



**COLDWELL
BANKER
COMMERCIAL**

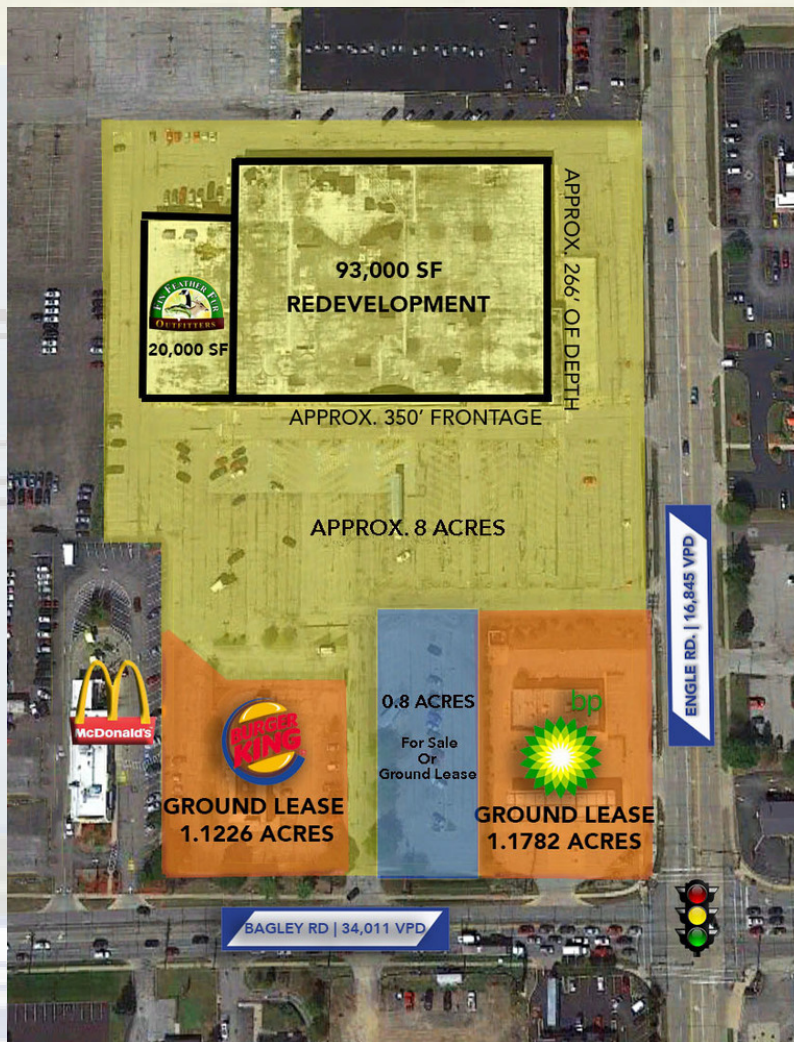
EMMCO REALTY GROUP

**93,000 SF. COMMERCIAL SPACE FOR
LEASE**

**113,000 SF. COMMERCIAL BUILDING
FOR SALE**

17840 - 18030 Bagley Road, Middleburg Heights, OH 44130

For Sale or For Lease: Price Upon Request



AVAILABLE

EMMCOREALTYGROUP.COM

Jeffrey Soclof, CCIM
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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



93,000 SF COMMERCIAL SPACE FOR LEASE 113,000 SF COMMERCIAL SPACE FOR SALE

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 46,856 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 approximately 8 acres, including: 93,000 Sq. Ft. former K-Mart for lease 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

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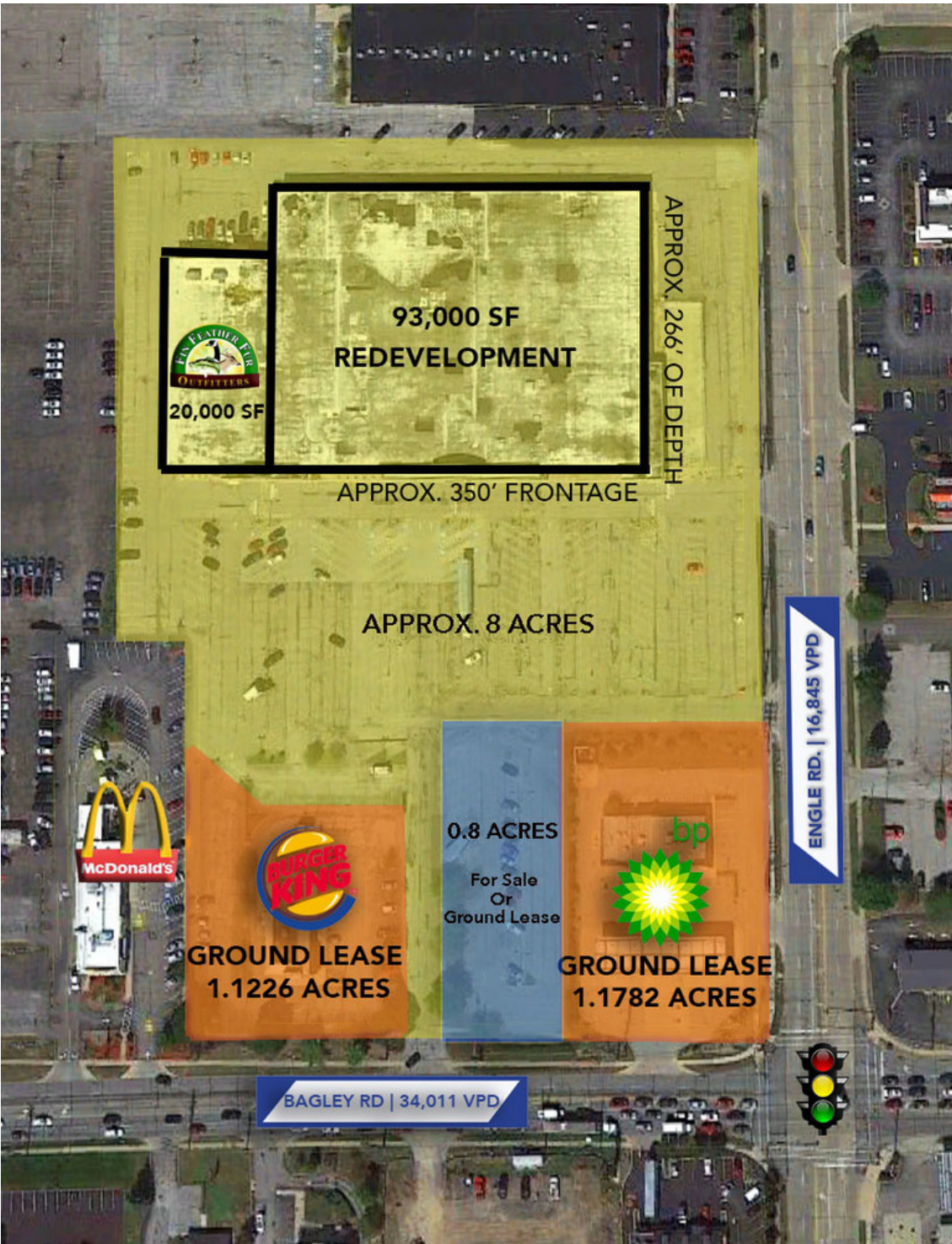
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BAGLEY COMMONS AERIAL

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RETAIL MAP

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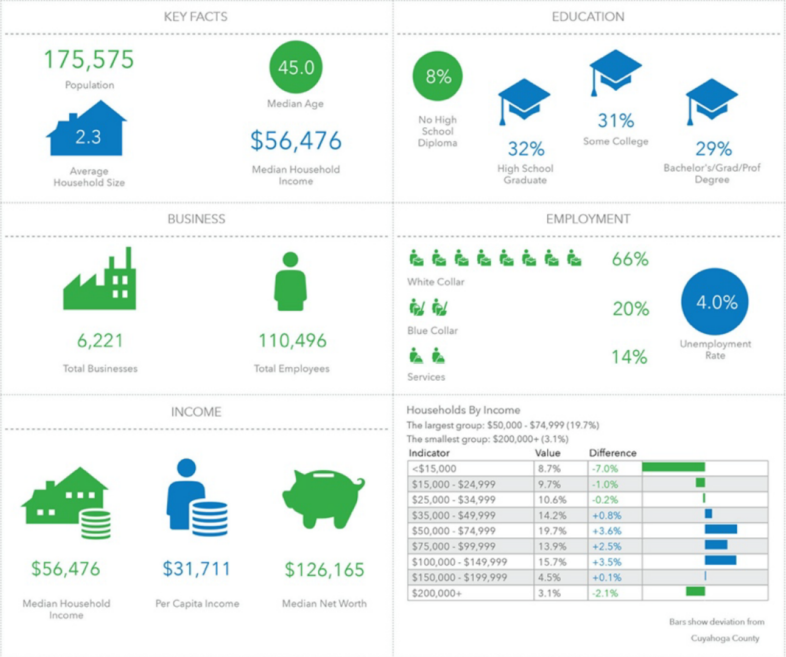
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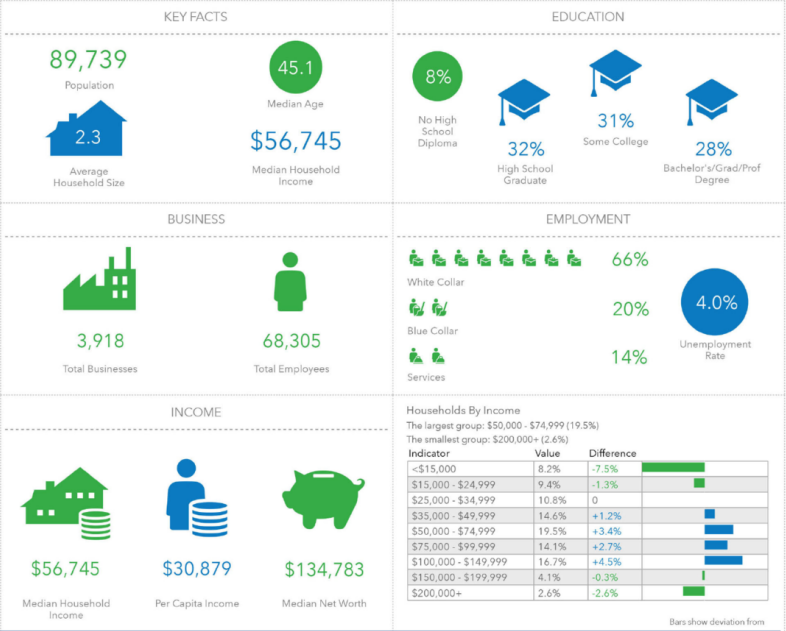
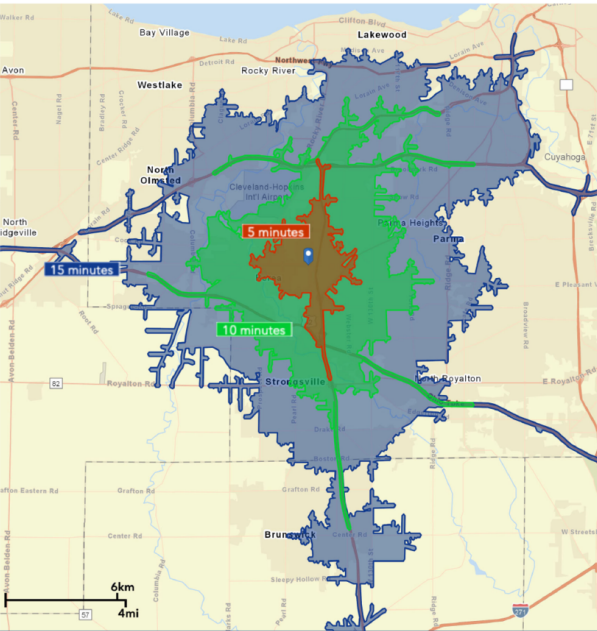
DEMOGRAPHIC SNAPSHOT

Full Demographics Report Available

AVAILABLE



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



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

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