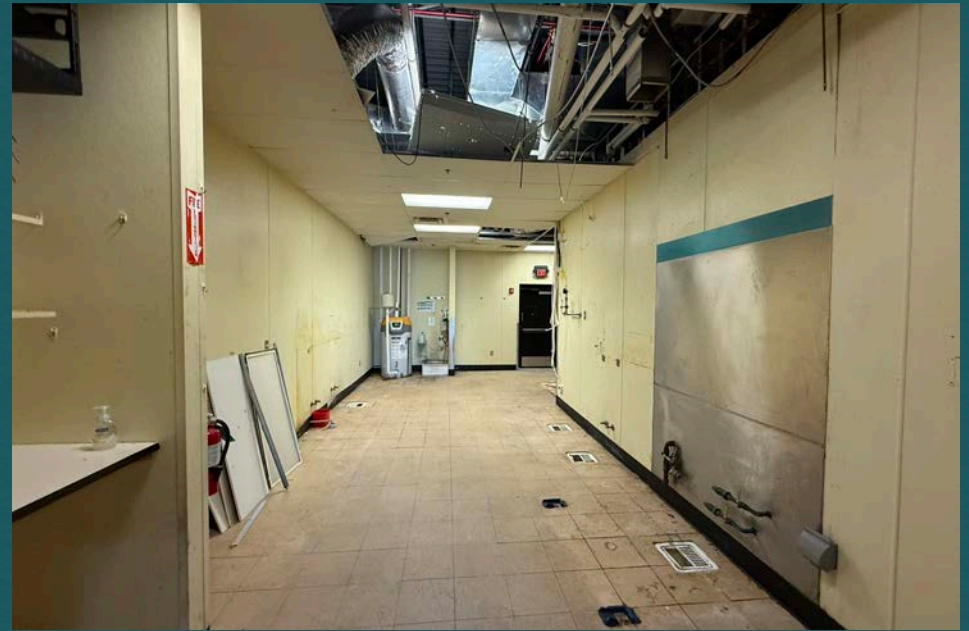
#	TENANT	SQ. FT.
1	Panera	5,300
2	Pulp Juice	1,660
4	Ouray Dental	2,500
5	Arova	2,000
6	Square One Nails	1,200
7	Little Caesars	1,200
8	China Gate	900
10	PetSmart	14,166
11	AVAILABLE	2,700
12	Altsmoke	2,100
13	GNC	1,200
14	Options Medical Weight Loss	1,800
15	SVS Vision Optical Center	1,980
16	Piada Italian Street Food	2,400
17	Nothing Bundt Cake	1,847
18	Cinnaholic	1,000
19	AVAILABLE	2,080
20	AVAILABLE	4,000
21	Jersey Mike's	1,500
22	Wing stop	2,040
23	Verizon Wireless	1,200
24	Five Guys	2,460
25	Chipotle Mexican Grill	2,409
26	Starbucks	1,778



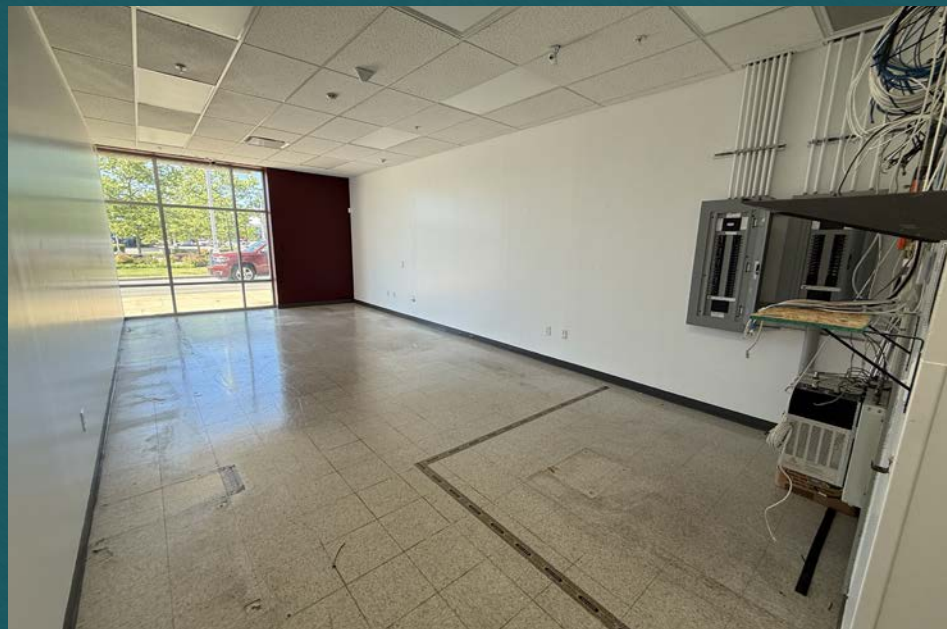
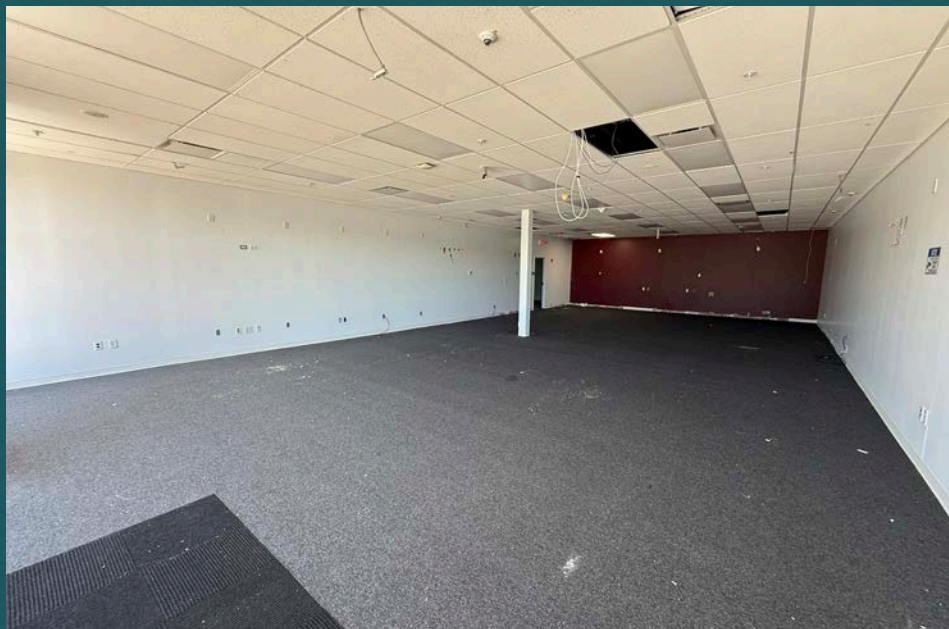
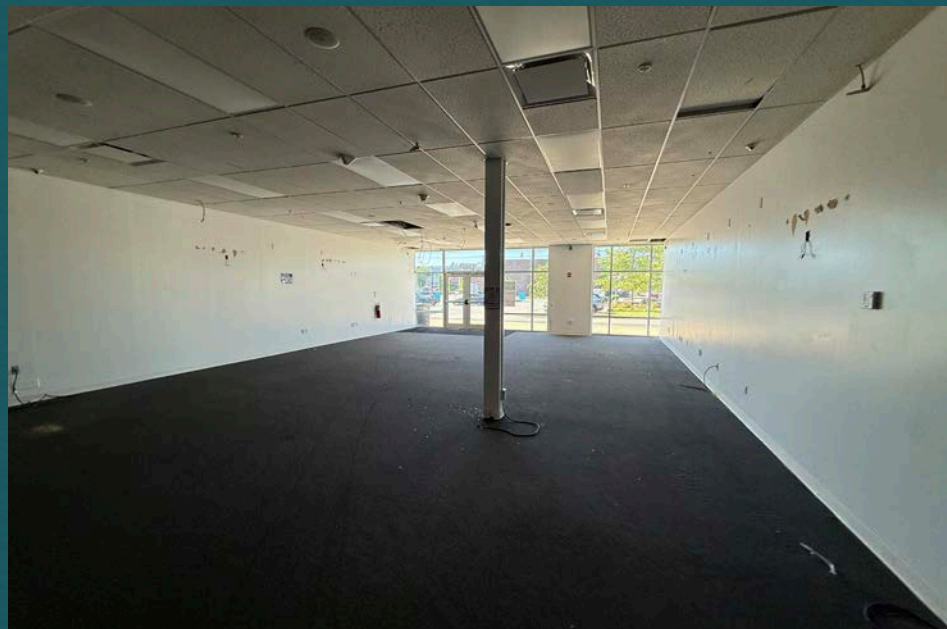
4,000 SF RESTAURANT ENDCAP SPACE



2,080 SF FORMER ZOUP SPACE



2,700 SF WHITE BOX RETAIL



CEDAR CENTER NORTH



An aerial photograph of a large commercial development site, likely a shopping center or big-box store area. The site is surrounded by residential neighborhoods and greenery. A major road, Cedar Road, runs horizontally across the bottom of the image, labeled "CEDAR ROAD - 20,292 VPD". Another road, Warrensville Center Road, runs diagonally from the top right towards the center, labeled "WARRENSVILLE CENTER ROAD - 19,994 VPD". Numerous retail and restaurant logos are overlaid on the image, indicating planned or existing tenants. These include TJ-maxx, Walmart, Burlington, Gordon Food Service, Planet Fitness, AROVA Shawarma & Takalet, Little Caesars, PETSMART, GNC, SVS Vision, 2,700 SF WHITE BOX RETAIL, 2,080 SF FORMER RESTAURANT, 4,000 SF ENDCAP RESTAURANT, Five Guys Burgers and Fries, Verizon, Wingstop, Jersey Mike's Subs, Waterway Carwash, Mattress Firm, Arby's, Starbucks, Dunkin' Donuts, Panera Bread, Rolo Juice and Smoothie Bar, Hollywood Feed, Bibibop, First Watch, Dollar Tree, and Whole Foods Market. The site itself shows several large, low-rise buildings and extensive parking lots filled with cars. The surrounding area is densely wooded with many trees, and some residential houses are visible in the background. The sky is clear and blue.

CEDAR CENTER NORTH



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
2025 Population - Current Year Estimate	20,800	132,263	312,011
2030 Population - Five Year Projection	20,858	131,340	310,757
2025 Daytime Population	16,822	121,570	362,458
2025 Households - Current Year Estimate	8,134	58,381	140,397
2025 Average Household Income	\$114,112	\$131,975	\$98,164
2030 Average Household Income Projection	\$132,250	\$153,019	\$114,029
2025 Median Household Income	\$87,937	\$87,408	\$62,158
2025 Per Capita Income	\$45,541	\$58,426	\$44,415
2025 Population 25 and Over	13,400	93,133	218,860

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