

AVAILABLE FOR SALE

UNIVERSITY SQUARE – 2201 Warrensville Center Rd, University Heights, OH 44118 – 225k SF / 13.3 Acres

Disclaimer: Representative Photo

FOR MORE INFORMATION:

Bryan Zabell:

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University Heights, OH – 2201 Warrensville Center Rd, OH 44118

The anchor store is an owned location at University Square positioned at the intersection of Warrensville Center Rd and Cedar Rd

Metrics

Store

City, ST

University Heights, OH

Mall Operator

University Heights Holdings

Ownership Interest

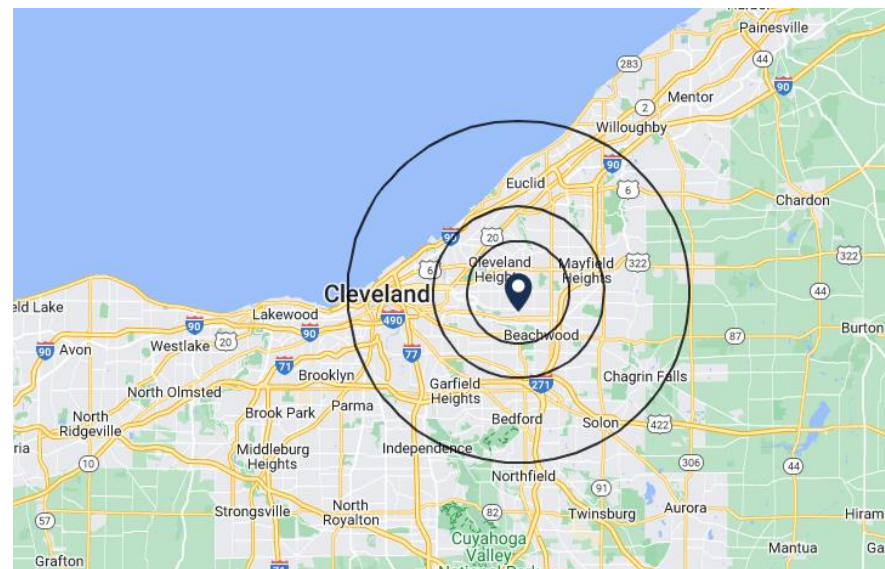
Owned

Store GLA / Acres

165k SF / 2.2 Acres

Floors – Store / Mall

2 (Stacked) / 3



Population	3 Mile	5 Mile	10 Mile
Total Population	128,303	312,119	678,804
Median Age	41.0	41.0	40.4
Median Age (Male)	38.9	38.5	38.3
Median Age (Female)	42.8	43.2	42.1

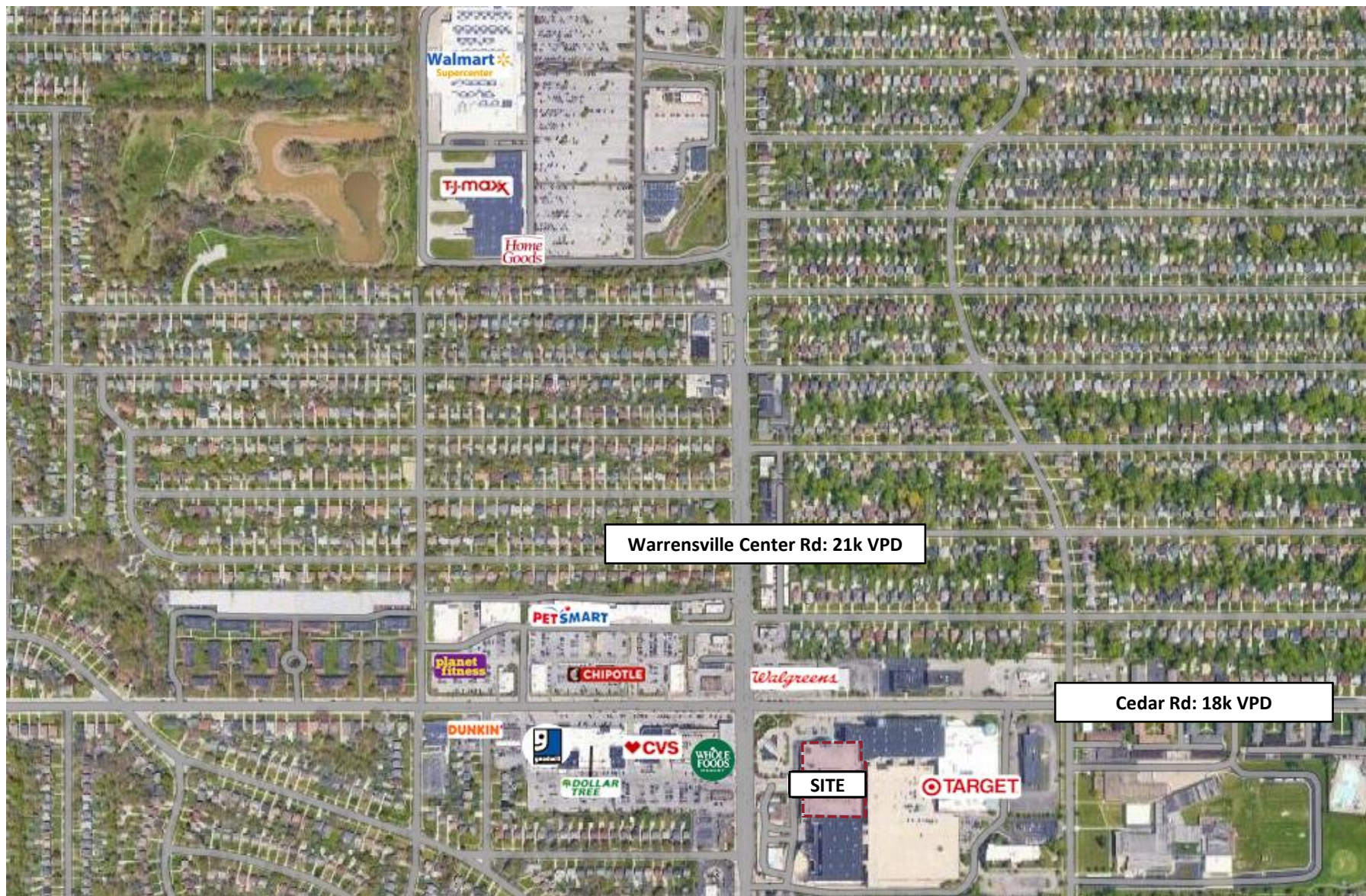
Households & Income	3 Mile	5 Mile	10 Mile
Total Households	55,404	140,517	309,661
# of Persons Per Household	2.3	2.1	2.1
Average Household Income	\$136,650	\$97,372	\$92,880

* Demographic data derived from US Census

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University Heights, OH – University Square



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PROJECT PARKING SYNOPSIS
COMBINED LEVELS

PARKING SITE SPACES	2,348
DEVELOPER SITE SPACES	560
TOTAL PARKING:	2,908*
G.S.A. FLOOR AREA	
TARGET BUILDING	145,348
TOPS BUILDING	174,850
RETAIL STORES BUILDING	58,277
TOTAL	378,475
SEA PARKING RATIO	6.39

*TOTAL NUMBER REFLECTS 11.2 & CITY STAMPAID (100%)

PARKING SYNOPSIS
100 LEVEL

PARKING SITE SPACES	427 (18 B.C., 1 MAX)
DEVELOPER SITE SPACES	228 (7 B.C., 1 MAX)
TOTAL PARKING:	655
G.S.A. FLOOR AREA	
MAY BUILDING	82,625
TARGET BUILDING	10,311
TOPS BUILDING	0
RETAIL STORES BUILDING	70,853
TOTAL	163,789
SEA PARKING RATIO	6.62

LEGEND

- PEDESTRIAN ACCESS
- ACCESS DRIVE
- OUTDOOR SALES AREA
- RETAIL STORAGE PERMISSIBLE BUILDING AREA
- MAY BUILDING PERMISSIBLE BUILDING AREA
- TARGET BUILDING PERMISSIBLE BUILDING AREA
- RESTAURANT SEATING
- PARKING AREA PAINTED STRIPES
- DEVOTED SPECIFIC SITES

Target

Owned Parcel 2.2 acres

CEDAR ROAD 70'

WARRENSVILLE CENTER

1 PARKING LEVEL 100
1" = 40'-0"

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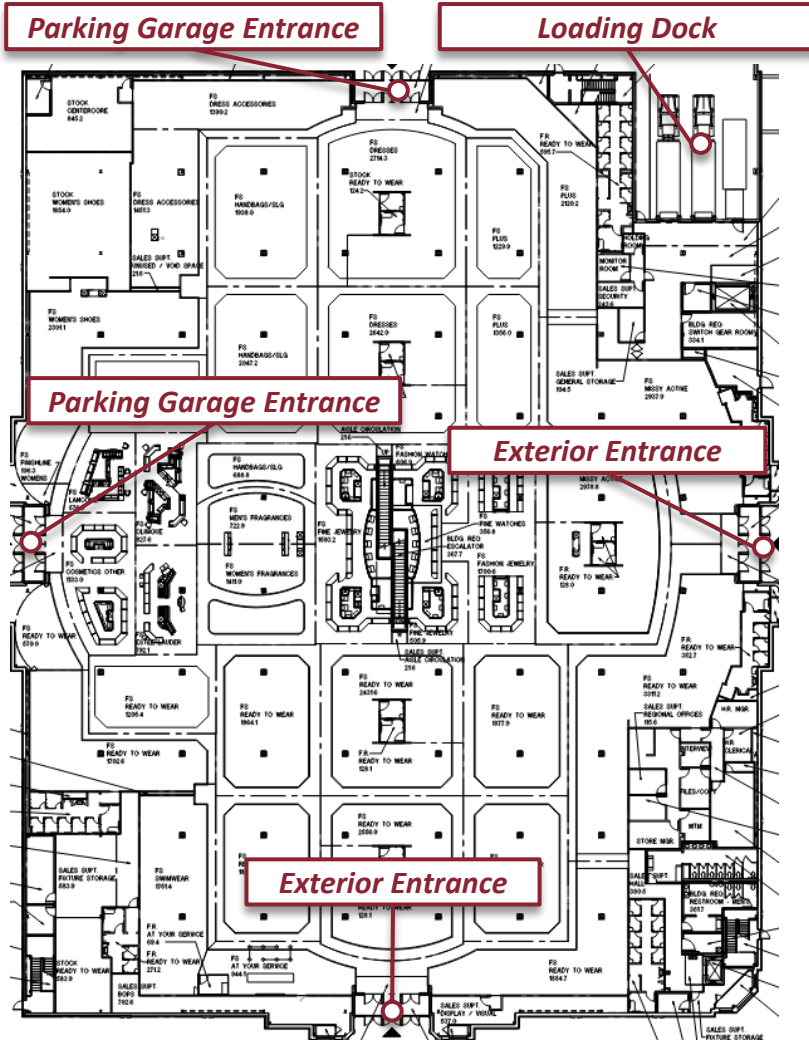


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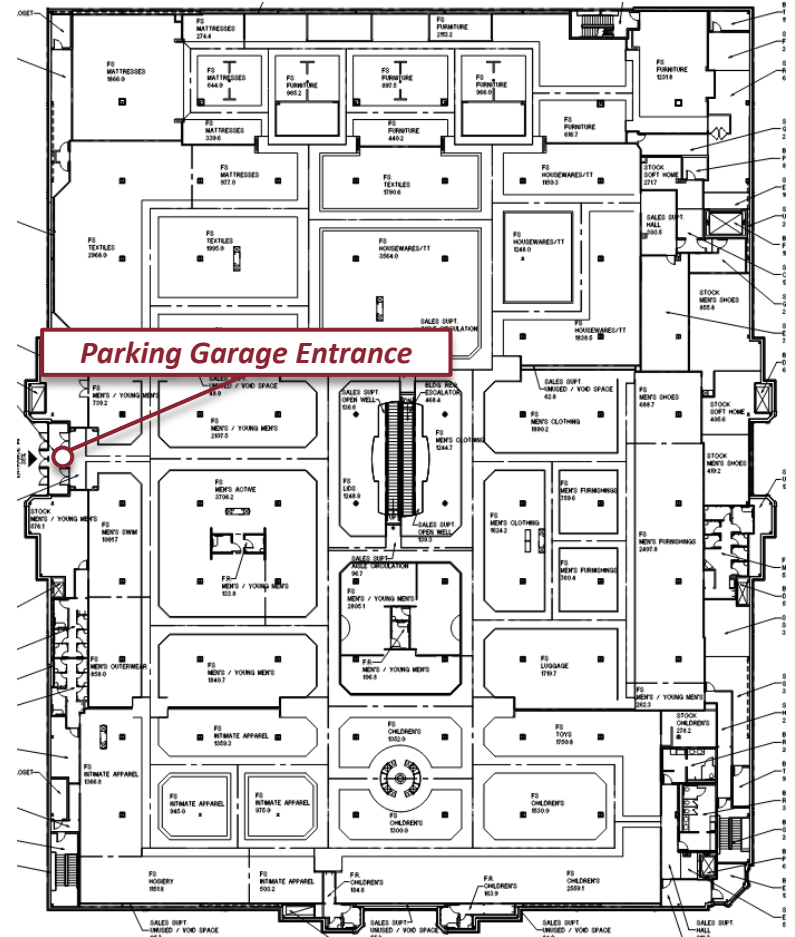
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University Heights, OH – Floorplan

First Floor



Second Floor



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