



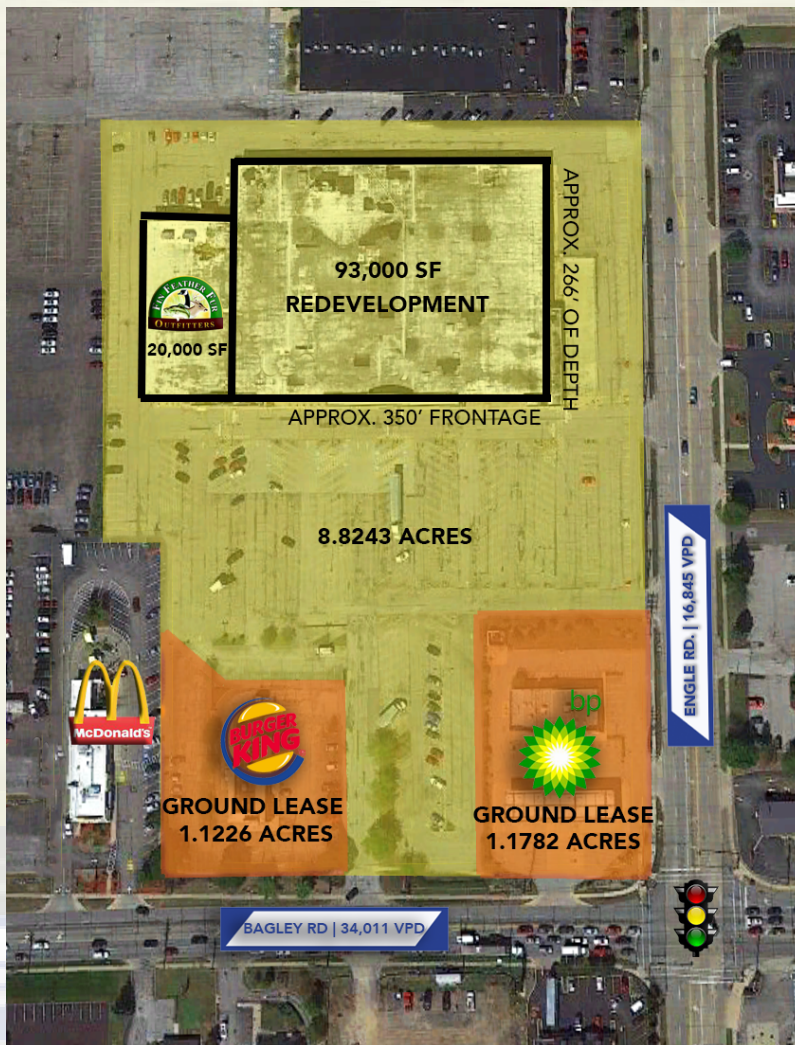
**COLDWELL  
BANKER  
COMMERCIAL**

EMMCO REALTY GROUP

## 93,000 SQUARE FOOT COMMERCIAL SPACE FOR REDEVELOPMENT

17840 - 18030 Bagley Road, Middleburg Heights, OH 44130

For Sale or For Lease: Price Upon Request



AVAILABLE

EMMCOREALTYGROUP.COM

Jeffrey Soclof, CCIM

O: 216 292 3700 | C: 216 857 2075  
jeffrey@emmcorealtygroup.com

Mike McDowell

O: 216 292 3700 | C: 216 702 3543  
mike@emmcorealtygroup.com

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
EMMCO REALTY GROUP**

3681 S. Green Road, Suite 201, Beachwood, OH 44122  
216.292.3700



# 93,000 SQUARE FOOT COMMERCIAL SPACE FOR REDEVELOPMENT

17840 - 18030 Bagley Road, Middleburg Heights, OH 44130



## PROPERTY DESCRIPTION

Middleburg Heights is a busy, well-established suburb on the south west side of Cleveland. A high profile corner location offering easy ingress and egress with approximately 34,000 cars passing by per day!

## PROPERTY HIGHLIGHTS

- NWC of Bagley and Engle Rds - just west of I-71/Bagley Rd. Interchange.
- Former Big K Mart anchored shopping center with versatile square footage available for redevelopment.
- Ideal for retail or other commercial, hospitality or medical uses!
- Cuyahoga County Fairgrounds is less than one mile west, and 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 in Middleburg Heights
- 110,496 Employees within 5 miles

## REDEVELOPMENT & INVESTMENT OPPORTUNITIES

- 113,000 Sq. Ft. building on 8.8 acres, including: 93,000 sq. ft. former K-Mart for redevelopment, and 20,000 sq. ft. leased to Fin Feather Fur.
- Zoned General Business
- Opportunity for additional outlot development
- Expansion opportunities with adjacent properties.
- BP Ground Lease on 1.1782 Acre Corner Parcel
- Burger King Franchisee Ground Lease on 1.1226 Acres

EMMCOREALTYGROUP.COM

Jeffrey Soclof, CCIM  
O: 216 292 3700 | C: 216 857 2075  
jeffrey@emmcorealtygroup.com

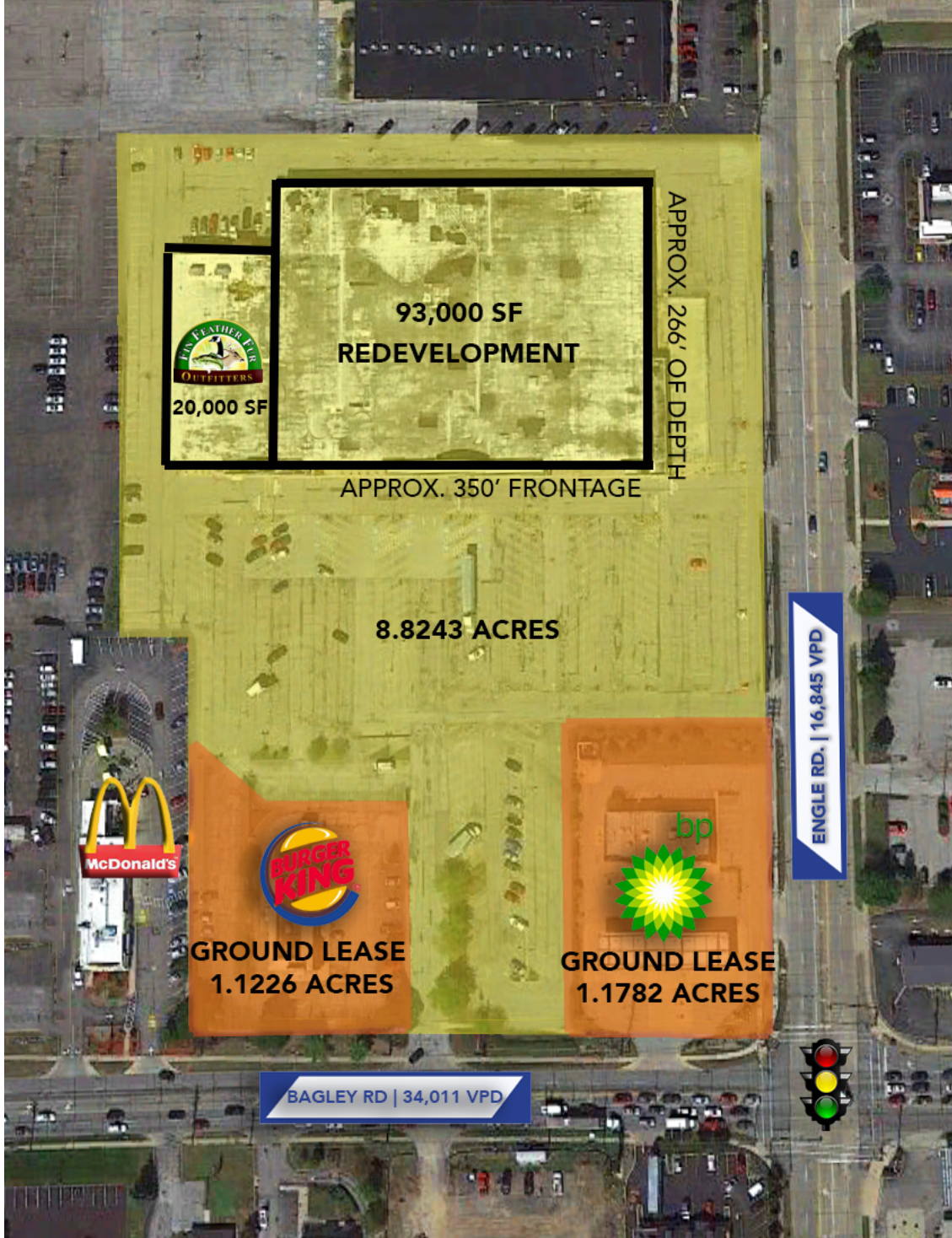
Mike McDowell  
O: 216 292 3700 | C: 216 702 3543  
mike@emmcorealtygroup.com





# BAGLEY COMMONS AERIAL

17840 - 18030 Bagley Road, Middleburg Heights, OH 44130



EMMCOREALTYGROUP.COM

Jeffrey Soclof, CCIM  
 O: 216 292 3700 | C: 216 857 2075  
 jeffrey@emmc Realtygroup.com

Mike McDowell  
 O: 216 292 3700 | C: 216 702 3543  
 mike@emmc Realtygroup.com





# RETAIL MAP

17840 - 18030 Bagley Road, Middleburg Heights, OH 44130



EMMCOREALTYGROUP.COM

Jeffrey Soclof, CCIM  
 O: 216 292 3700 | C: 216 857 2075  
 jeffrey@emmcorealtygroup.com

Mike McDowell  
 O: 216 292 3700 | C: 216 702 3543  
 mike@emmcorealtygroup.com

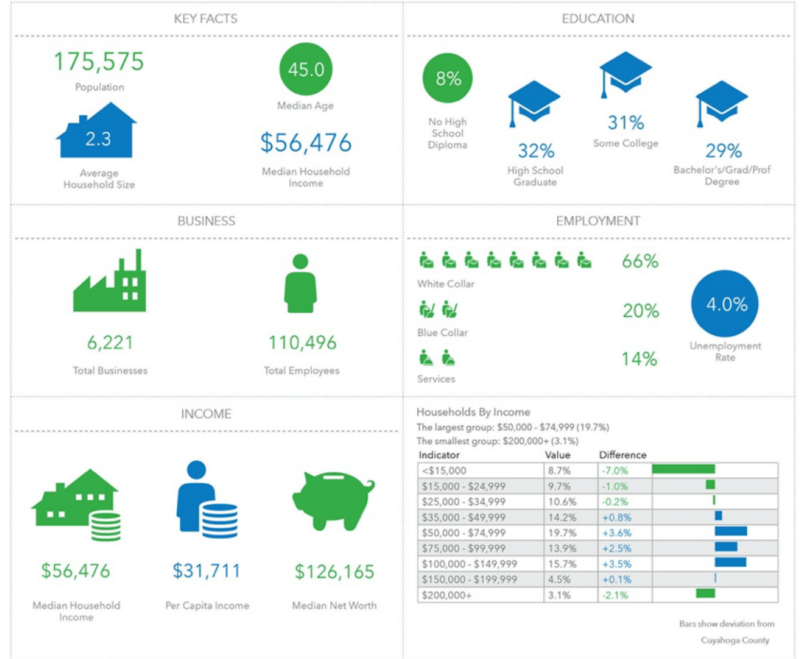
**COLDWELL BANKER COMMERCIAL**  
 EMMCO REALTY GROUP



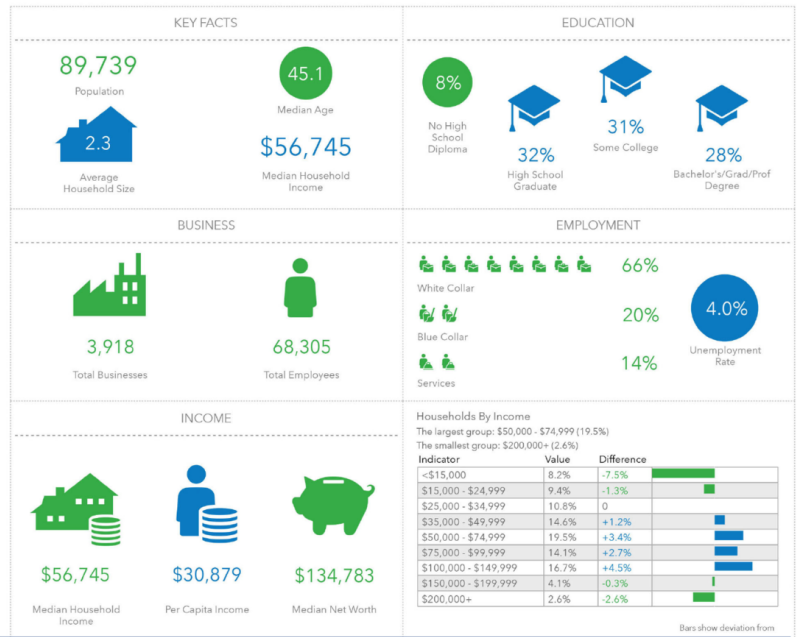
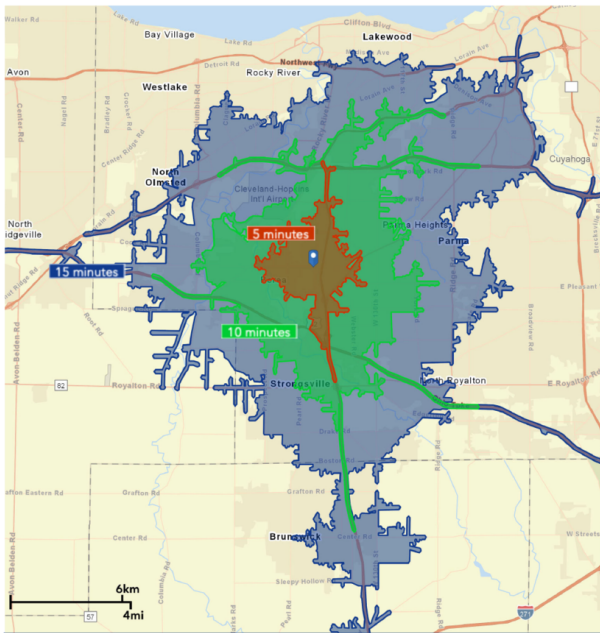


# DEMOGRAPHIC SNAPSHOT

Full Demographics Report Available



Radius Map: 1, 3, 5 Miles (Left) Demographics: 5 Miles (Right)



Drive Times Map: 5, 10, 15 Minutes (Left) Demographics: 10 Minutes (Right)

EMMCOREALTYGROUP.COM

Jeffrey Soclof, CCIM  
O: 216 292 3700 | C: 216 857 2075  
jeffrey@emmcorealtygroup.com

Mike McDowell  
O: 216 292 3700 | C: 216 702 3543  
mike@emmcorealtygroup.com

