

Rare Freestanding Retail Opportunity in the Rising University Heights Market

For Sale | 2193 S Green Road, University Heights, Ohio 44121



Property Overview

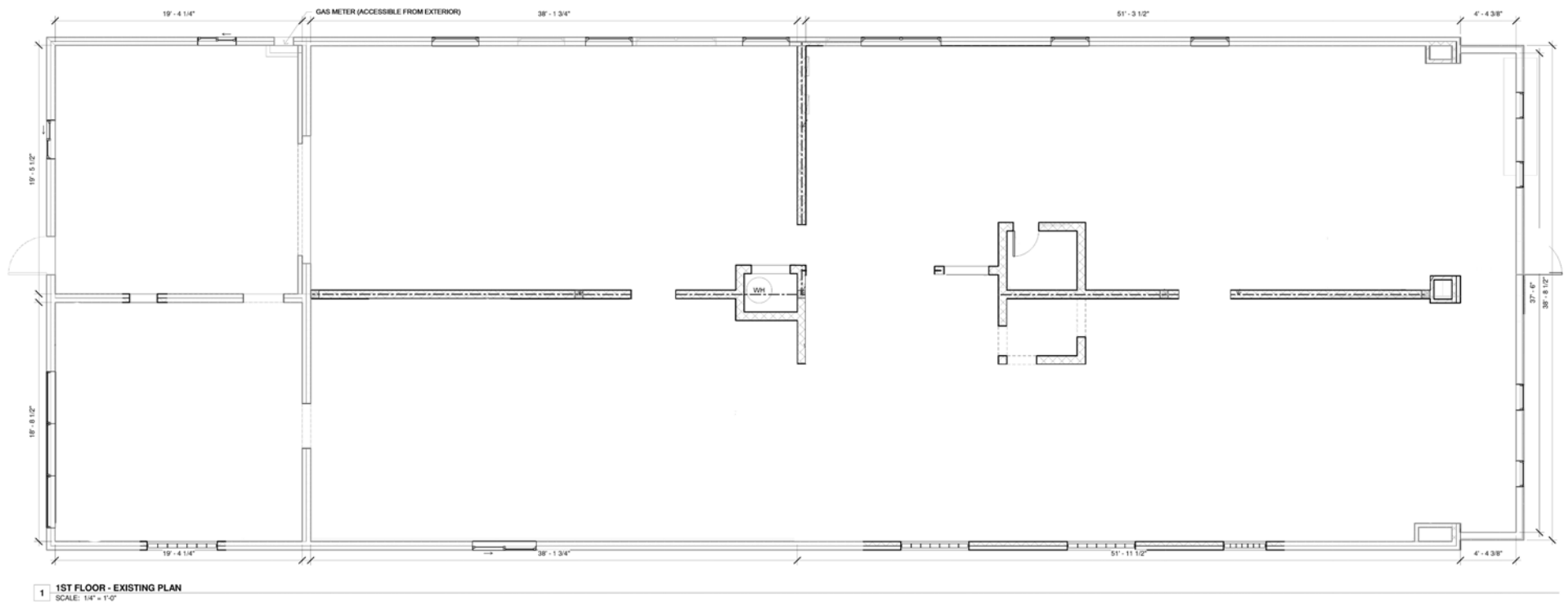
- Excellent opportunity for an owner-user, neighborhood retailer, medical practice or service-oriented business
- Interior demolition is complete, providing a clean slate for a buyer's customized buildout and reducing upfront redevelopment time and expense.
- High-visibility location directly across from Heinen's and surrounded by complementary neighborhood businesses
- Close proximity to John Carroll University and its nearly 3,000 students, providing an additional built-in customer base
- Positioned to benefit from University Heights' continued investment and nearby redevelopment activity, including the transformation of University Square
- **Listed for sale at \$800,000**



Quick Stats

Total Building SF	4,560 SF
Year Built	1953
Parking Spaces	Surface - 10
Land Area	0.24 AC

S Green Rd



Demographics

320,611

Population
(2024 | 5 Mile)

\$96,141

Household Income
(2024 | 5 Mile)

39.2

Median Age
(2024 | 5 Mile)

13,348

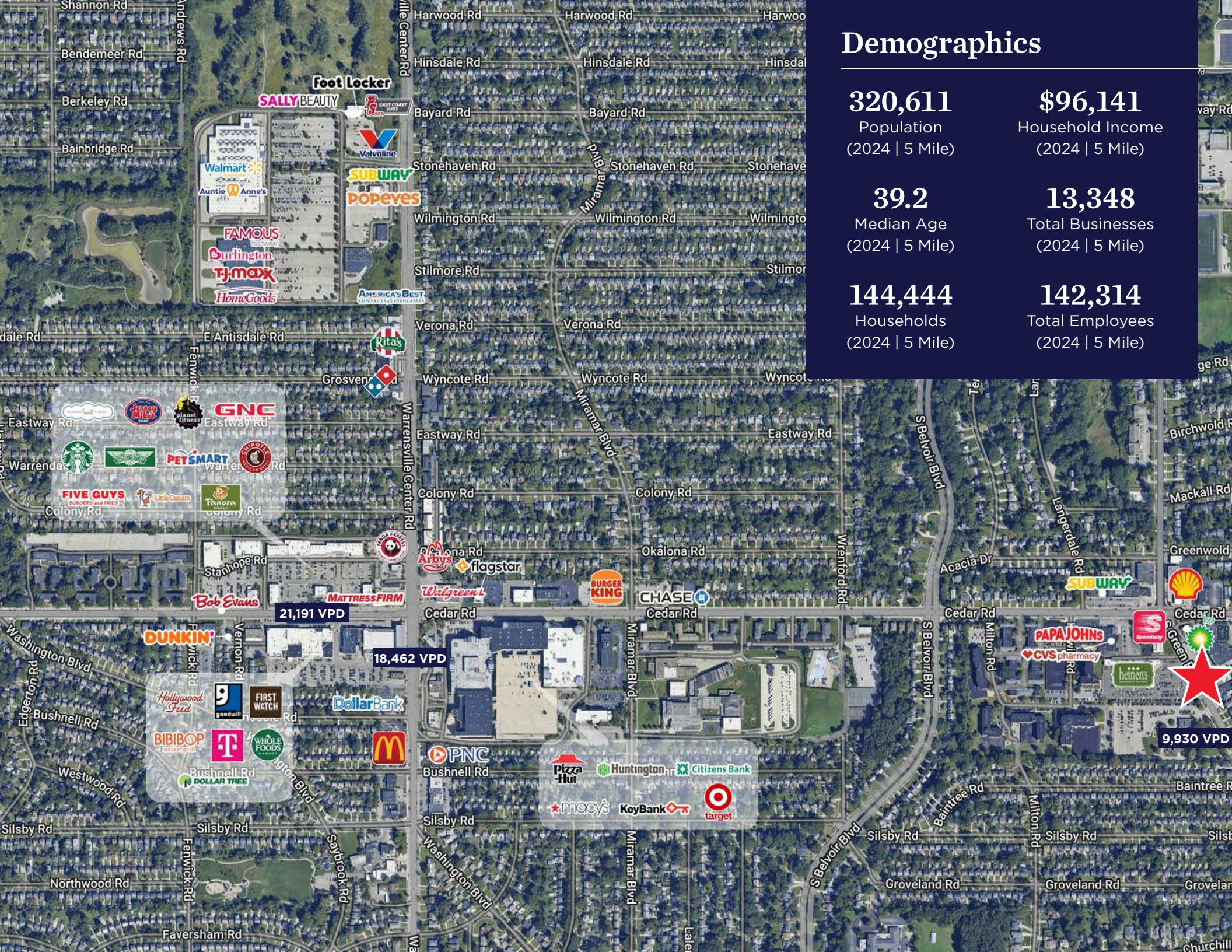
Total Businesses
(2024 | 5 Mile)

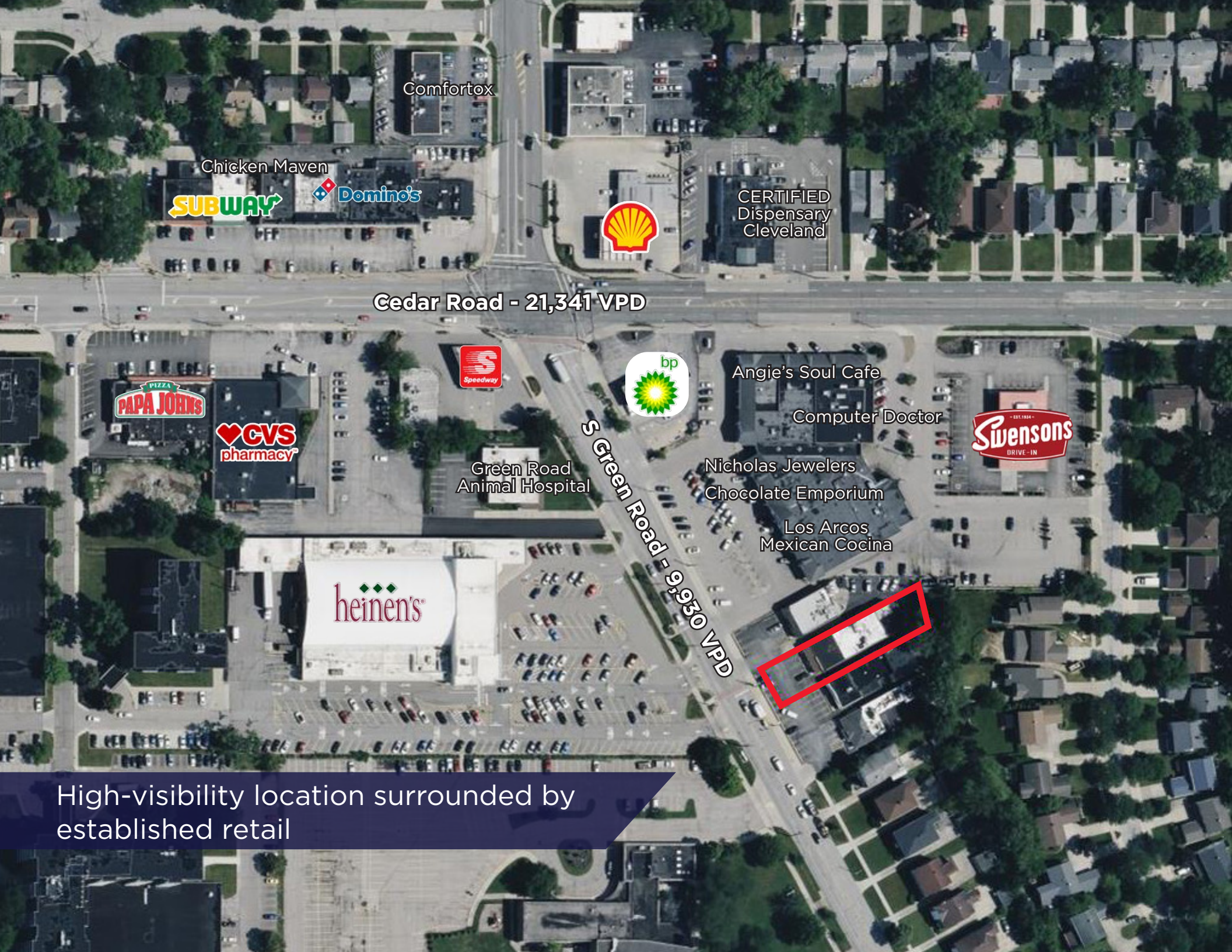
144,444

Households
(2024 | 5 Mile)

142,314

Total Employees
(2024 | 5 Mile)





Comfortox

Chicken Maven

SUBWAY

Domino's



CERTIFIED
Dispensary
Cleveland

Cedar Road - 21,341 VPD



Angie's Soul Cafe

Computer Doctor

Swensons
DRIVE-IN

PIZZA
PAPA JOHN'S

CVS
pharmacy

Green Road
Animal Hospital

Nicholas Jewelers
Chocolate Emporium

Los Arcos
Mexican Cocina

heinen's

S Green Road - 9,930 VPD

High-visibility location surrounded by
established retail



AI-ENHANCED IMAGE

2193 S GREEN ROAD UNIVERSITY HEIGHTS, OH 44121

RICO A. PIETRO, SIOR
Principal
+1 216 525 1473
rpietro@crescorealestate.com

KIRSTEN PARATORE
Senior Associate
+1 216 525 1491
kparatore@crescorealestate.com

ROBBY MARTINELLI
Senior Associate
+1 216 232 4104
rmartinelli@crescorealestate.com



**CUSHMAN &
WAKEFIELD**



Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.