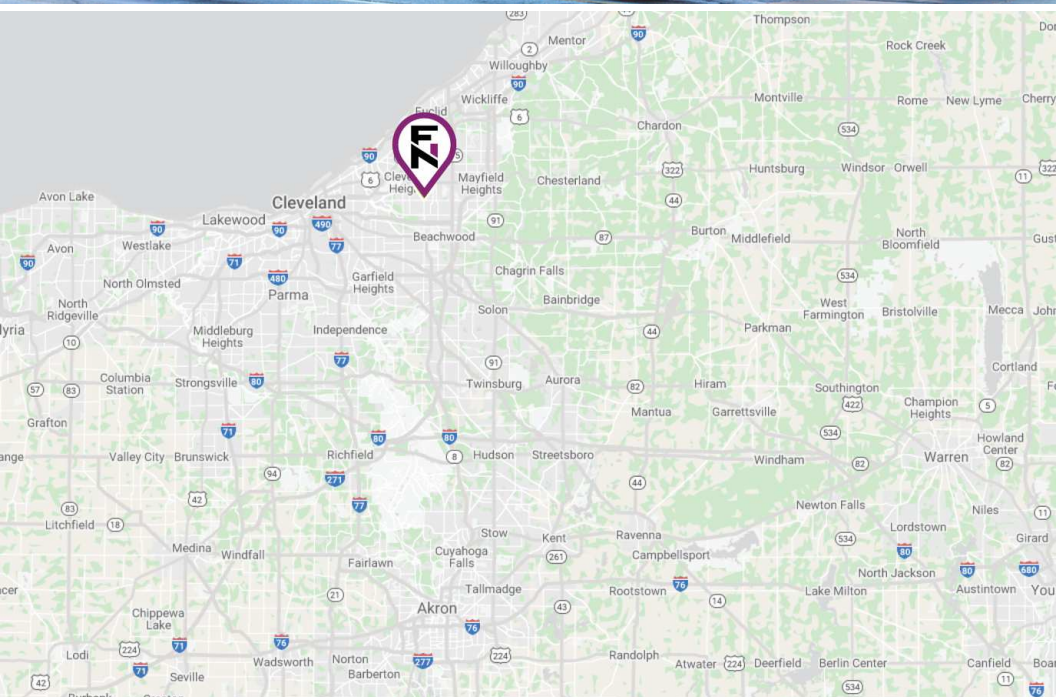


CEDAR CENTER SOUTH

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.



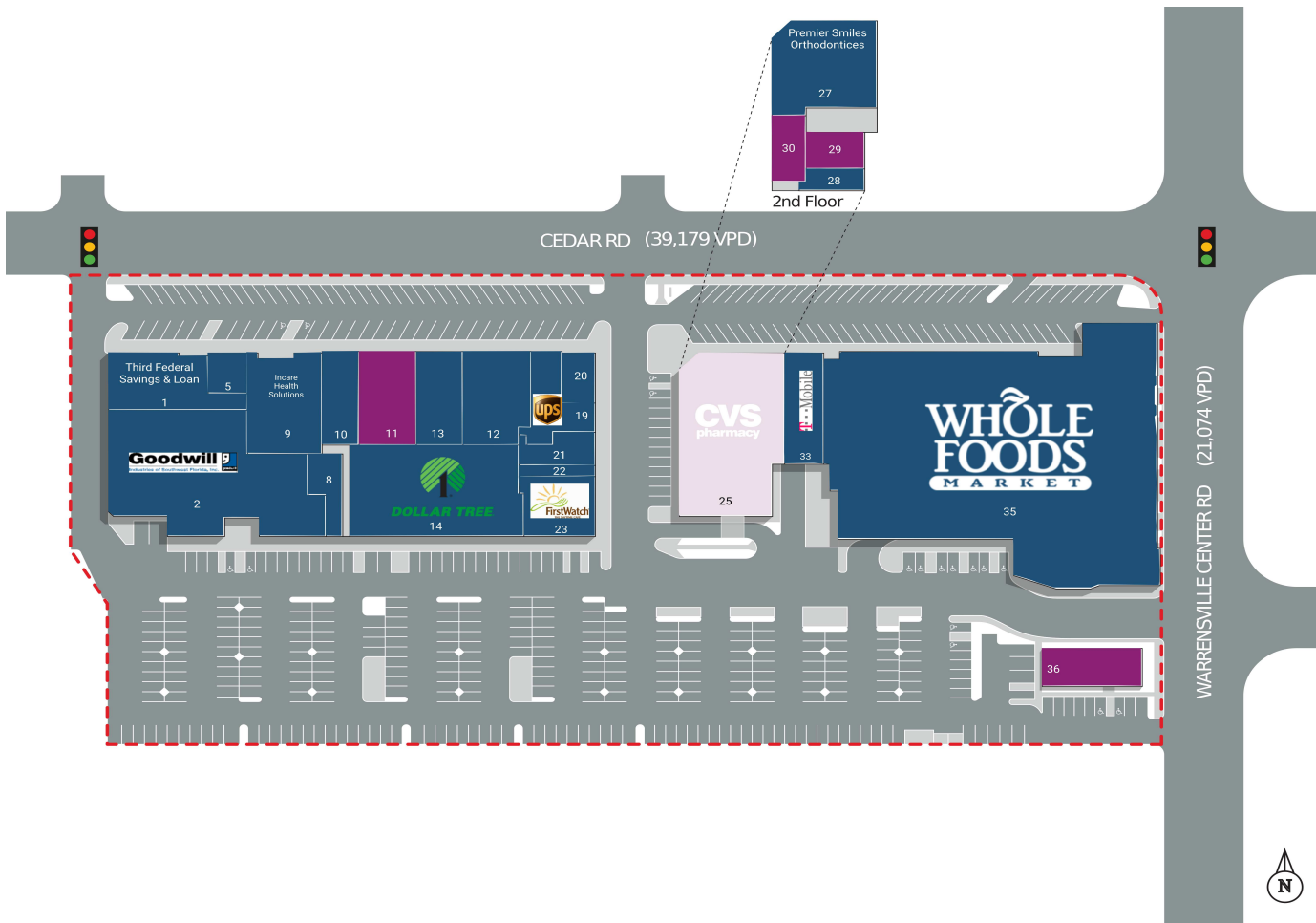
**PROPERTY
WEBSITE**

Candace Gschwind | 513-292-2652 | cgschwind@fnrpusa.com

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
11	Available	4,421
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 Orthodontics	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)



PROPERTY
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