

## RETAIL FOR SALE & LEASE

4,600 SF OF DIVISIBLE RETAIL BUILDING IN CEDAR-LEE DISTRICT OF CLEVELAND HEIGHTS, OHIO

13230 Cedar Road, Cleveland Heights, OH 44118



### PROPERTY DESCRIPTION

Storefront building for sale for only \$295,000. Cedar/Lee Art District is primed for new retailers, restaurants, art studios, salons, and mix-use proposals. This property lies adjacent to the newly proposed mix-use development that includes over 100 plus affordable apartments in the Cedar-Lee District.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$295,000
Lease Rate:	Negotiable
Number of Units:	2
Available SF:	
Lot Size:	0.12 Acres
Building Size:	4,600 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,590	27,853	72,604
Total Population	18,737	65,864	173,522
Average HH Income	\$70,053	\$78,223	\$64,192

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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	4,600 SF of Divisible Retail Building in
Property Name:	CEDAR-LEE district of Cleveland Heights, Ohio
Property Address:	13230 Cedar Road, cleveland heights, OH 44118
Property Type:	Retail
APN:	687-06-011
Lot Size:	0.12 AC
Building Size:	4,600 SF
Building Class:	C
Zoning:	Commercial
Rail Access:	N/A
Year Built:	1925
Number of Stories:	1
Number of Units:	2



### PROPERTY OVERVIEW

Storefront building for sale for only \$295,000. Cedar/Lee Art District is primed for new retailers, restaurants, art studios, salons, and mix-use proposals. This property lies adjacent to the newly proposed mix-use development that includes over 100 plus affordable apartments in the Cedar-Lee District.

### LOCATION OVERVIEW

Across from Cleveland Heights High School

### LEASE HIGHLIGHTS

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## RETAIL FOR SALE & LEASE

# RETAIL SPACE AVAILABLE

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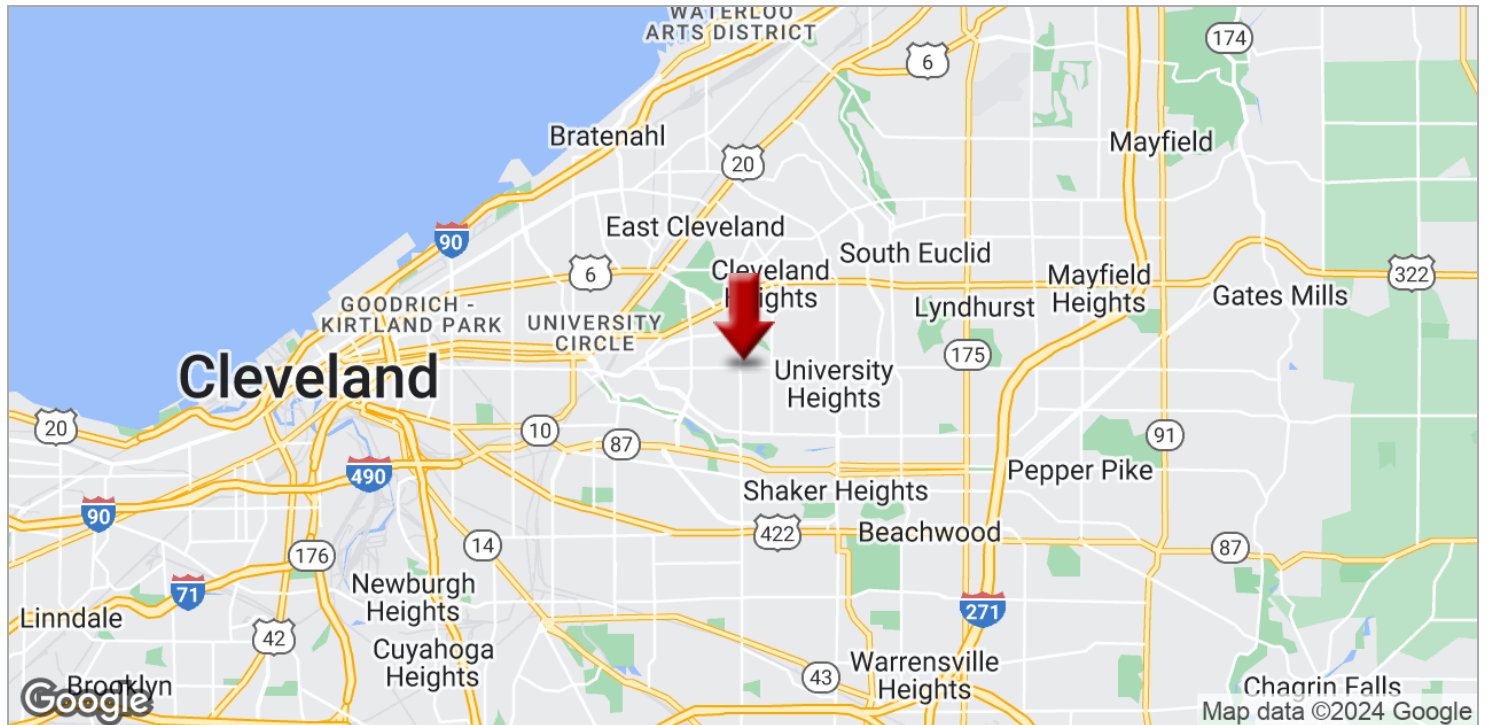
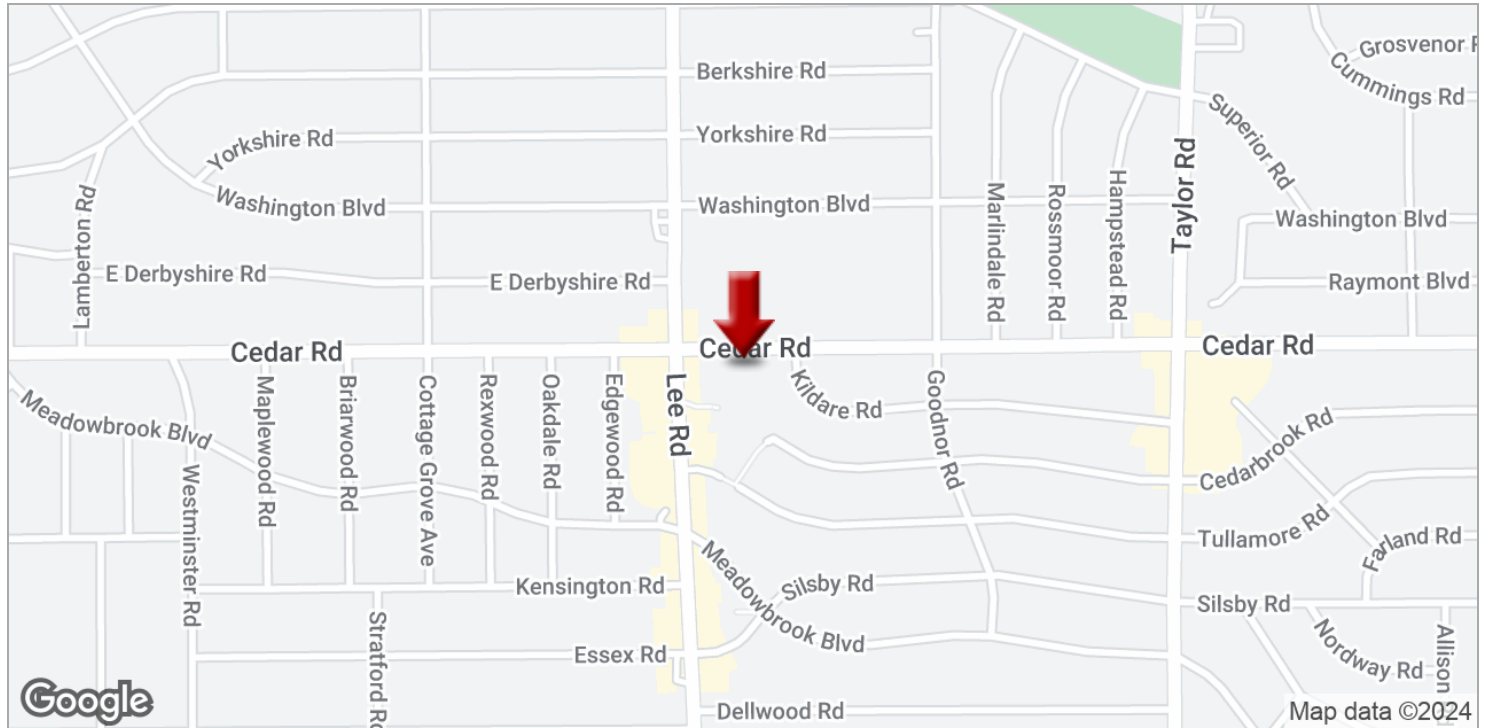
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,737	65,864	173,522
Median age	36.9	37.0	36.0
Median age (male)	35.6	35.5	34.6
Median age (Female)	38.4	38.5	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,590	27,853	72,604
# of persons per HH	2.5	2.4	2.4
Average HH income	\$70,053	\$78,223	\$64,192
Average house value	\$181,430	\$215,267	\$186,014

\* Demographic data derived from 2020 ACS - US Census

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