

THE MARQUEE AT CEDAR LEE

Retail for Lease at 2223 Lee Road, Cleveland Heights, Ohio 44118



Now approved for Designated Outdoor Refreshment Area (DORA) district

MARQUEE
CEDAR LEE

CUSHMAN & WAKEFIELD
CRESCO
Real Estate



MARQUEE

Join the ground floor of Cleveland Heights' newest mixed-use development, the Marquee at Cedar Lee. Currently under construction and estimated to be delivered by Spring of 2025, the \$66 million project offers 207 luxury apartments with resort-style amenities above 8,534 SF of premier commercial space centrally-located in the Cedar Lee neighborhood. Prime opportunity to join a thriving, historic entertainment district in one of Cleveland's densest east-side suburbs.

- Ample parking on-site: over 265 spaces, covered and surface
- Prominent window line and frontage on Lee Road (11,135 vehicles per day)
- Massive patio opportunity alongside a brand-new public green space
- Cedar-Lee now approved for Designated Outdoor Refreshment Area (DORA) district. [View Article](#)
- Adjacent to the historic Cedar-Lee Theater; neighboring retailers include CVS, Dewey's Pizza, Boss Dog Brewing Co, Anatolia Cafe, & the Tavern Company, among others.
- Minutes from Cleveland Heights High School, Cedar-Fairmount, University Circle, Case Western Reserve University, University Hospitals, Cleveland Clinic Main Campus, and John Carroll University.
- Phase 2: 140 additional apartments scheduled to complete Summer 2026
- Office space include a conference room, with direct access from amenity area & exterior entry



AVAILABILITY

5,370 SF Retail/Commercial Space (Divisible to 1,420 SF)
 1,700 SF Office Space with Eight (8) Offices & Conference Room

CEDAR LEE (1 MILE)

Population	Median Age	Businesses	Average Income
18,742	37.4	163	\$157,194

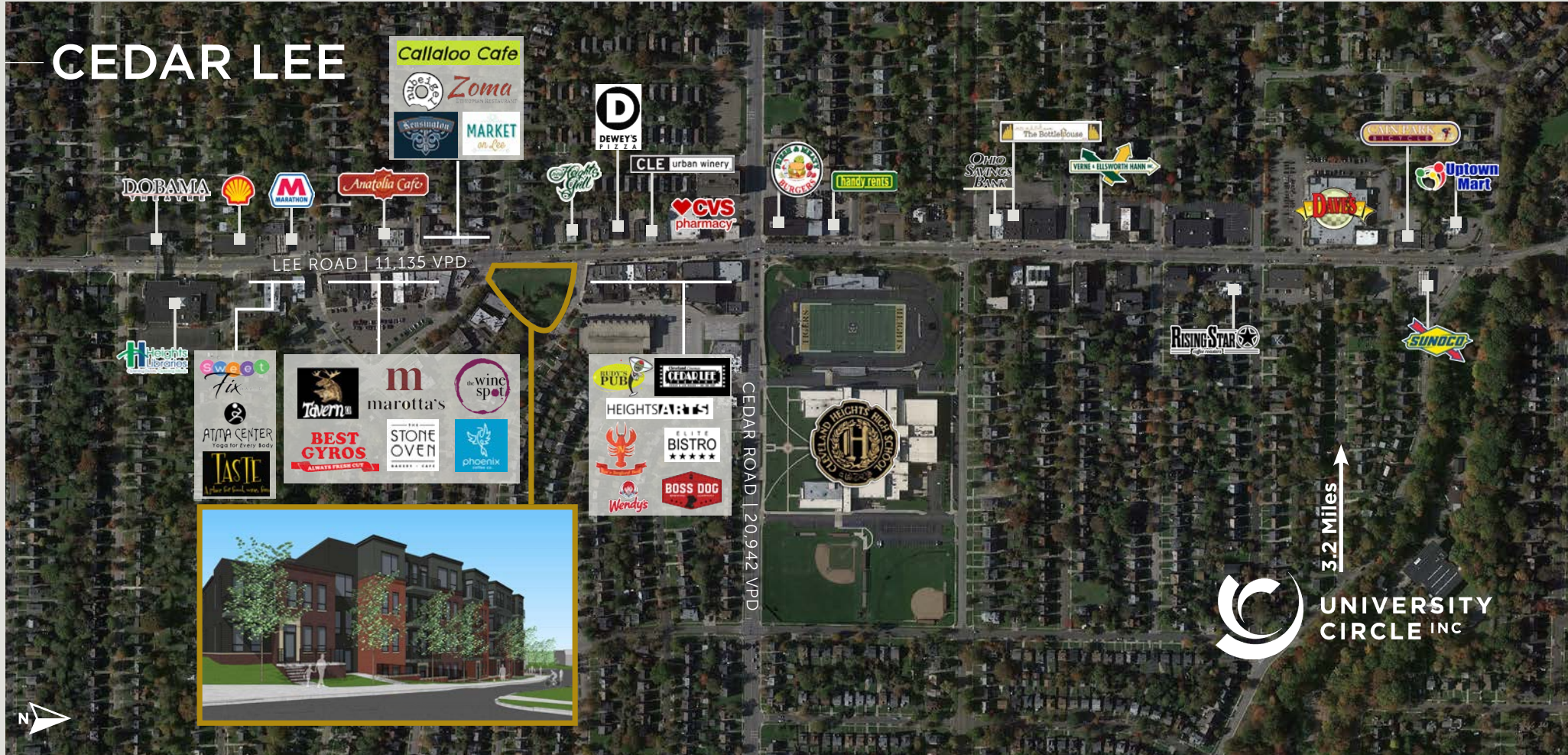
DELIVERY SPRING 2025



GREAT LOCATION



CEDAR LEE



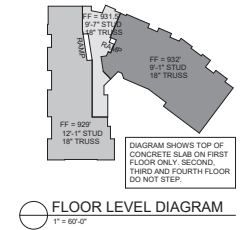
 UNIVERSITY
CIRCLE INC

FLOOR PLAN

PLAN LEGEND

PLAN SYMBOLS
SEE SHEET A301 FOR COMPLETE SYM PLAN SYMBOL.

- DOOR TYPE - SEE SHEET A4
- WALL ASSEMBLY TYPE - SEE SHEET A4 UNLESS NOTED OTHERWISE
- KEY NOTES

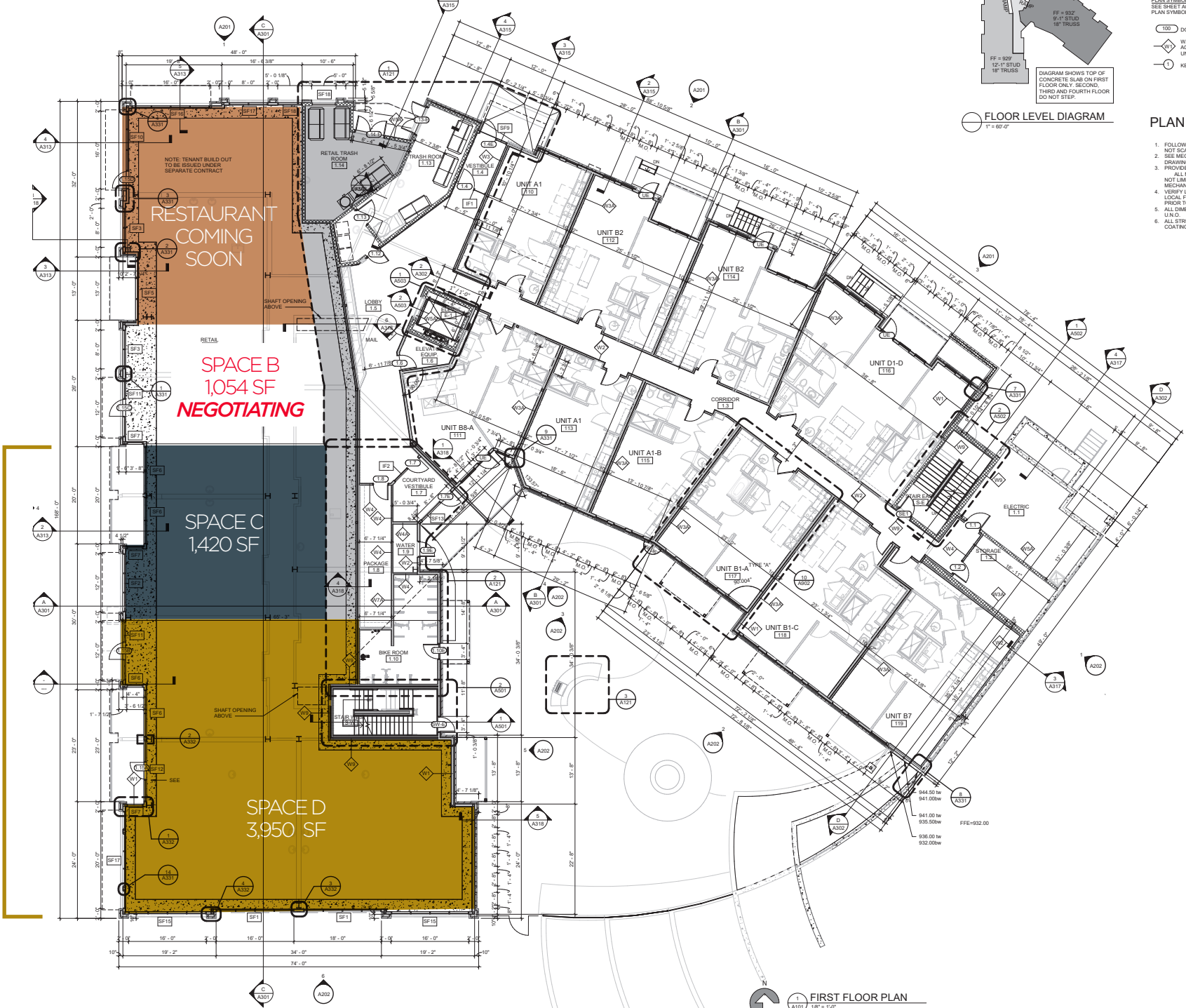


FLOOR LEVEL DIAGRAM
1" = 60'-0"

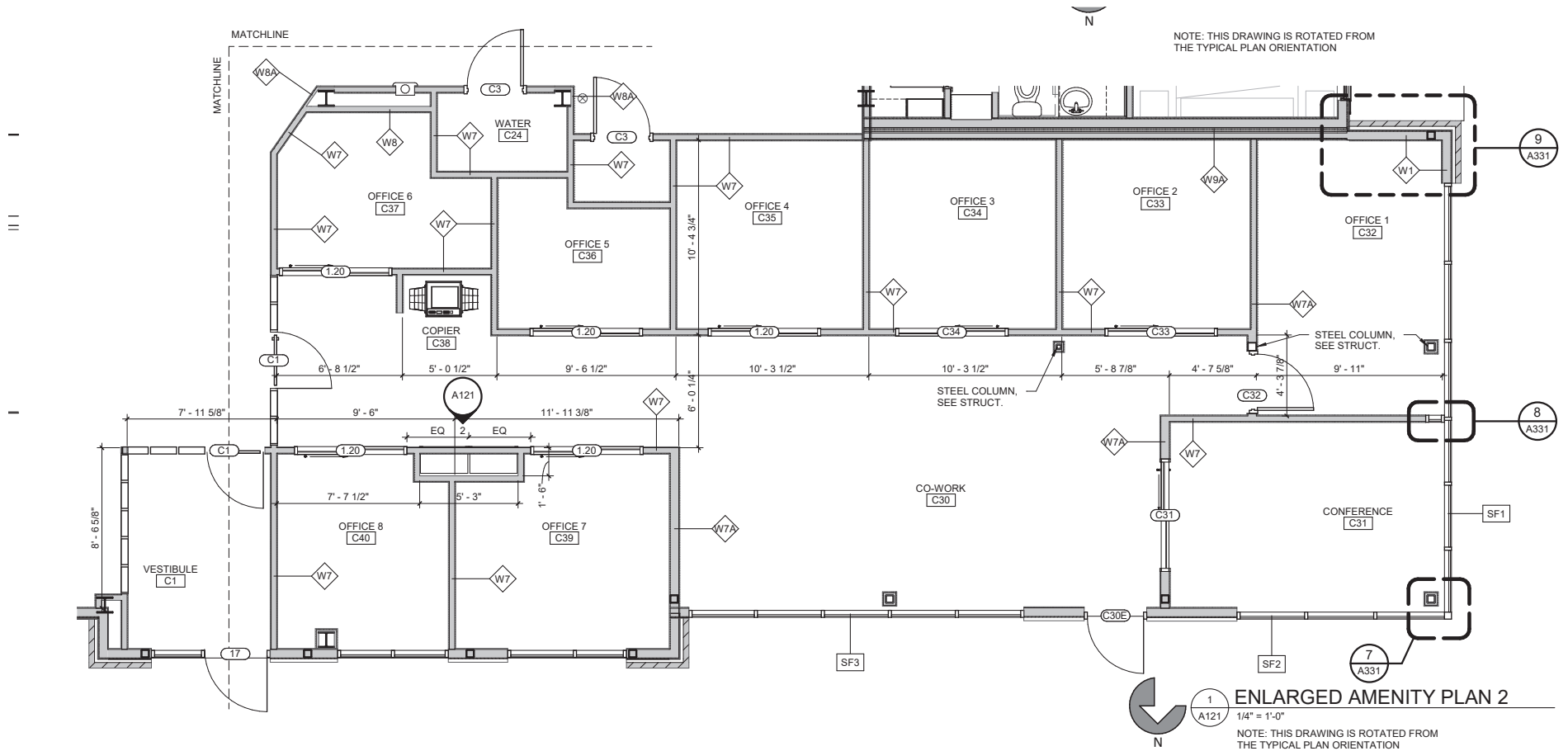
PLAN GENERAL

1. FOLLOW DIMENSIONS AS NOTED - NOT SCALE DRAWINGS.
2. SEE MECHANICAL ELECTRICAL, A DRAWINGS FOR COMPLETE SCOP
3. PROVIDE 5/8" WATER RESISTANT ALL MOISTURE PRONE AREAS NOT LIMITED TO RESTROOMS, MECHANICAL ROOMS, AND JANIT.
4. VERIFY LOCATIONS OF FIRE EXTINGUISHERS AND FIRE DEPARTMENT OFFICE PRIOR TO PLACEMENT.
5. ALL DIMENSIONS ARE FROM FACE U.N.O.
6. ALL STRUCTURAL STEEL SHALL H COATING. SEE SPECIFICATIONS.

5,370 SF CONTIGUOUS



FLOOR PLAN - 1,700 SF OFFICE SPACE





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