

**FOR LEASE**



**2,000 SF  
For Lease**



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**DRONE FOOTAGE**

# Heights Center Building

**12433 Cedar Road, Cleveland Heights, OH 44106**  
Michael Occhionero

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## PROPERTY INFORMATION

- 2,000 SF For Lease - Plus Basement
- Prime Cleveland Heights Cedar / Fairmount Location
- Co-Tenants Include Starbucks, Howard Hanna, Vero Pizza, Parnell's Pub, and Zhug
- Near Top of the Hill Development

## RATE

- \$4,000/month (plus electric only)

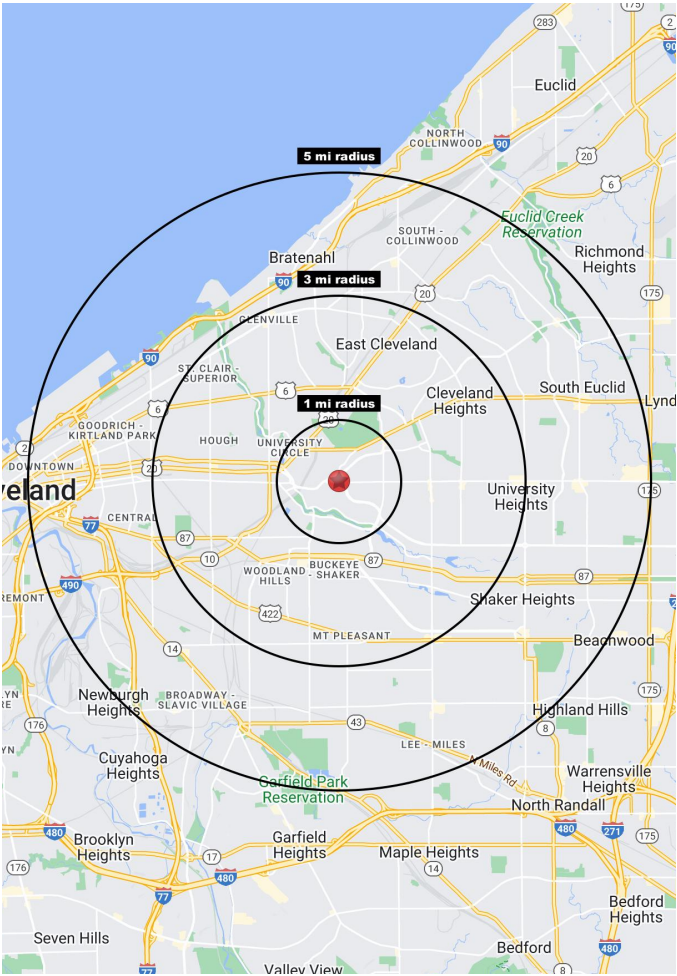


Michael Occhionero • [michaelocchionero@hannacre.com](mailto:michaelocchionero@hannacre.com) • 216.861.5291

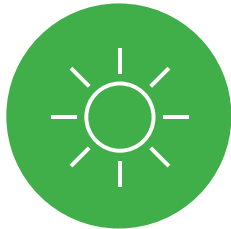


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TOTAL POPULATION  
**333,031**



TOTAL DAYTIME POPULATION  
**285,433**



MEDIAN HH INCOME  
**\$56,790**

### 2024 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	19,075	157,102	333,031
Households	9,517	67,342	150,051
Daytime Population	14,545	111,696	285,433

### 2024 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$99,961	\$75,888	\$78,506
Median Income	\$67,830	\$54,505	\$56,790

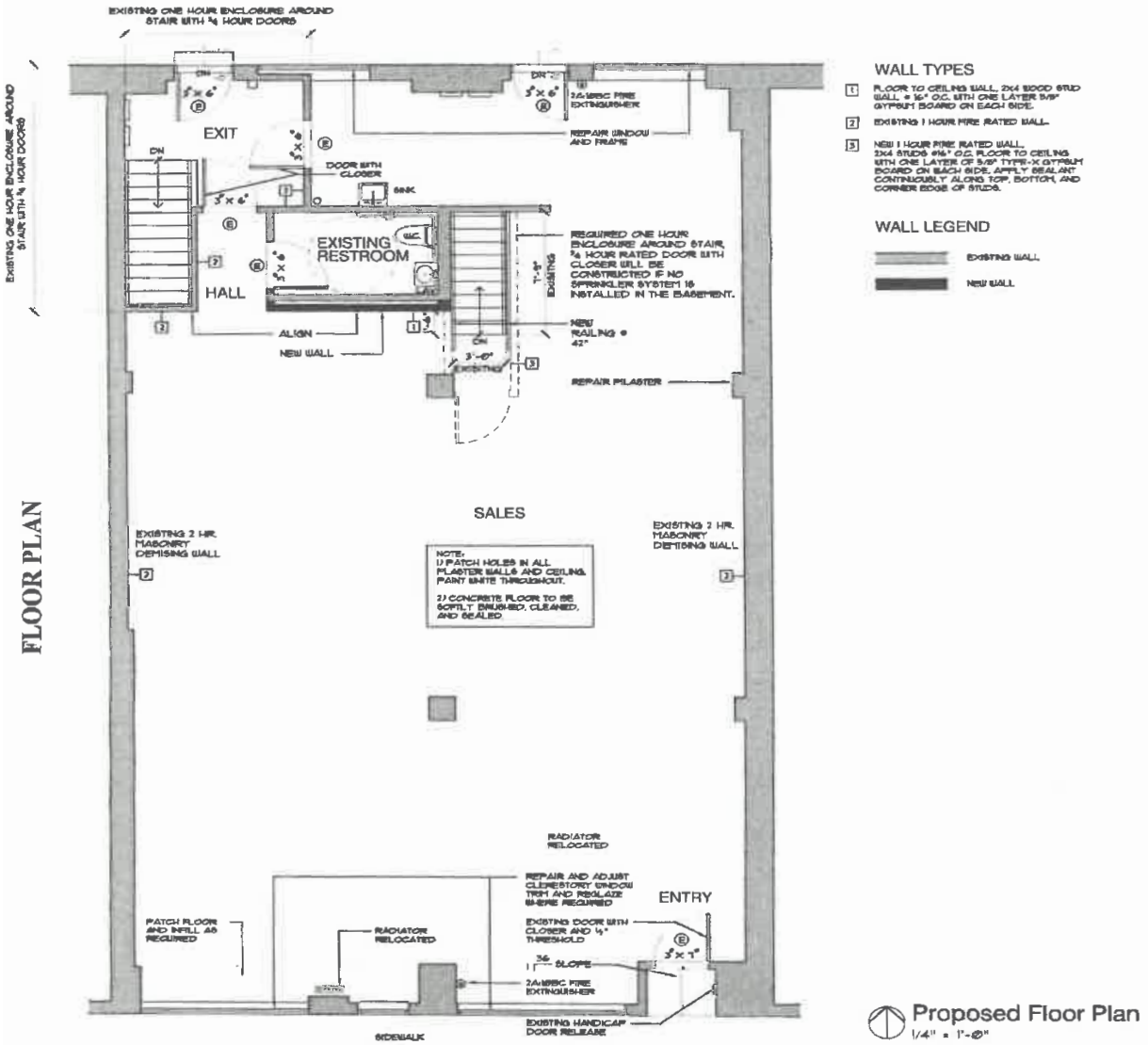
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### Drawing Index

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- General Notes
- Location Map
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- A1 Existing Floor Plan with Demolition Notes
- A2 Proposed First Floor Plan
- A3 Store Fixture Layout
- E1 Electrical Notes
- E2 First Floor Power Plan
- E3 First Floor Lighting Plan

Blachford Architects 12429 Cedar Rd. Cleveland Heights Ohio 44106 216.421-2050 fax 216.421-5915  
 The Four and Twenty Mercantile, LLC. 12433 Cedar Rd. Cleveland Heights, OH 44106 216.421-2050 fax 216.421-5915



**A2** Robert W. Blatchford  
License# 6103201  
Expires: 12/31/2013

Proposed Floor Plan  
1/4" = 1'-0"

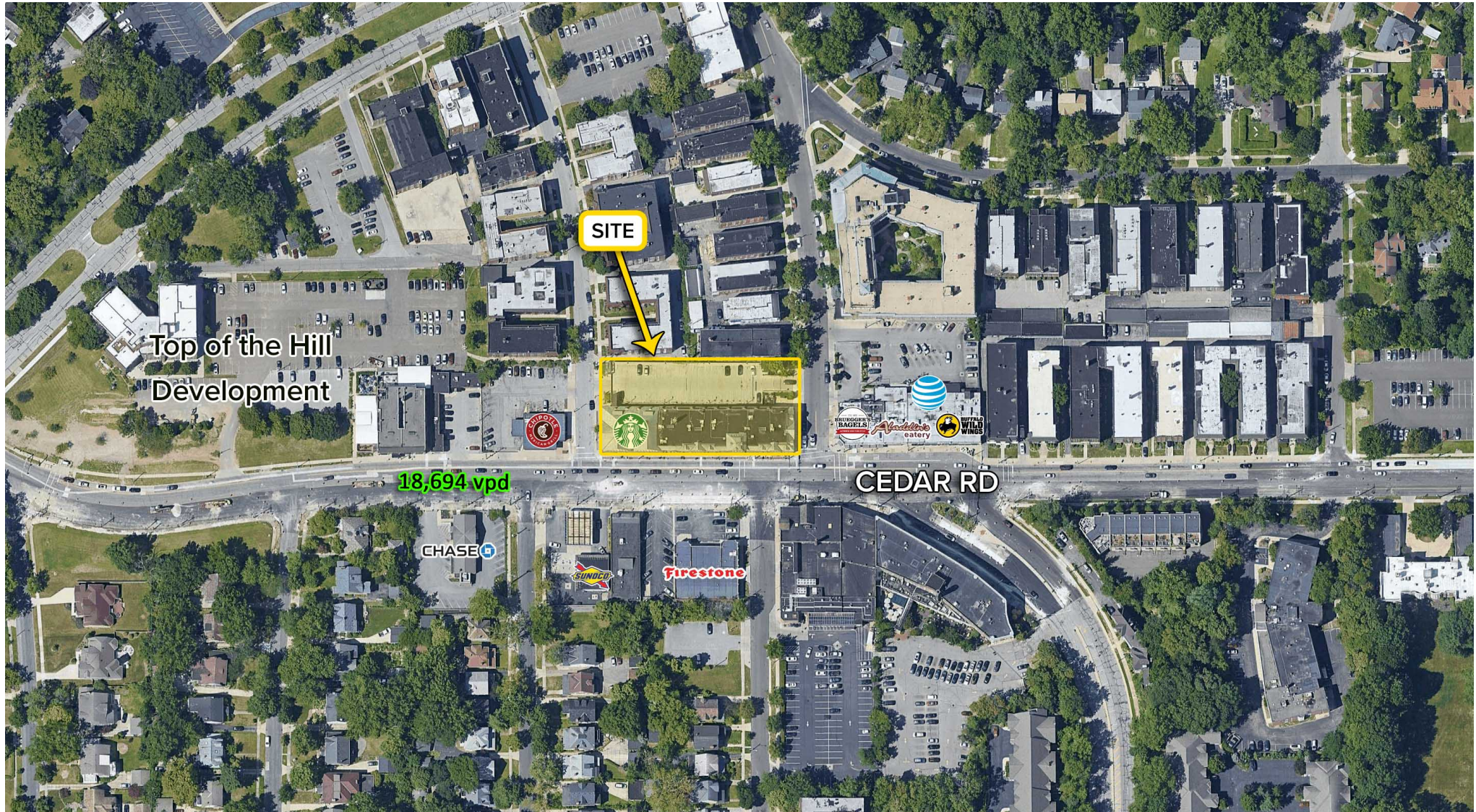
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