



GOODMANREALESTATE.COM
216.381.8200

HIGH-TRAFFIC INTERSTATE SITE

17505 Bagley Road
Middleburg Heights, Ohio



HIGHLIGHTS

- AVAILABLE: 1.25 acres available for 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, Brook Park, Cleveland Hopkins International Airport, and Baldwin Wallace
- 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

Twelve Area Hotels

Cleveland Hopkins International Airport
5,852,603 passengers

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2023 Projection	68,438	176,872	389,232
2018 Estimate	70,347	181,319	399,203
INCOME	3 MILE	5 MILE	7 MILE
2018 Average	\$68,149	\$67,298	\$69,913
2018 Median	\$55,923	\$53,865	\$54,702
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2018 Employees	48,935	112,581	190,049

LEASING INFORMATION

www.goodmanrealestate.com
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CLEVELAND

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

COLUMBUS

CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

ZACK SOGOLOFF

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SETH MARKS

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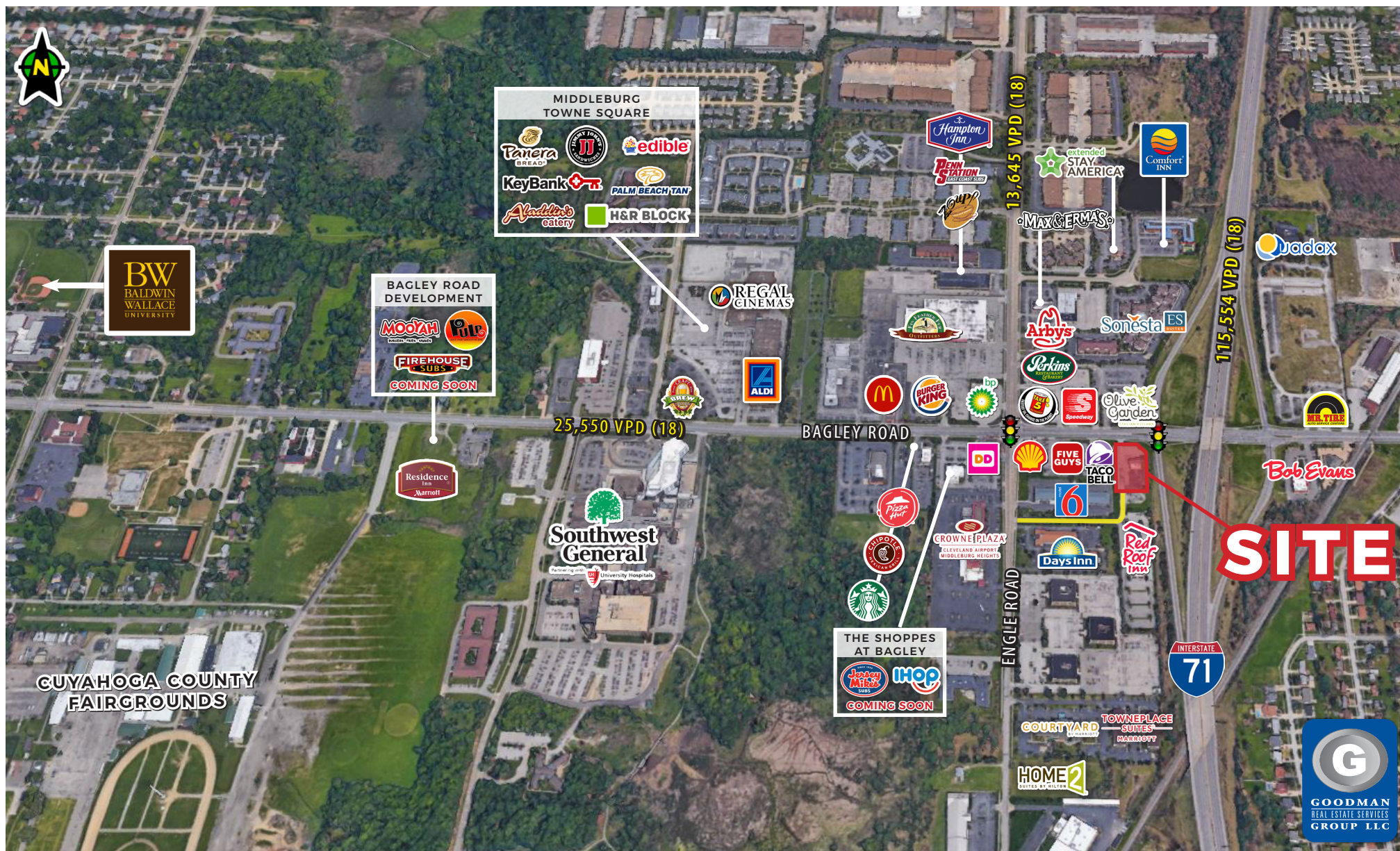
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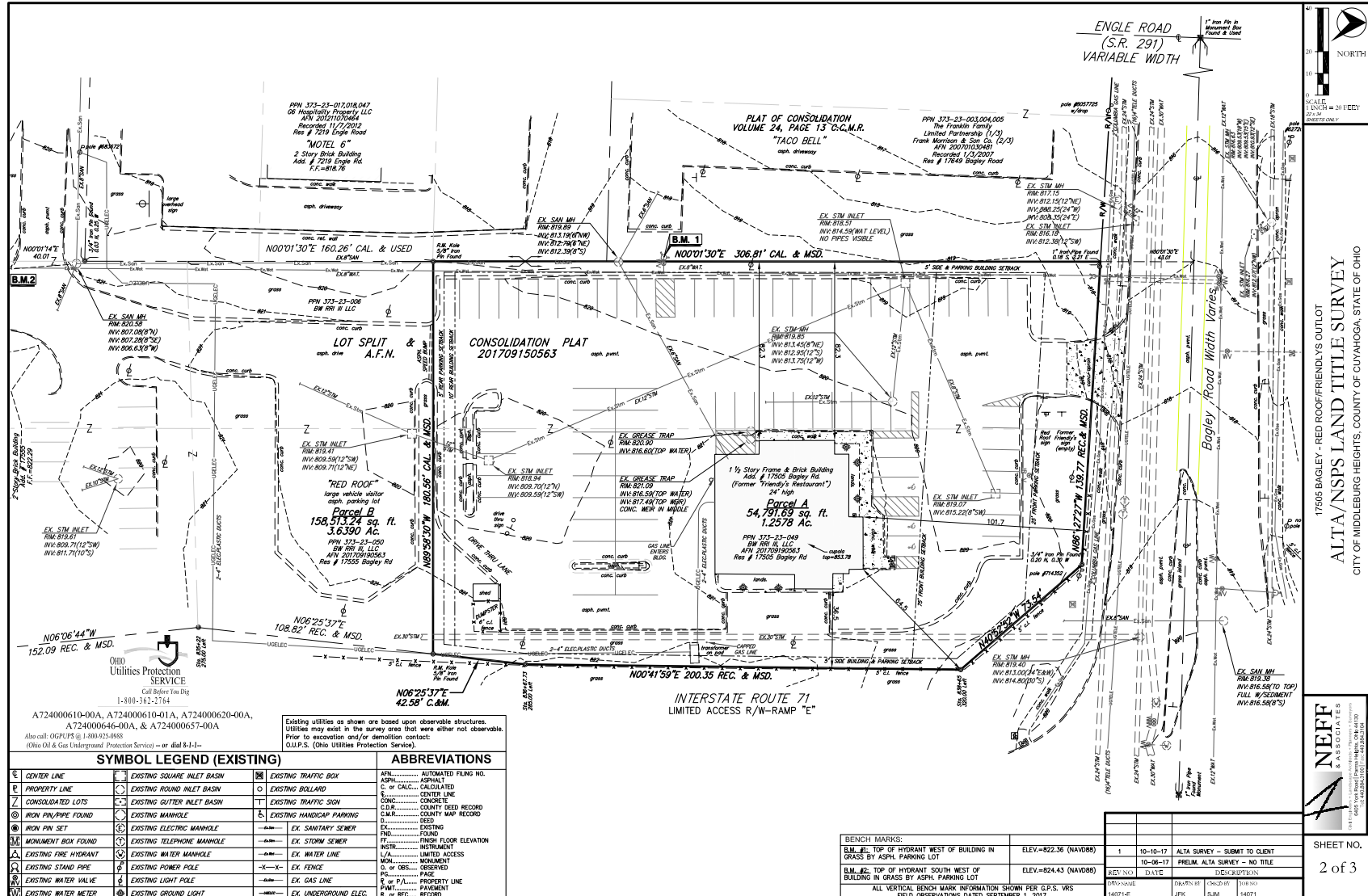
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FORMER FRIENDLY'S LAYOUT (BUILDING HAS BEEN RAZED)





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ENGLE ROAD ACCESS PLAN

