

HIGH-TRAFFIC INTERSTATE SITE

17505 Bagley Road Middleburg Heights, Ohio





HIGHLIGHTS

- AVAILABLE: Proposed multi-tenant building with drive-thru possible on ~0.5 AC (ground lease or build to suit)
- Located near Interstate 71 in the densely populated city of Middleburg Heights with convenient access to Berea, Strongsville, North Olmsted, Parma, and Brook Park
- Surrounded by hotels, restaurants, retail, office buildings, hospitals, residential, car dealerships, and manufacturing

• TOP GENERATORS:

- Southwest General Health Center: 350 beds; 431,000 annual visits; 2,581 employees
- Cuyahoga County Fairgrounds: Approximately 500,000 annual visitors
- Baldwin Wallace University: 4,500 total students
- 12 Area Hotels
- Cleveland Hopkins International Airport: 5,852,603 passengers

LEASING INFORMATION

www.goodmanrealestate.com 216.381.8200

CLEVELAND THE OFFICES OF LEGACY VILLAGE 25333 CEDAR ROAD, SUITE 305 CLEVELAND, OH 44124 COLUMBUS 389 E. LIVINGSTON AVENUE

COLUMBUS, OHIO 43215

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2028 Projection	67,689	182,103	394,666
2023 Estimate	69,403	184,330	400,620
INCOME	3 MILE	5 MILE	7 MILE
2023 Average	\$79,688	\$77,766	\$81,174
2023 Median	\$64,083	\$62,510	\$63,115
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2023 Employees	34,403	69,498	113,829

ZACK SOGOLOFF

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SETH MARKS Senior Director

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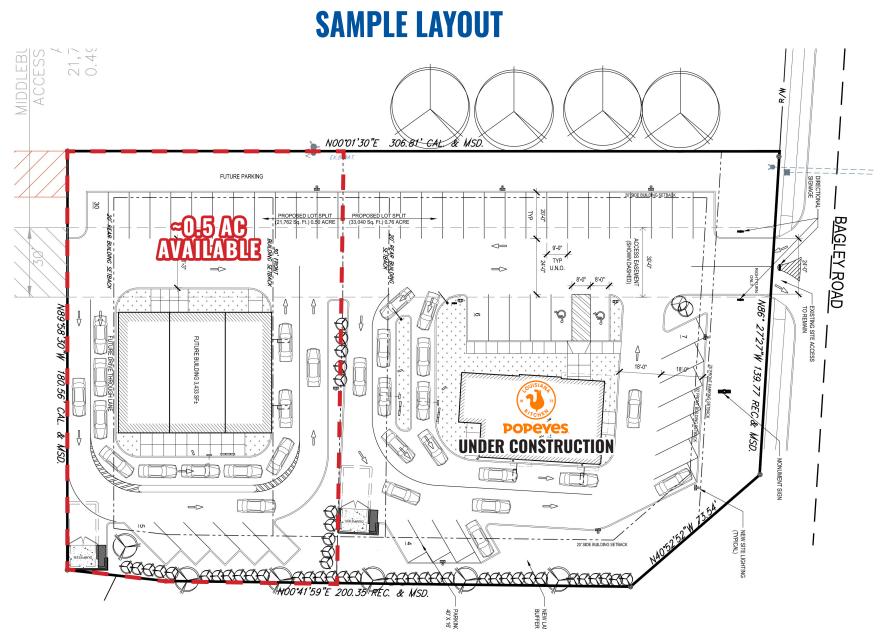
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NOTE: THIS SITE PLAN IS DIAGRAMMATICAL AND SHALL NOT BE CONSTRUED AS AN ACTUAL SURVEY. ARCHITECTURAL SITE



PLAN



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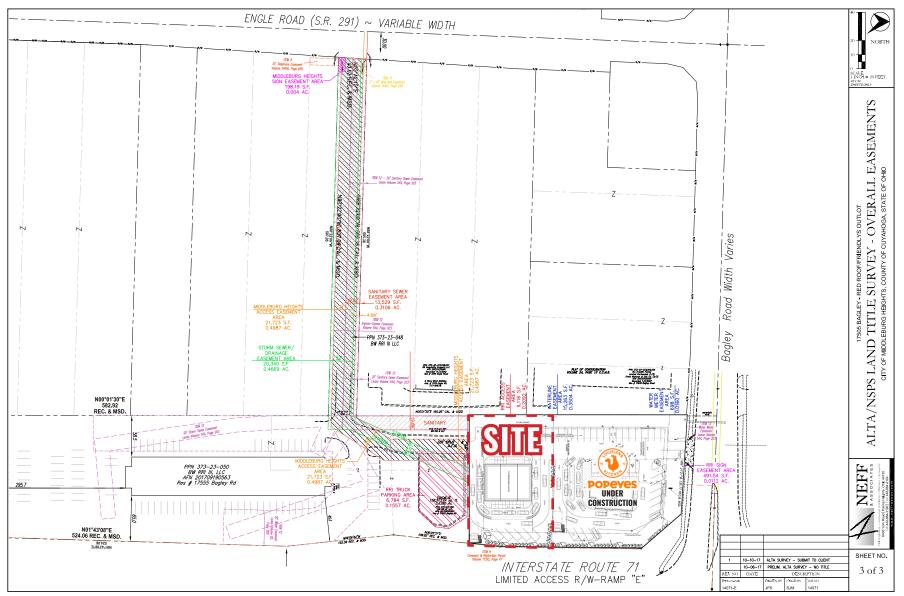
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ENGLE ROAD ACCESS PLAN



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JOIN POPEYES – UNDER CONSTRUCTION



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