Rare Freestanding Retail Opportunity in the Rising University Heights Market

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



CUSHMAN & WAKEFIELD | CRESCO Real Estate

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**



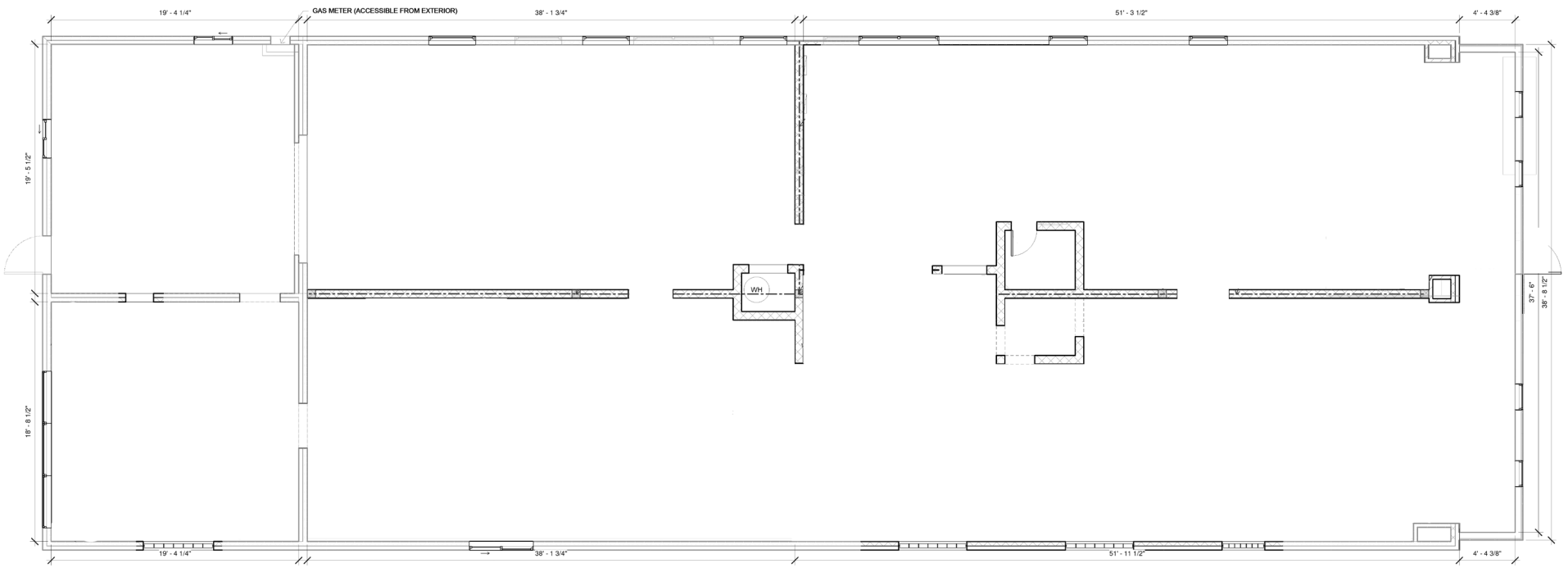


Quick Stats

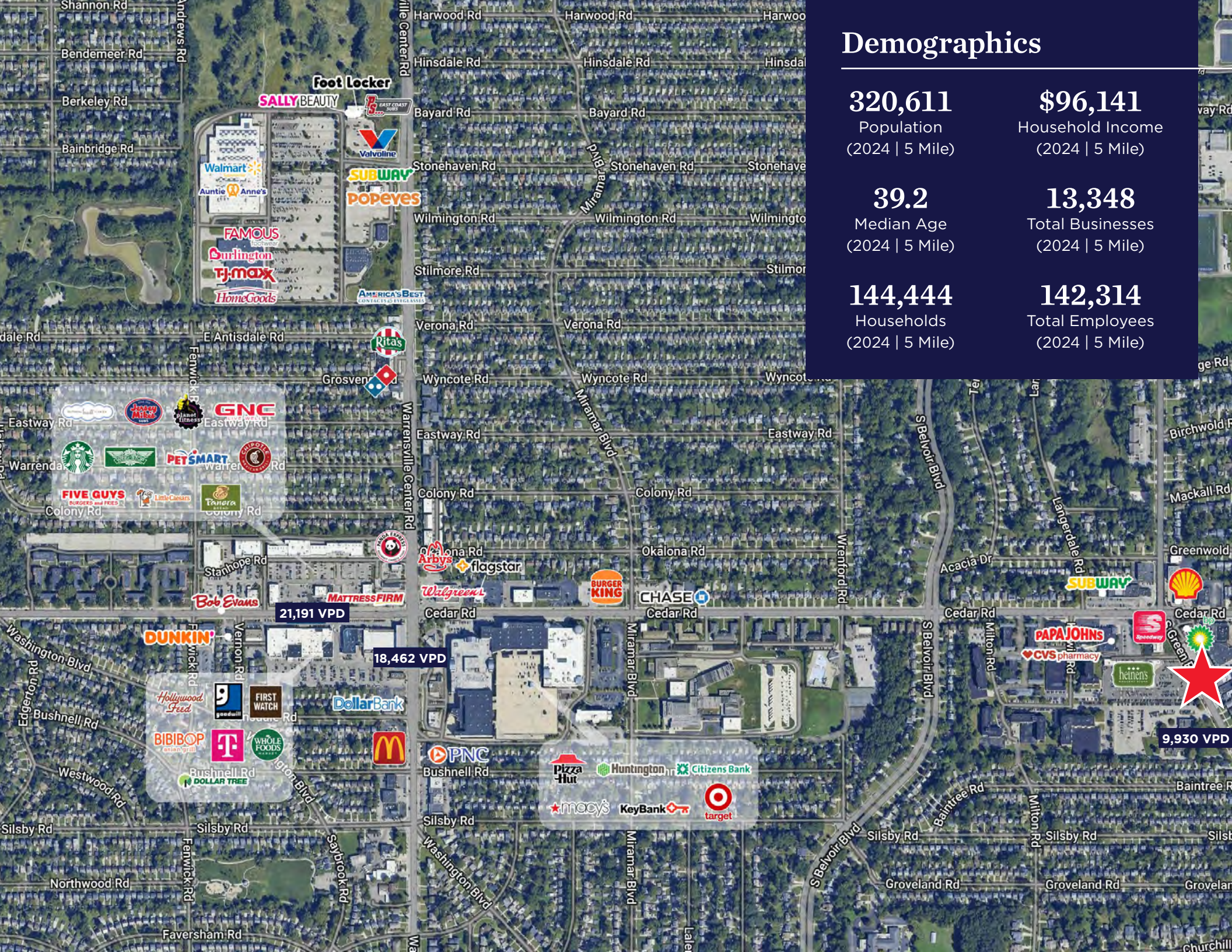
Total Building SF	4,560 SF
Year Built	1953
Parking Spaces	Surface - 10
Land Area	0.24 AC

Existing Floor Plan

S Green Rd



1 1ST FLOOR - EXISTING PLAN
SCALE: 1/4" = 1'-0"



Demographics

320,611
Population
(2024 | 5 Mile)

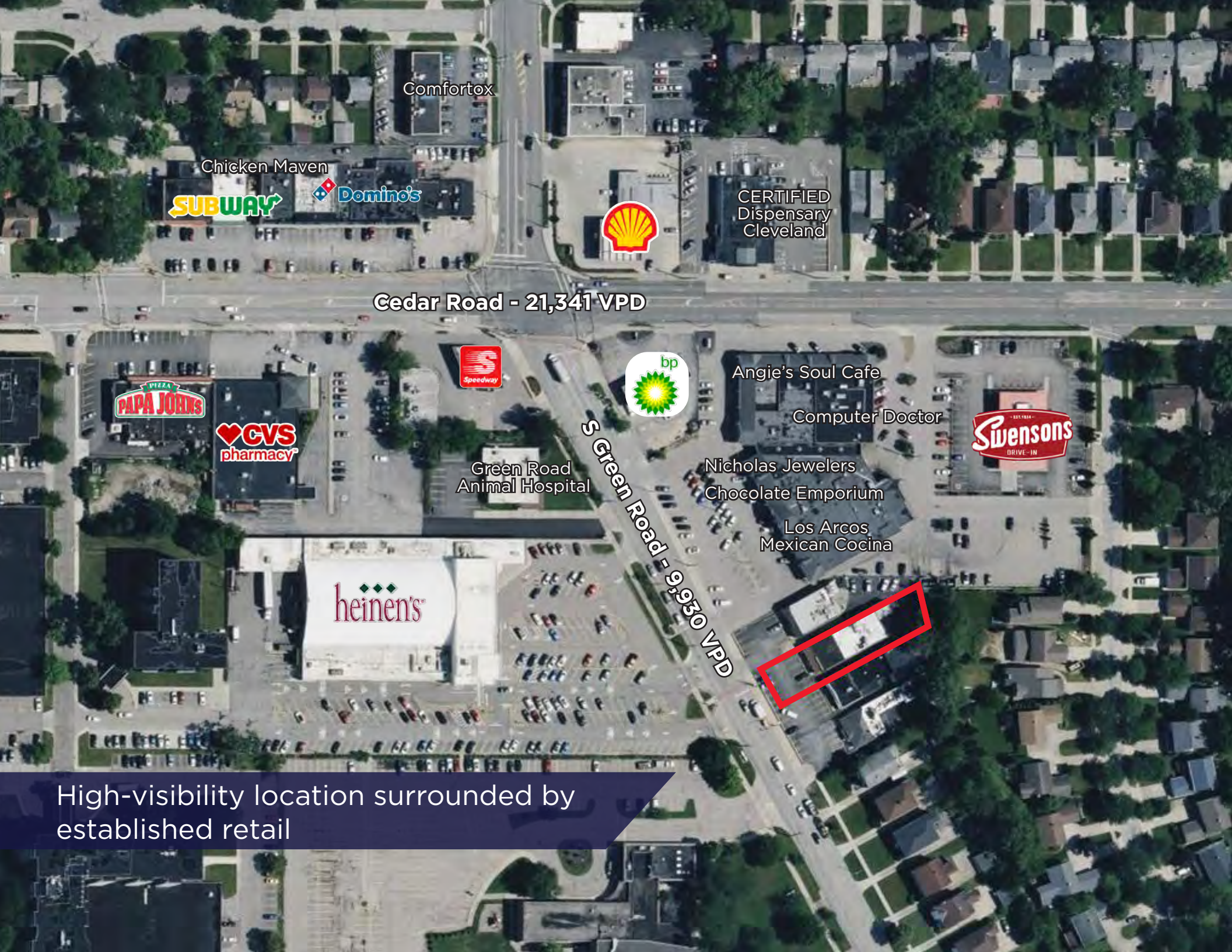
$96,141
Household Income
(2024 | 5 Mile)

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)



High-visibility location surrounded by established retail



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