

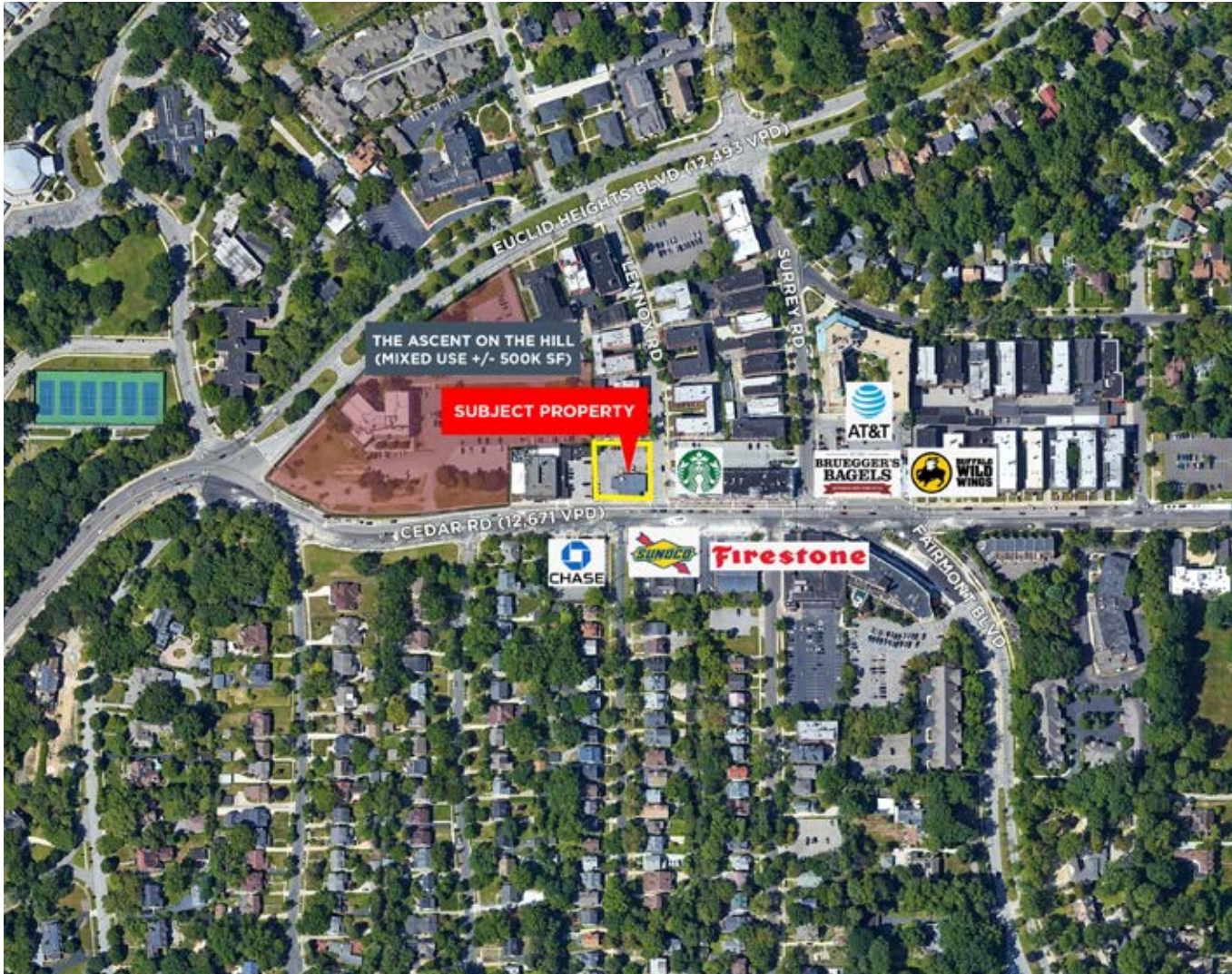


CHIPOTLE
CLEVELAND HEIGHTS
OHIO



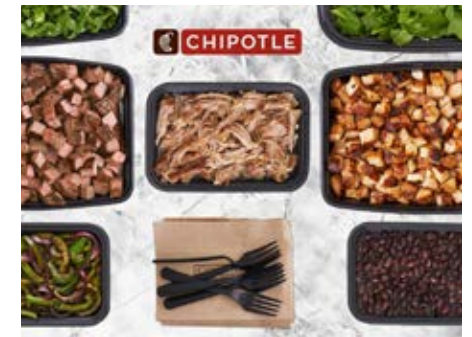
CHIPOTLE

12401 Cedar Road, Cleveland Heights, OH 44106



KEY HIGHLIGHTS

- Established publicly traded (NYSE: CMG) national tenant with nearly 3,000 locations and counting
- Excellent visibility on the corner of Cedar Rd and Lennox Rd
- Adjacent to The Ascent at the Top of the Hill, a new mixed-use property with nearly 500,000 SF
- Recently redeveloped with drive-thru, which dramatically increases sales for Chipotle locations



Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.



CHIPOTLE

12401 Cedar Road, Cleveland Heights, OH 44106



PROPERTY DETAILS

| | |
|------|---------------|
| GLA | 2,447 Sq. Ft. |
| Land | 0.37 AC |

SURROUNDING DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|----------------|----------|----------|----------|
| Population | 18,036 | 163,219 | 336,954 |
| Average Income | \$86,230 | \$59,778 | \$63,289 |



Representative Photo

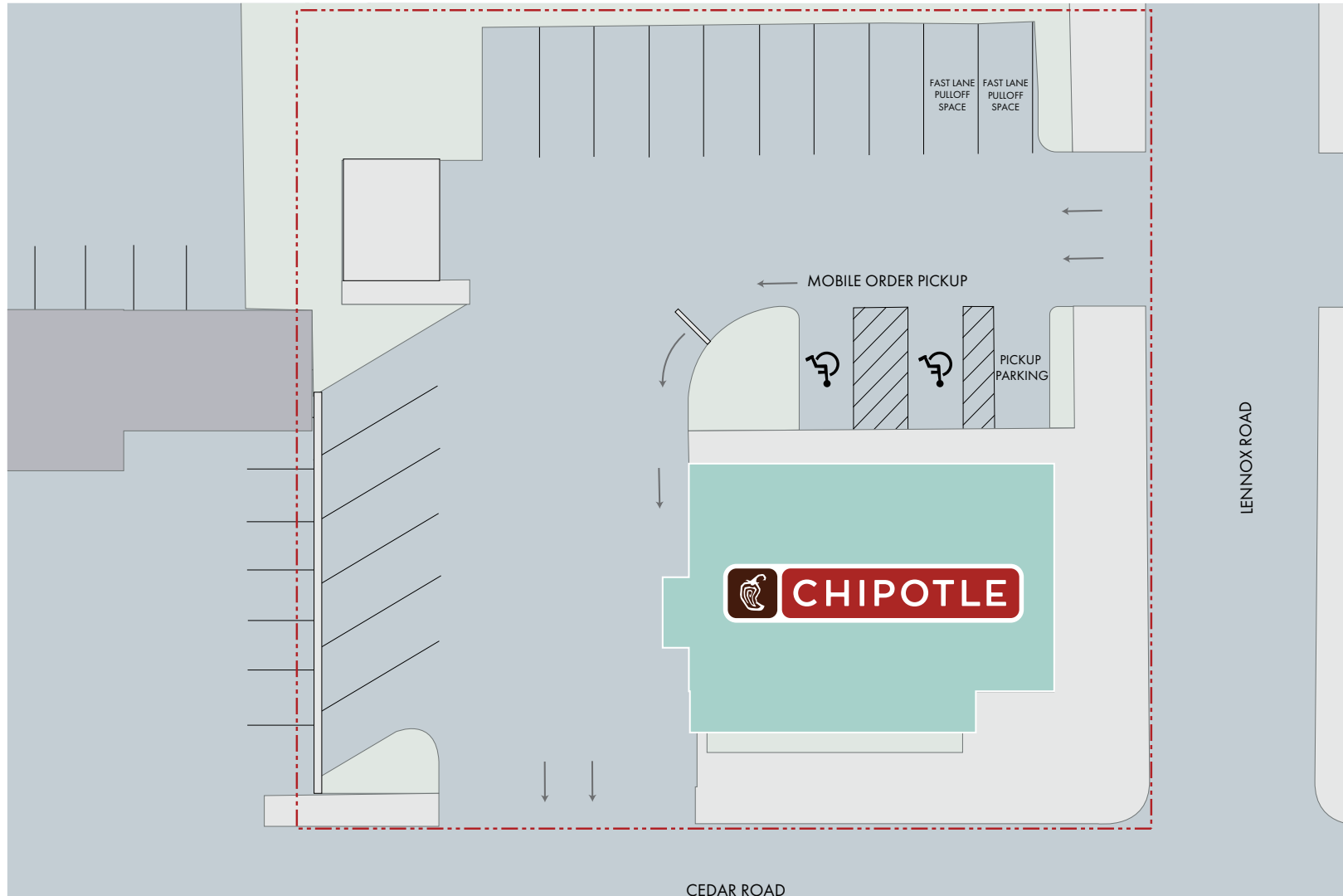
Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.



CHIPOTLE

12401 Cedar Road, Cleveland Heights, OH 44106



Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.

