



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP



PARCEL "C"

0.8 ACRE OUTLOT NEAR INTERCHANGE FOR SALE OR GROUND LEASE

\$750,000

Bagley Road, just west of Engle Road
Middleburg Heights, OH 44130



OFFICE

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**COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP**
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ENGLE ROAD

DISCLAIMER: DIMENSIONS AND MEASUREMENTS REQUIRE FIELD MEASURING



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OFFERING SUMMARY

Sale Price: \$750,000

Ground Lease \$75,000/Yr.

Lot Size: 0.8 Acres

Zoning: GB- General Business

Market: Cleveland-Elyria MSA

Traffic Count: 34,000

PPN# Not Yet Established

PROPERTY OVERVIEW

- Easement access into neighboring plaza
- Convenient Ingress/Egress
- Burger King, Raising Cane's, McDonald's, Arby's, IHop, Dunkin', Starbucks, Taco Bell, Panera, Perkins, Olive Garden, Fat Head Brewery, Max & Erma's, Chipotle all in immediate vicinity

LOCATION OVERVIEW

- Middleburg Heights is a busy, well-established suburb on the south west side of Cleveland
- Cleveland-Elyria MSA Population of Over 2 Million; Part of the Larger Cleveland-Akron-Canton CSA with a Population of 3.6 Million
- Located within a half mile of 7 hotels as well as Southwest General Hospital, and the Middleburg Heights Community Center
- Located approximately 0.25 miles from I-71 interchange
- Cuyahoga County Fairgrounds hosts over 125 events per year, attracting over 450,000 visitors
- 10 min. drive to Cleveland Hopkins International Airport
- 300,000+ hotel rooms rented annually
- 110,496 Employees within 5 miles

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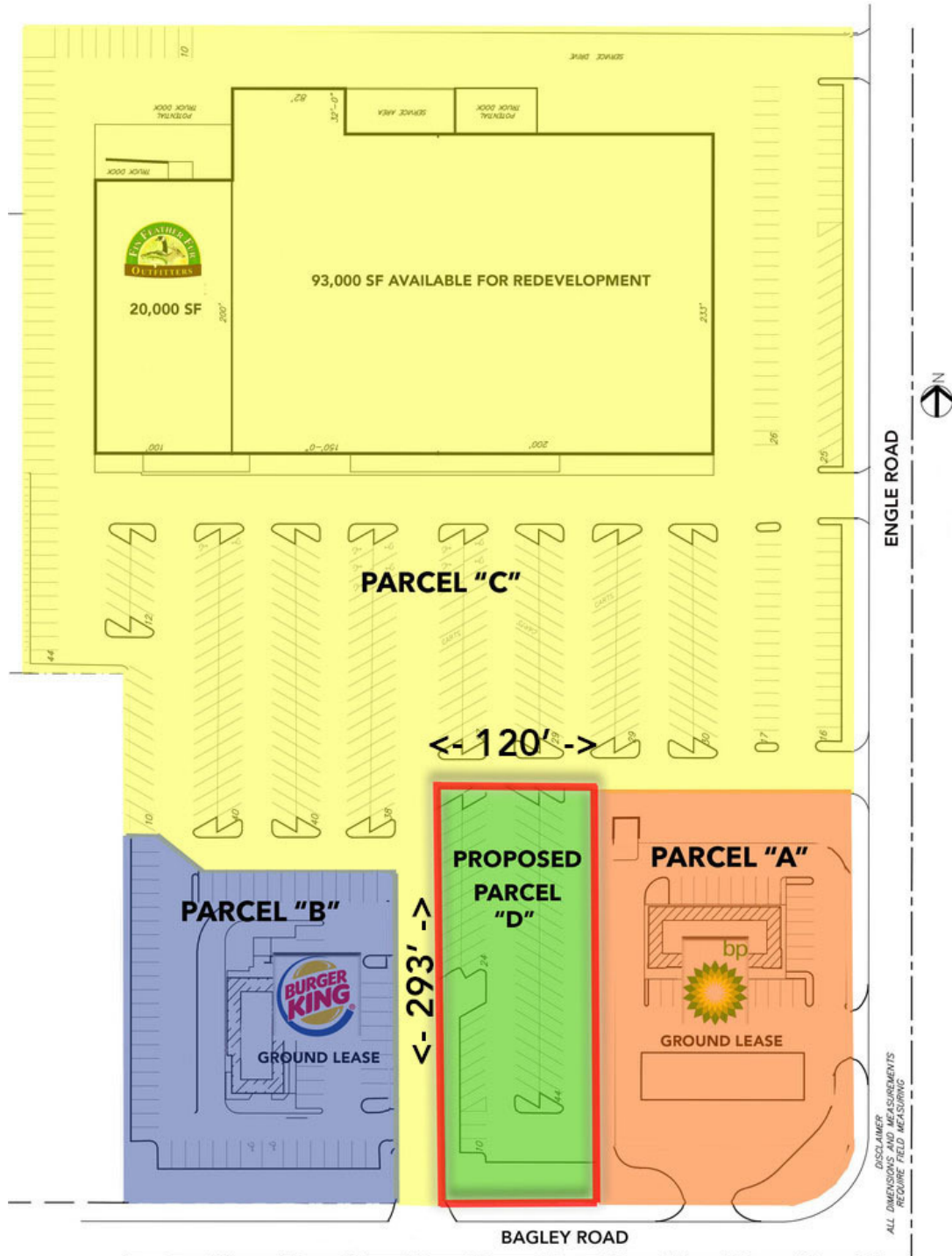


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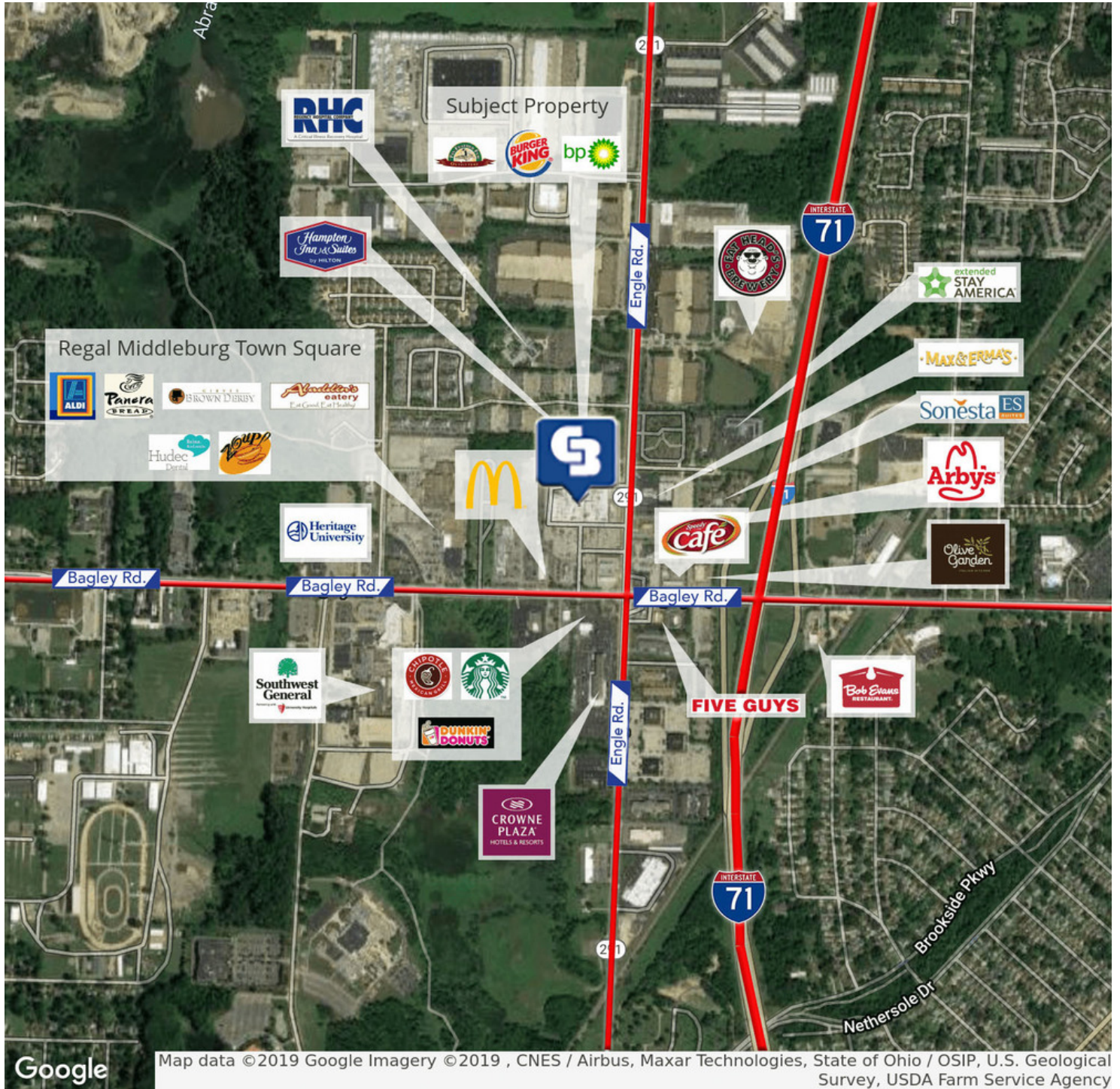


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RETAIL MAP

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