



**2245 LEE ROAD, CLEVELAND HEIGHTS, OH 44118**



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CLEVELAND HEIGHTS HIGH SCHOOL



CEDAR LEE THEATRE

CEDAR RD



CLE urban winery



**MARQUEE AT CEDAR LEE**  
 A historic cultural hub in Cleveland Heights, the Cedar Lee Marquee anchors a vibrant district of restaurants, shops, and entertainment. Following redevelopment, the project is expected to open in the second half of 2026, drawing strong community and regional traffic.



SITE

Anatolia Cafe

PUBLIC PARKING



LEE RD



## OFFERING HIGHLIGHTS

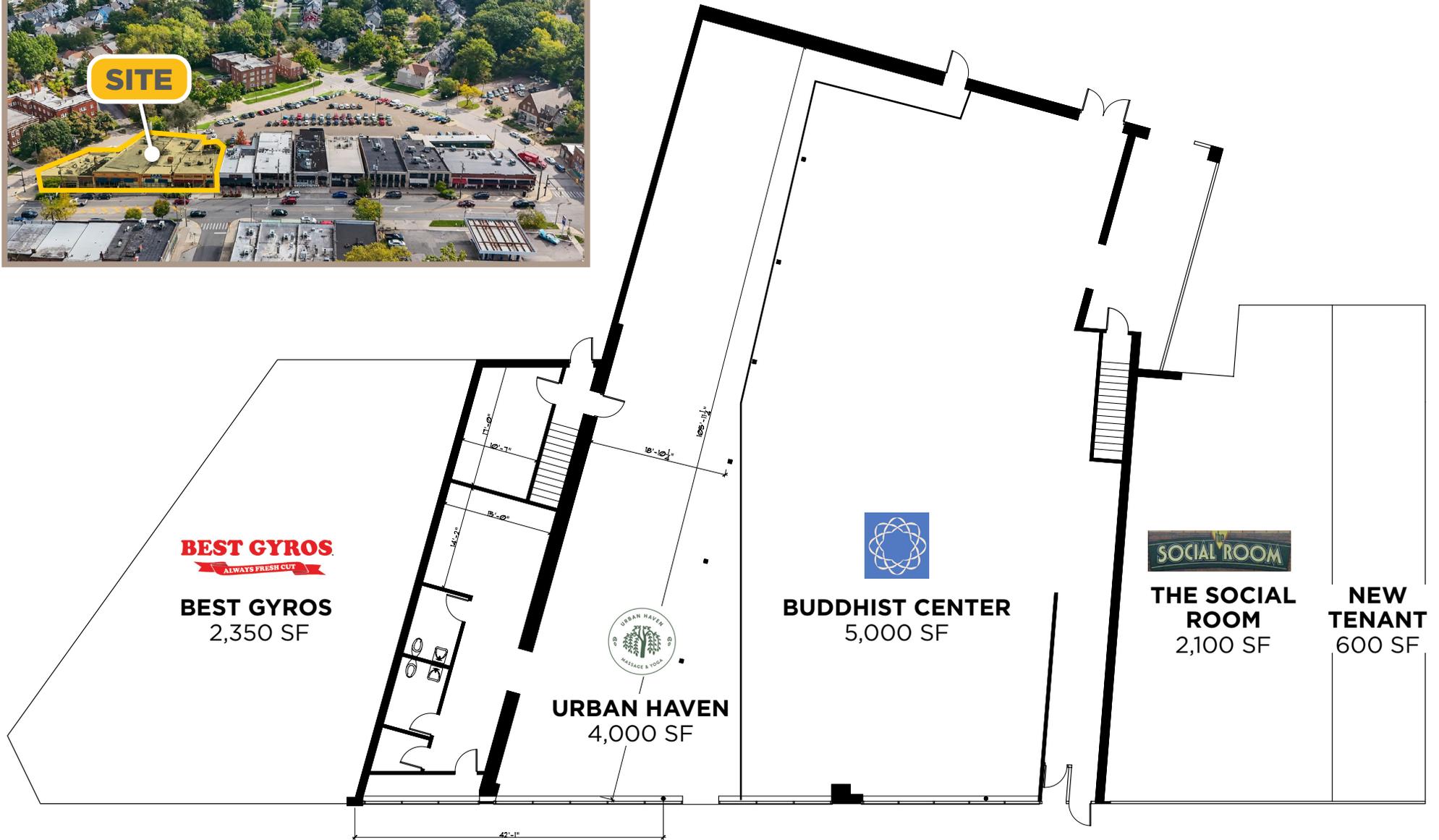
- **Fully Leased Five-Tenant Building:** 14,050 ±SF multi-tenant retail center with a mix of restaurant, bar/lounge, retail, and community tenants.
- **Stabilized Tenancy:** Anchored by Best Gyros, a long-standing restaurant. Other tenants include The Social Room, Urban Haven, SGI-USA, and a new retail Tenant coming soon.
- **Prime Location:** Situated in the heart of the Cedar Lee District, one of Cleveland Heights’ most vibrant commercial corridors — home to dining, arts, and specialty retail.
- **Proven Operator Mix:** Tenants include long-term operators and destination businesses that serve both the local neighborhood and regional visitors.
- **Walkable Urban Environment:** Highly visible along Lee Road, with consistent foot traffic, strong neighborhood density, and nearby anchors like Cedar Lee Theatre.
- **Growth & Redevelopment:** Property benefits from Cleveland Heights’ proactive incentive programs and nearby mixed-use redevelopment (Meadowbrook & Lee Project).

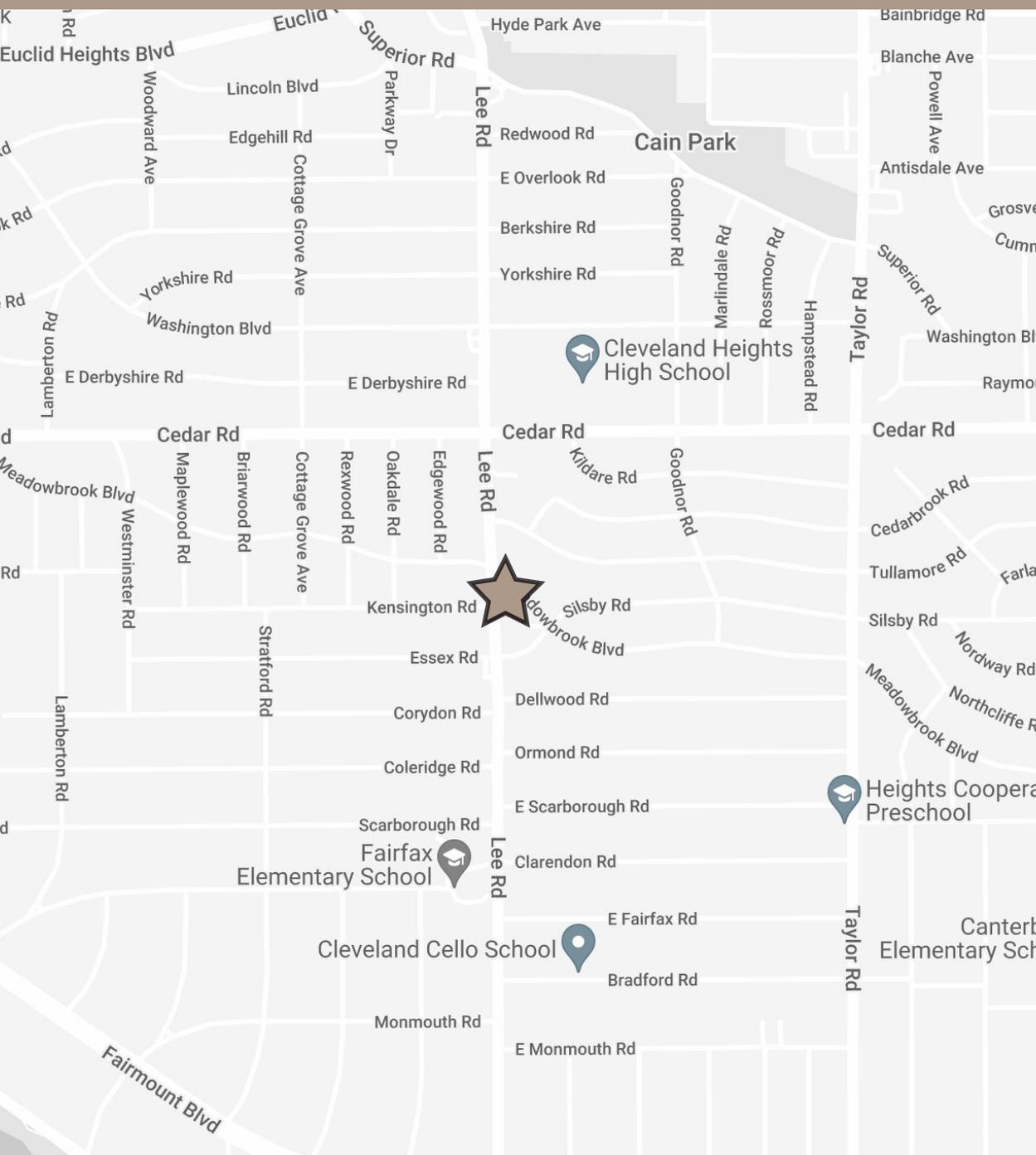
**OVER \$200,000 NOI**

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	17,047	162,507	331,945
2030 Projection	16,419	157,871	321,994
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	706	6,032	14,155
2025 Estimated Total Employees	4,443	51,648	141,248
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$138,817	\$102,830	\$87,777
2025 Estimated Median Household Income	\$100,625	\$72,944	\$61,636







Cleveland Heights is one of Greater Cleveland’s most vibrant inner-ring suburbs, combining historic charm with modern energy. Located just minutes from **University Circle** — home to the Cleveland Clinic, University Hospitals, and Case Western Reserve University — the city attracts a diverse population of professionals, students, and families seeking a walkable, amenity-rich environment.

The property is positioned within the **Cedar Lee District**, a cultural and entertainment hub anchored by the historic Cedar Lee Theatre. The district offers an eclectic mix of **restaurants, cafés, bars, boutiques, and specialty shops**, creating steady day and evening traffic. This corridor is widely regarded as one of Cleveland’s premier dining and nightlife destinations.

Nearby anchors include **Cleveland Heights High School**, which underwent a \$100+ million renovation, and **Heights Libraries**, a regional community hub. The district also draws from nearby residential neighborhoods known for their tree-lined streets and architecturally distinctive homes.

Adding to the momentum, the **Marquee at Cedar Lee**, a \$60 million mixed-use development of luxury apartments, retail, and public gathering spaces, is under construction and expected to open in the **second half of 2026**, further boosting foot traffic and economic activity.

With its blend of **cultural richness, strong demographics, educational anchors, and redevelopment momentum**, Cleveland Heights represents a premier location for long-term retail and mixed-use investment.

**Best Gyros :** A local dining institution in Cleveland Heights, Best Gyros has operated successfully for nearly 20 years. Known for its authentic Greek cuisine and loyal customer base, the restaurant is a proven operator with a strong history of performance.

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**Urban Haven:** Urban Haven is an active wellness and fitness studio offering group classes, training programs, and holistic health services. Since opening, it has quickly become a community anchor for residents seeking health and lifestyle experiences in a modern, welcoming environment.

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**The Social Room:** A neighborhood favorite, The Social Room is a bar and lounge that adds nightlife energy to the Cedar Lee District. Known for its casual atmosphere and loyal following, it draws steady evening and weekend business. The Social Room enhances the property's tenant mix by balancing daytime uses with strong nighttime activation.

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**Buddhist Center:** Soka Gakkai International - USA (SGI-USA) is a Buddhist community organization with centers nationwide. The Cleveland Heights Buddhist Center serves as a gathering place for spiritual practice, cultural events, and educational programs, fostering consistent daily and weekly traffic.

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**New Tenant:** A new tenant has recently signed, further strengthening the property's rent roll and diversification. Please speak with broker for more information.



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Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. PG expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs.

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The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any Buyer at any time with or without notice. The Owner shall have no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

No employee of the Owner is to be contacted without the written approval of PG and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer's investigation and/or purchase of this property.

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