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
- Office space include a conference room, with direct access from amenity area & exterior entry

AVAILABILITY

1,817 SF Retail/Restaurant Space

3,213 SF Retail/Commercial Space

CEDAR LEE (1 MILE)

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

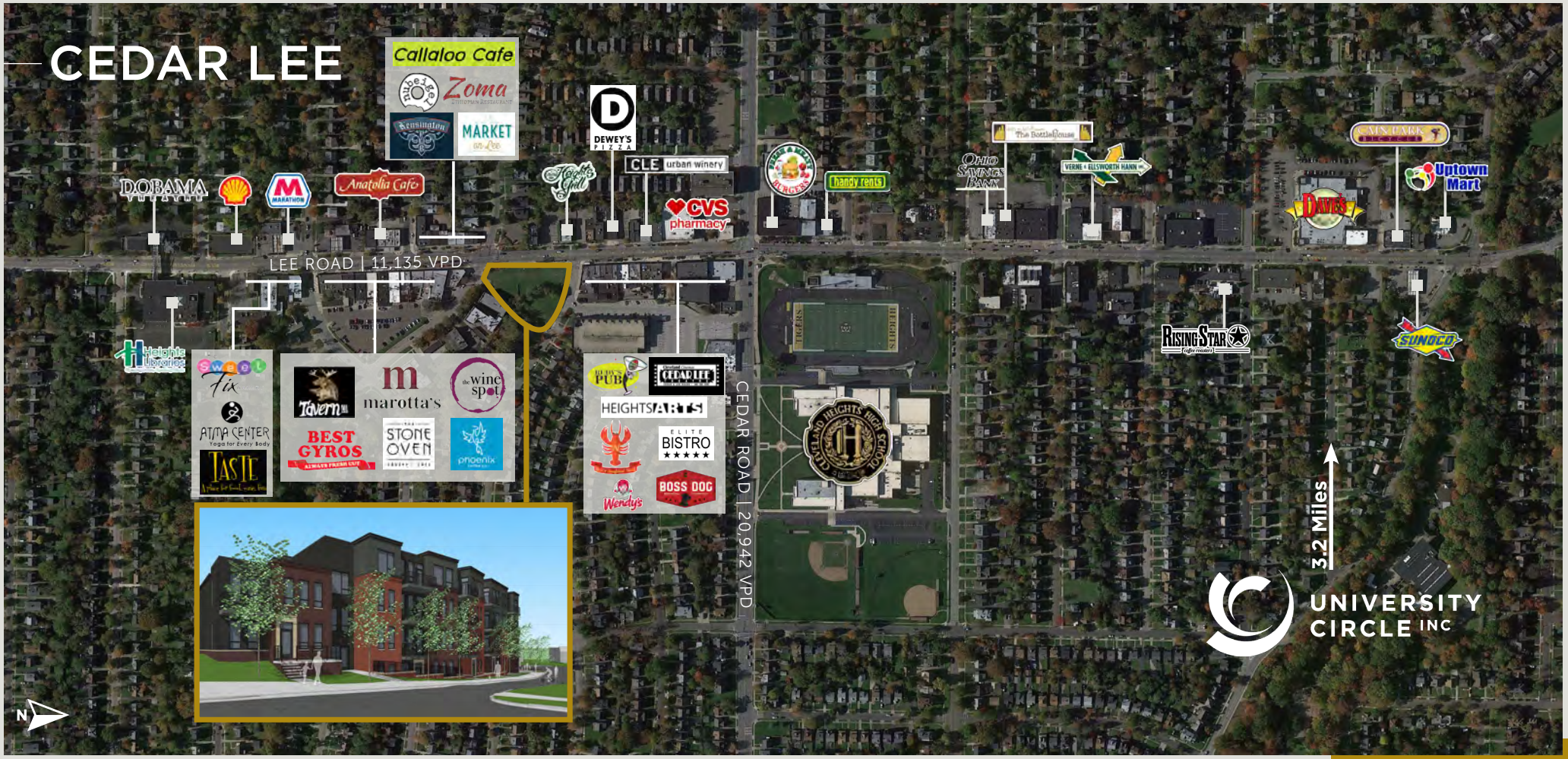
DELIVERY SPRING 2025



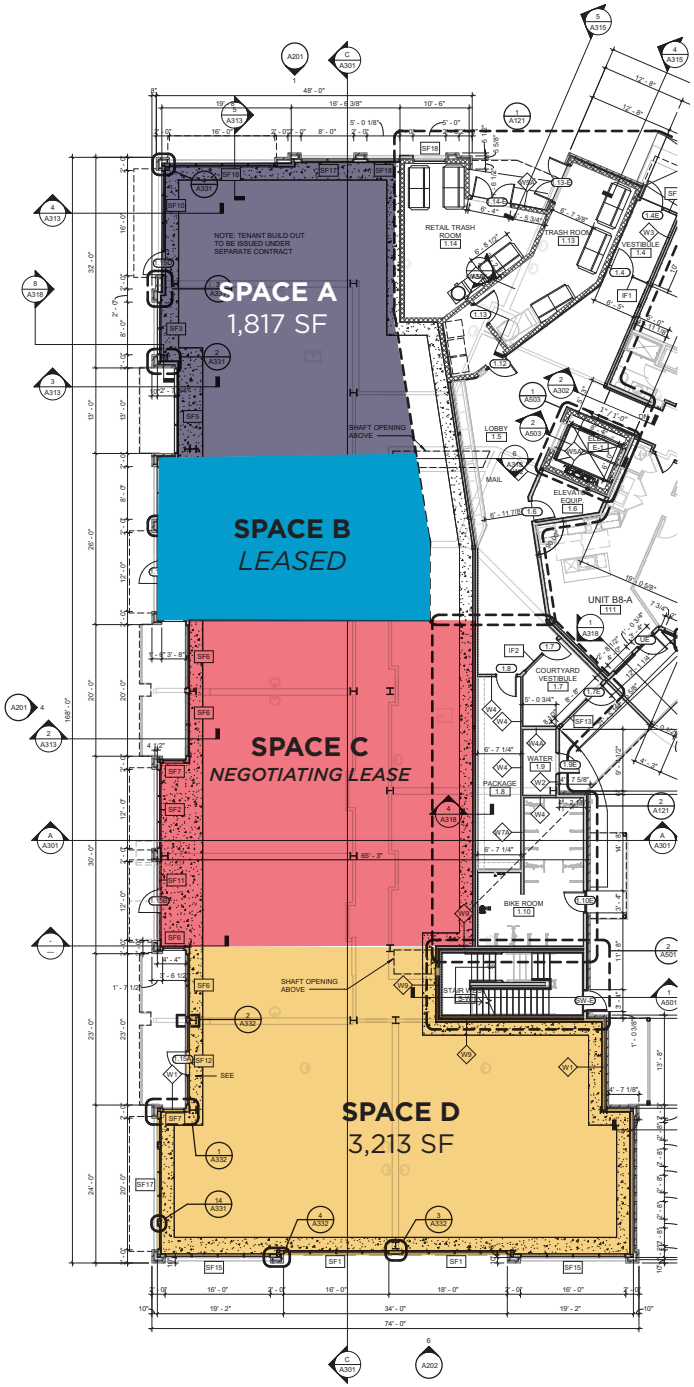
GREAT LOCATION



CEDAR LEE



FLOOR PLAN


SPACE A
1,817 SF
SPACE B
LEASED
SPACE C
NEGOTIATING LEASE
SPACE D
3,213 SF
NOTE: TENANT BUILD OUT TO BE ISSUED UNDER SEPARATE CONTRACT
RETAIL TRASH ROOM 1.14
TRASH ROOM 1.13
VESTIBULE 1.4
LOBBY 1.5
MAIL
ELEVATOR EQUIP 1.6
UNIT B8-4
COURTYARD VESTIBULE 1.7
WATER 1.9
PACKAGE 1.8
BIKE ROOM 1.10
STAIR 1.2
SHAFT OPENING ABOVE
SEE



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

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