

CORNER MIXED-USE BUILDING

2120 Lee Road, Cleveland Heights, Ohio 44118



ASKING PRICE	BUILDING SIZE
\$399,000	10,600 SF

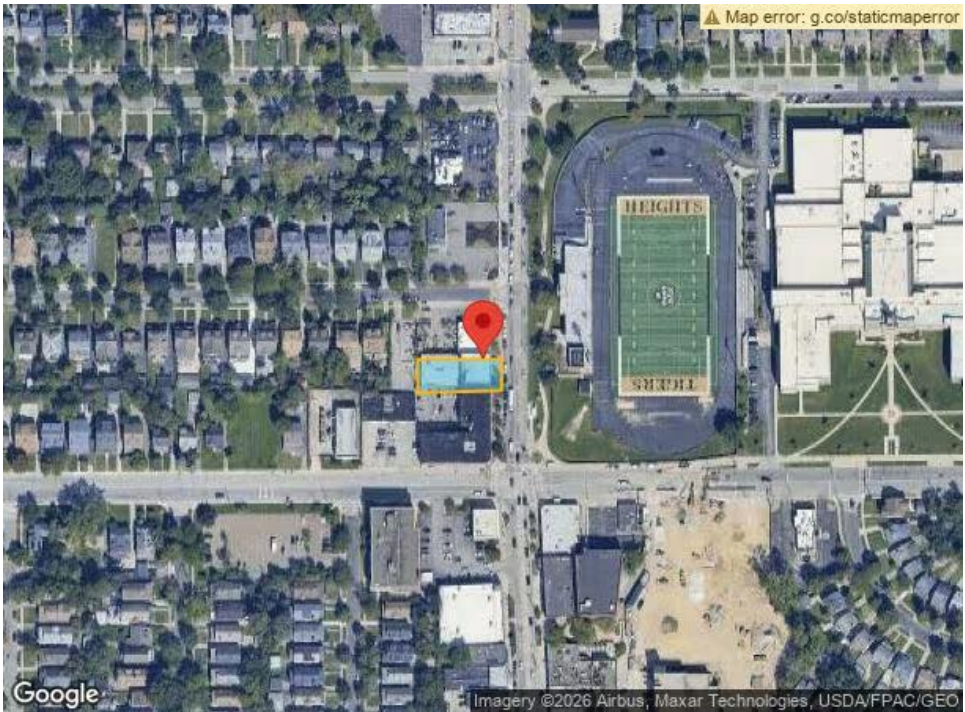
Russell Commercial Advisory is pleased to present 2120 Lee Road, a 10,600 SF mixed-use corner building located at the signalized intersection of Lee Road and Cedar Road in Cleveland Heights, Ohio. Built in 1925, the property offers a rare combination of street-level retail/service space and second-floor office suites in one of the East Side's most established and walkable commercial corridors.

The building is positioned directly across from Cleveland Heights High School and its athletic stadium, benefiting from consistent daily traffic and strong neighborhood visibility. This offering is well suited to an owner-user seeking to occupy a portion of the building while generating income from the balance, a professional office user, or an investor with a value-add, hands-on repositioning strategy.

Address	2120 Lee Road, Cleveland Heights, OH 44118	Building Size	10,600 SF
Lot Size	0.21 Acres / 60 ft Frontage	Year Built	1925
Stories	2 + Basement	Zoning	Mixed-Use / Commercial
Parcel ID	684-22-021	Utilities	Public Water & Sewer
Asking Price	\$399,000	Price / SF	\$37.64

- Signalized corner location at Lee Road & Cedar Road, Cleveland Heights
- 10,600 SF building on 0.21 acres with 60 ft of frontage
- Two stories plus common basement — flexible retail, service, and office layout
- First floor: multiple service-oriented storefronts with direct street access
- Second floor: 10 individual office suites
- Located directly across from Cleveland Heights High School and stadium
- Steps from the Cedar-Lee commercial and dining district
- Well suited to owner-user occupancy, professional office conversion, or value-add investment
- Public water and sewer service

Cleveland Heights is one of Greater Cleveland's most established inner-ring suburbs, known for its walkable commercial districts, strong institutional presence (including Cleveland Heights High School and John Carroll University nearby), and proximity to University Circle, downtown Cleveland, and the broader Cuyahoga County employment base. Lee Road is a primary north-south commercial corridor connecting the Cedar-Lee retail district to the north with additional retail and residential neighborhoods to the south.



Property location relative to Cleveland Heights High School and surrounding neighborhood

PROPERTY PHOTOS



Street view — corner of Lee Road & Cedar Road, Cleveland Heights

CONTACT

For additional information, financial details, or to schedule a tour, please contact:

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