

THE MARQUEE AT CEDAR LEE

Retail for Lease at 2223 Lee Road, Cleveland Heights, Ohio 44118



Now approved for Designated Outdoor Refreshment Area (DORA) district

MARQUEE
CEDAR LEE

CUSHMAN & WAKEFIELD
CRESCO
Real Estate



MARQUEE

Join the ground floor of Cleveland Heights' newest mixed-use development, the Marquee at Cedar Lee. Currently under construction and estimated to be delivered by Spring of 2025, the \$66 million project offers 207 luxury apartments with resort-style amenities above 8,534 SF of premier commercial space centrally-located in the Cedar Lee neighborhood. Prime opportunity to join a thriving, historic entertainment district in one of Cleveland's densest east-side suburbs.

- Ample parking on-site: over 265 spaces, covered and surface
- Prominent window line and frontage on Lee Road (11,135 vehicles per day)
- Massive patio opportunity alongside a brand-new public green space
- Cedar-Lee now approved for Designated Outdoor Refreshment Area (DORA) district. [View Article](#)
- Adjacent to the historic Cedar-Lee Theater; neighboring retailers include CVS, Dewey's Pizza, Boss Dog Brewing Co, Anatolia Cafe, & the Tavern Company, among others.
- Minutes from Cleveland Heights High School, Cedar-Fairmount, University Circle, Case Western Reserve University, University Hospitals, Cleveland Clinic Main Campus, and John Carroll University.
- Phase 2: 140 additional apartments scheduled to complete Summer 2026



AVAILABILITY

6,424 SF Retail/Commercial Space (Divisible to 1,054 SF)

CEDAR LEE (1 MILE)

Population	Median Age	Businesses	Average Income
18,742	37.4	163	\$157,194

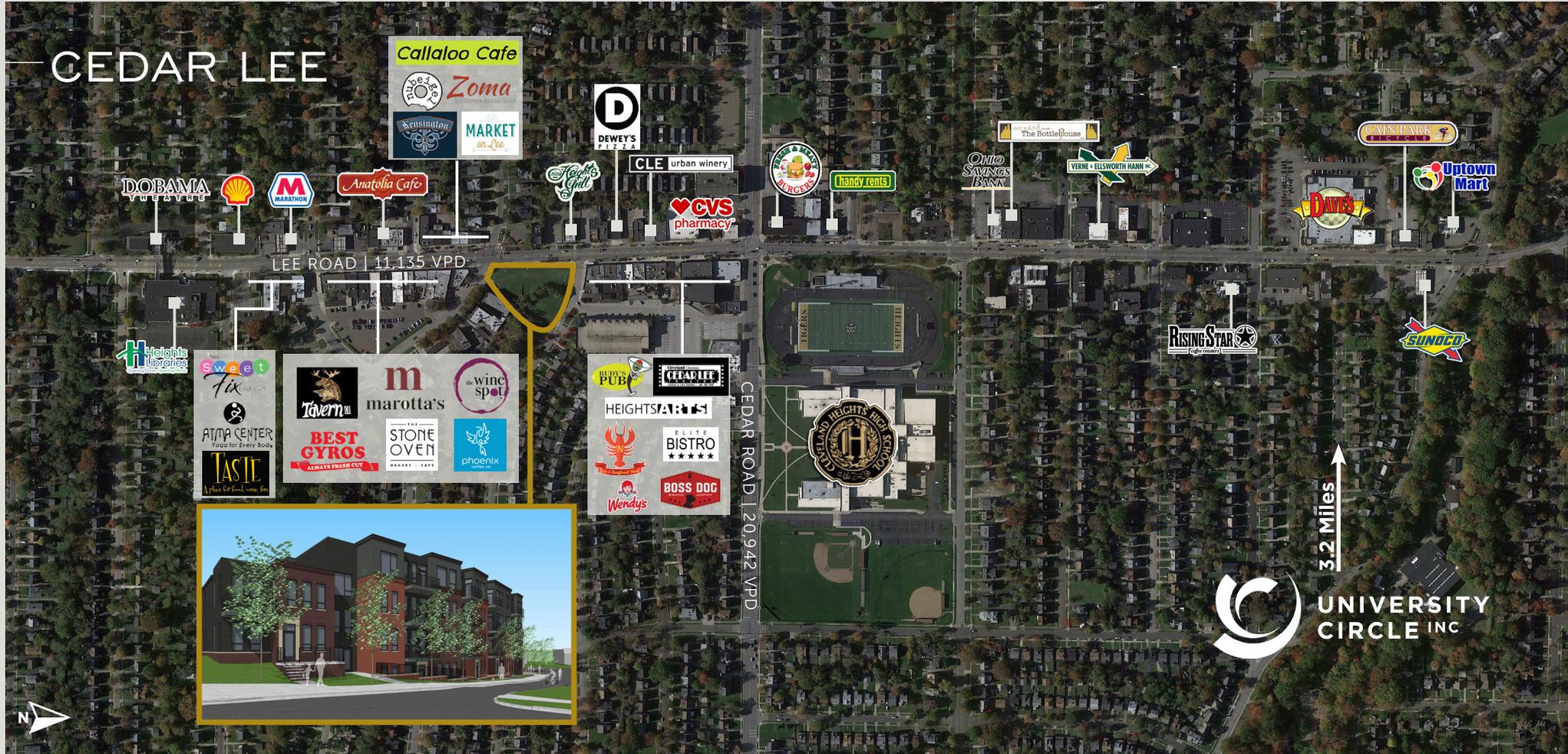
DELIVERY SPRING 2025



GREAT LOCATION



CEDAR LEE



Callaloo Cafe
Zoma
Kensington MARKET
at Lee

DEWEY'S PIZZA
CLE urban winery
CVS pharmacy

The Bottlehouse
OHIO SAVINGS BANK
VERNE + ELLSWORTH HANN

GAIN PARK
Uptown Mart

LEE ROAD | 11,135 VPD

CEDAR ROAD | 20,942 VPD



RISEING STAR

SUNOCO

3.2 Miles



UNIVERSITY CIRCLE INC



THE MARQUEE AT CEDAR LEE | 2223 LEE ROAD, CLEVELAND HEIGHTS, OHIO 44118

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