

WELCOME TO THE ASCENT

Retail for Lease at 12301 Cedar Road, Cleveland Heights, Ohio 44106



THE ASCENT
TOP OF THE HILL





THE ASCENT

Join the ground floor of Cleveland Heights' trophy mixed-use project, The Ascent at Top of the Hill. Delivered in 2023, the project offers 267 upscale market-rate apartments, first-class amenities, and just over 11,000 SF of premier commercial space available with prominent frontage on Cedar Road in heart of the Cedar-Fairmount neighborhood. Close proximity to University Circle, Case Western Reserve University, Cleveland Clinic Main Campus, and University Hospitals Main Campus. Neighborhood retailers include Chipotle, Starbucks, Buffalo Wild Wings, Chase Bank, The Fairmount, and Barrio, among others.

With large window lines and outdoor seating opportunities, the commercial space presents a compelling opportunity for traditional and/or wellness retail, restaurant, cafe, and personal services.

AVAILABILITY

Space A	1,302 SF*
Space B	1,190 SF*
Space C	University Hospitals
Space D	Wellstreet Urgent Care
Space E	4,000 SF**

**Contiguous to 2,492 SF*

*** Divisible to 2,000 SF*

CEDAR-FAIRMOUNT

Population	Median Age	Businesses	Average Income
21,598	30.5	793	\$89,907



HIGH VISIBILITY SIGNAGE



ENCLOSED WALKWAY



LARGE PATIO



CEDAR FAIRMOUNT



EUCLID HEIGHTS BLVD | 16,998 VPD

CEDAR RD | 19,847 VPD

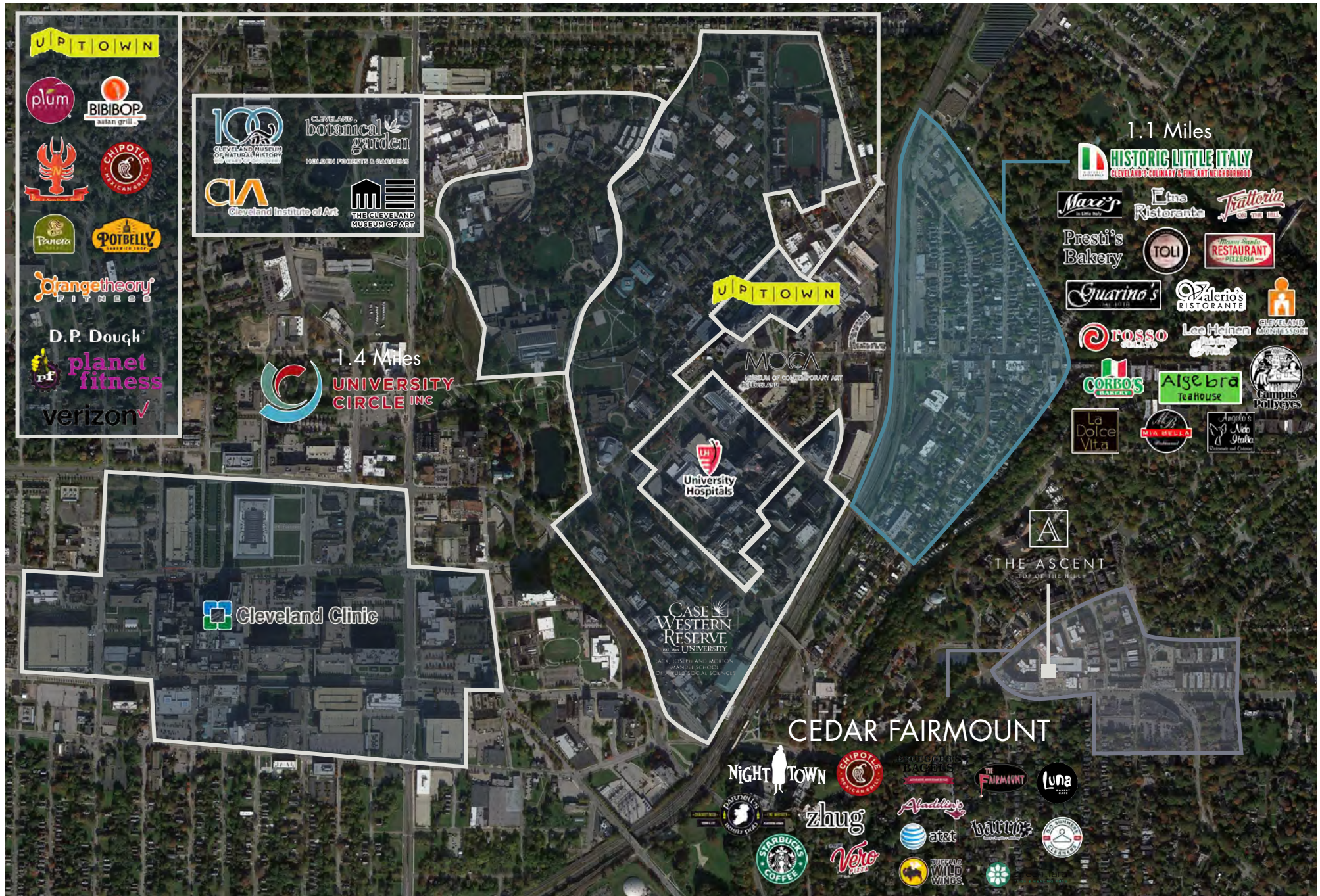
- STARBUCKS COFFEE
- WANDERLUST JEWELERS
- BRUEGGER'S BAGELS
- zhug
- at&t
- PAVILION HOME & DESIGN
- apple tree BOOKS
- Verde PIZZA
- BUFFALO WILD WINGS

- NIGHT TOWN
- CHASE

- CHIPOTLE
- SUNOCO
- Firestone

- THE FAIRMOUNT
- Luna
- barri
- Green Tara
- HEIGHTS FAMILY DENTAL

GREAT LOCATION





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