



WWW.GOODMANREALESTATE.COM
216.381.8200

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)
- Join new Popeyes — now open
- 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
2030 Projection	66,677	180,176	390,943
2025 Estimate	68,331	183,519	399,462
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$97,495	\$97,500	\$103,599
2025 Median	\$82,389	\$78,152	\$80,622
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	36,985	73,300	118,849

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

ZACK SOGOLOFF

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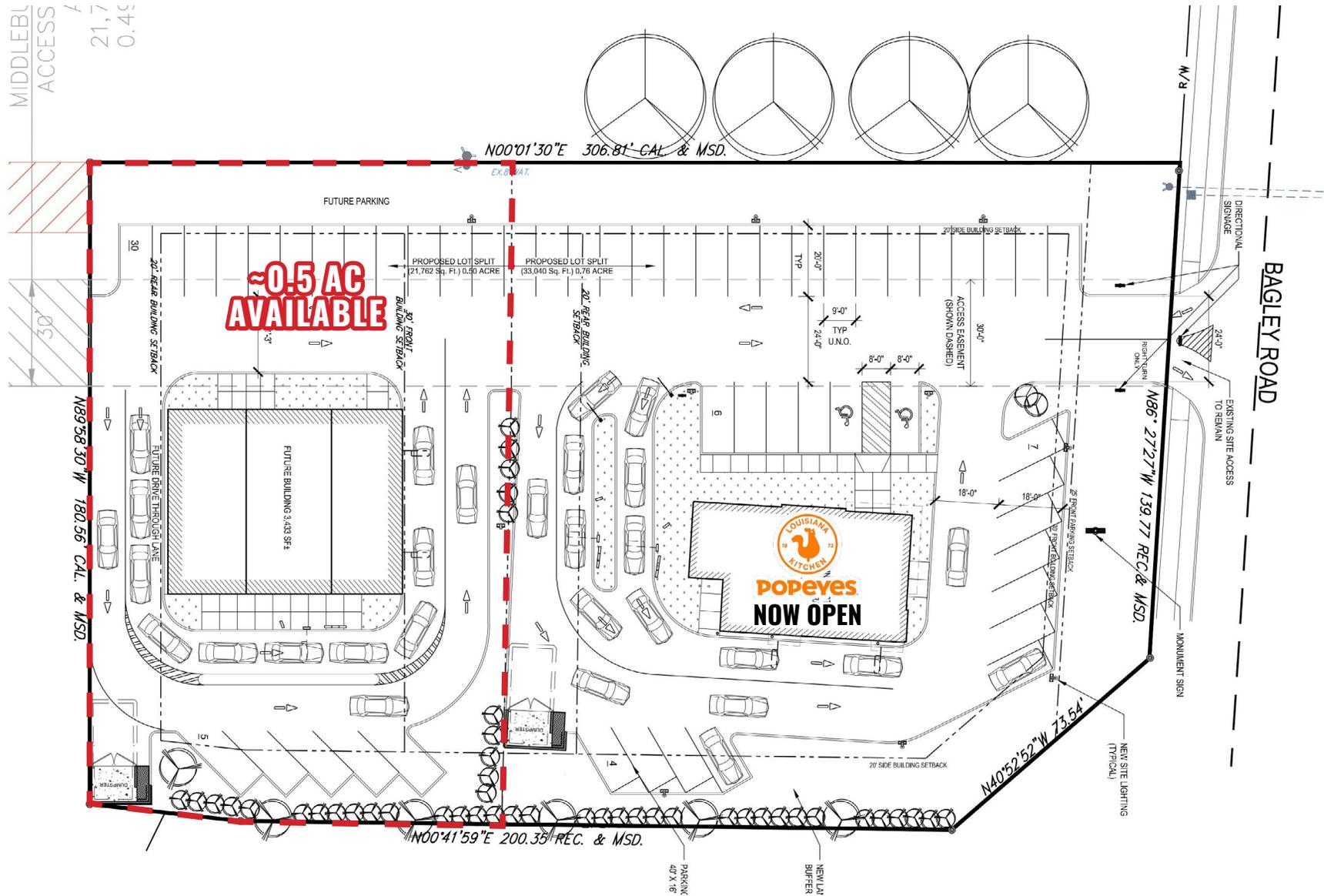
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SAMPLE LAYOUT



ARCHITECTURAL SITE PLAN
 1" = 20'-0"
 NOTE:
 THIS SITE PLAN IS DIAGRAMMATICAL AND SHALL NOT BE
 CONSTRUED AS AN ACTUAL SURVEY.



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JOIN POPEYES – NOW OPEN

