



WWW.GOODMANREALESTATE.COM
216.381.8200

HIGH-TRAFFIC INTERSTATE SITE

17505 Bagley Road
Middleburg Heights, Ohio



- **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

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

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

ZACK SOGOLOFF

Senior Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ZACK SOGOLOFF

Senior Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com

HIGH-TRAFFIC INTERSTATE SITE

Middleburg Heights, Ohio



CUYAHOGA COUNTY FAIRGROUNDS

MAY 24



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ZACK SOGOLOFF

Senior Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com

HIGH-TRAFFIC INTERSTATE SITE

Middleburg Heights, Ohio

JOIN POPEYES – UNDER CONSTRUCTION

