

NOW LEASING BELL TOWER CENTER

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO



PROPERTY HIGHLIGHTS

RESTAURANT SPACE:

4,775 SF Restaurant space available for the first time. Patio seating potential.
Prime visibility at one of University Heights busiest intersections. Ample Free parking.

RETAIL AND COMMERCIAL SPACE:

10,000 SF and 37,000 SF suites available individually or
combined up to **47,000 SF**. Located on the same floor as Target's second entrance.
Ideal for retail, office, call center, or service based business.

10,000-47,000 SQ. FT. SPACE FOR LEASE

14060 CEDAR RD, UNIVERSITY HEIGHTS, OHIO

IDEAL FOR CALL CENTERS, OFFICE & RETAIL

37,000 SQ FT AVAILABLE FOR LEASE

10,000 SQ FT
AVAILABLE
FOR LEASE

FLEXIBLE COMMERCIAL SPACE

Spaces Can Be Combined Up to 47,000 SF. Perfect for a retail showroom, corporate call center, professional office, or service based operation.

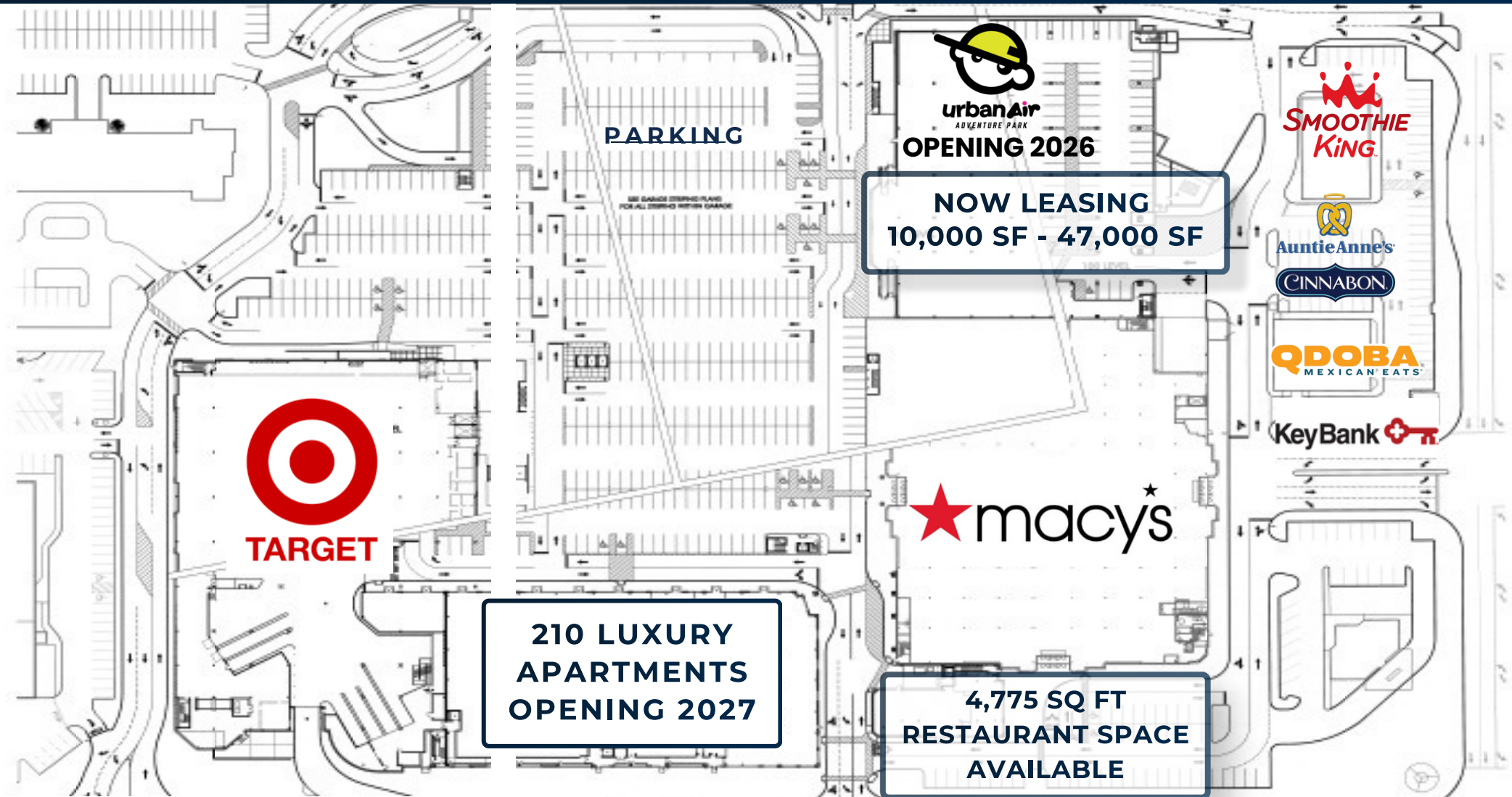
LOCATION

At the intersection of Cedar Road and Warrensville Center Road. Neighboring Target, Macy's, and Key Bank. Monument signage and visibility from two major roads.

COMING SOON

Bell Tower offers a ready-made and growing customer base with 210 luxury apartments opening 2027. Urban Air opening 2026.

NOW LEASING BELL TOWER CENTER



SITE PLAN

NOW LEASING BELL TOWER CENTER



CEDAR CENTER SHOPPING PLAZA



CEDAR ROAD

WARRENSVILLE CENTER ROAD

20,676 VPD



CEDAR ROAD

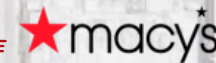


4,775 SQ FT
RESTAURANT SPACE
AVAILABLE

210 LUXURY
APARTMENTS
OPENING 2027



KeyBank



10,000 SF - 47,000 SF
SPACES AVAILABLE

AMPLE PARKING



19,448 VPD

CEDAR CENTER SOUTH



AERIAL

NOW LEASING BELL TOWER CENTER

OAKWOOD COMMONS



CEDAR CENTER



UNIVERSITY SQUARE NOW LEASING



LEGACY VILLAGE



BEACHWOOD PLACE



RICHMOND ROAD

19,448 VPD

20,676 VPD

20,785 VPD

WARRENSVILLE CENTER ROAD

CEDAR ROAD

CEDAR ROAD

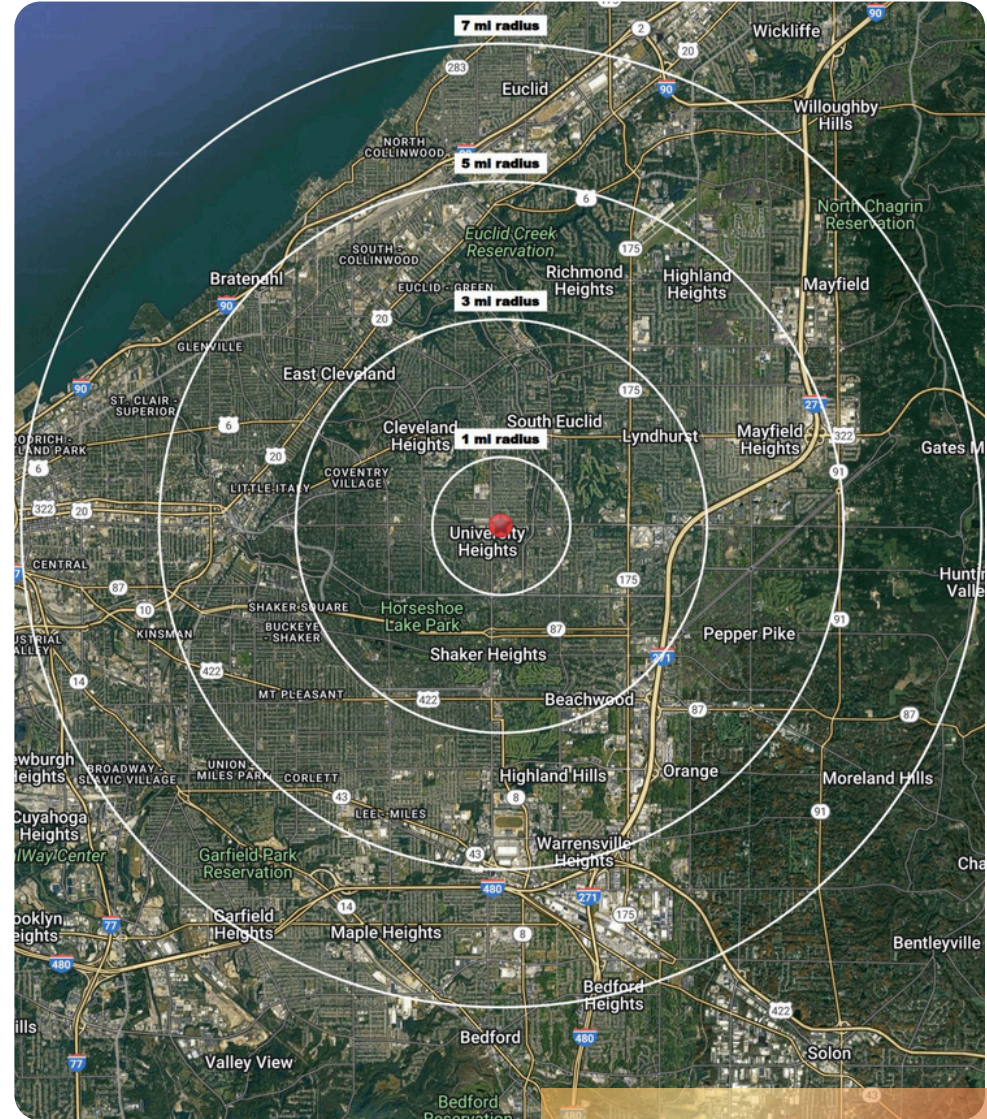
NOW LEASING BELL TOWER CENTER

14060 Cedar Rd University Heights, OH 44118	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Population				
2024 Estimated Population	21,564	123,823	313,473	488,731
2029 Projected Population	20,667	120,227	306,606	476,494
2020 Census Population	22,126	127,633	315,237	488,253
2010 Census Population	21,561	126,051	329,276	512,019
Projected Annual Growth 2024 to 2029	-0.8%	-0.6%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	-	-0.1%	-0.3%	-0.3%
2024 Median Age	32.9	39.7	39.3	39.1
Households				
2024 Estimated Households	8,086	53,753	141,470	219,480
2029 Projected Households	7,765	52,485	139,277	215,177
2020 Census Households	8,250	54,554	138,552	214,592
2010 Census Households	8,248	53,086	140,827	219,118
Projected Annual Growth 2024 to 2029	-0.8%	-0.5%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	-0.1%	-	-	-
Race and Ethnicity				
2024 Estimated White	59.9%	56.1%	38.1%	36.4%
2024 Estimated Black or African American	33.2%	35.1%	54.3%	56.1%
2024 Estimated Asian or Pacific Islander	2.2%	4.1%	3.6%	3.2%
2024 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2024 Estimated Other Races	4.6%	4.6%	3.9%	4.1%
2024 Estimated Hispanic	3.4%	3.3%	2.8%	3.1%
Income				
2024 Estimated Average Household Income	\$113,183	\$131,524	\$93,775	\$87,230
2024 Estimated Median Household Income	\$88,832	\$93,579	\$68,051	\$63,044
2024 Estimated Per Capita Income	\$42,858	\$57,282	\$42,544	\$39,375
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.9%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.9%	6.6%	7.6%
2024 Estimated High School Graduate	12.7%	14.9%	23.4%	26.8%
2024 Estimated Some College	15.7%	15.7%	19.1%	20.1%
2024 Estimated Associates Degree Only	9.4%	7.6%	8.5%	8.4%
2024 Estimated Bachelors Degree Only	29.4%	26.8%	20.1%	18.1%
2024 Estimated Graduate Degree	29.7%	31.0%	20.4%	16.7%
Business				
2024 Estimated Total Businesses	696	4,996	13,298	21,306
2024 Estimated Total Employees	5,421	41,184	143,414	248,300
2024 Estimated Employee Population per Business	7.8	8.2	10.8	11.7
2024 Estimated Residential Population per Business	31.0	24.8	23.6	22.9

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 1 of 1



DEMOS

NOW LEASING BELL TOWER CENTER

Leasing Contacts:

Brad Kowit
Principal

Office: 216-514-1400 x102

Bkowitz@kowitzrealestate.com

Carla Massara
Senior Associate

Office: 216-514-1400 x108

CMassara@kowitzrealestate.com