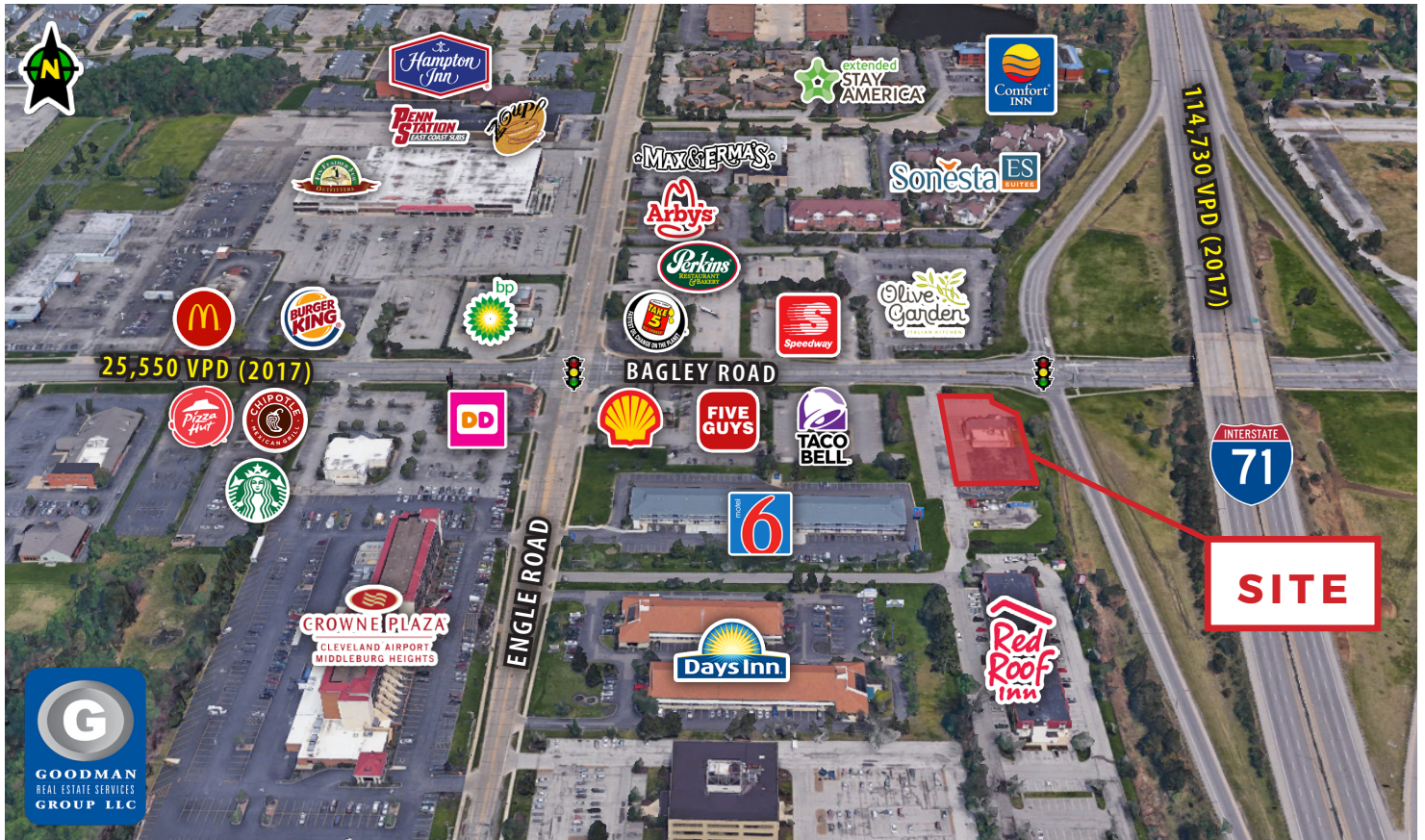




GOODMANREALESTATE.COM  
216.381.8200

# HIGH TRAFFIC INTERSTATE SITE

17505 Bagley Road  
Middleburg Heights, Ohio



## HIGHLIGHTS

- 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, 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

## 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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## Middleburg Heights, Ohio

