

30,000 SF NEW OFFICE/MEDICAL SPACE IN SHEFFIELD VILLAGE

5464 DETROIT ROAD, SHEFFIELD VILLAGE, OHIO 44035

FOR LEASE

SITE

30,000 SF Medical Space
2,200 - 30,000 SF Available

BUILD TO SUIT



 **MAGNOLIA**
Meadows
**63 FUTURE
55+ AGED EPON
COMMUNITY**

Detroit Rd - 9,998 VPD

**NEW BUILD TO SUIT
OFFICE / MEDICAL SPACE
COMING 2026!**

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CBRE

THE OPPORTUNITY



- 30,000 SF new medical space for lease - coming Summer 2026!
 - » Space can demise from 2,200 SF
 - » Phase 1: 10,000 SF new building
- New 63 unit EPCON Magnolia Meadows Community under construction ([Click Here to View Project Website](#))
- Close proximity to the Sheffield Village retail corridor - join Sams Club, Burlington, At Home, Giant Eagle, Sheetz, Chipotle, Starbucks and more
- 5 mile population of 128,737 and average household income of \$91,646
- Close proximity to the Avon and Westlake super regional retail corridors

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

129,270



2024
POPULATION

128,166



2024
HOUSEHOLDS

53,017



2024
POPULATION
25 & OVER

89,027



2024
AVG. HOUSEHOLD
INCOME

\$96,612

CONTACT US:

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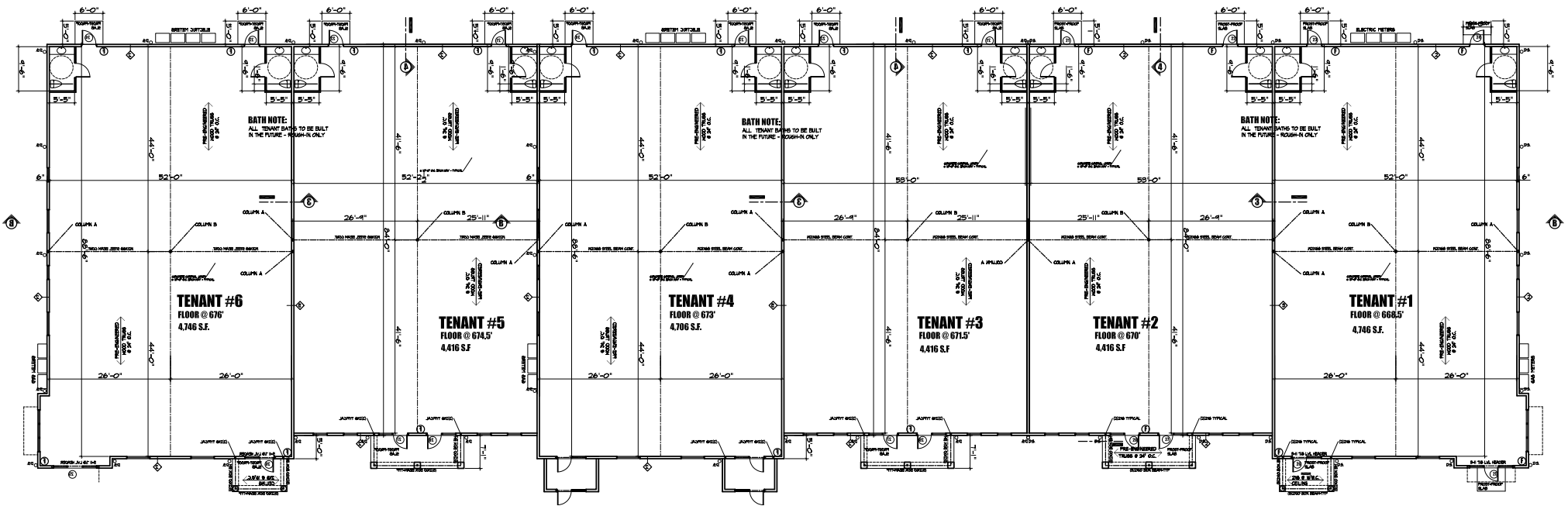
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PROPOSED RENDERINGS



SITE PLAN



AERIAL VIEW

SITE
30,000 SF Medical Space
2,200 - 30,000 SF Available

MAGNOLIA
Meadows
63 FUTURE
55+ AGED EPCON
COMMUNITY

REGAL Burlington
Panera
Ruby Tuesday
Gordon FOOD SERVICE
PNC
Steak 'n Shake

MERCYHEALTH

SHEETZ

AutoZone

HARBOR FREIGHT
QUALITY TOOLS - LOWEST PRICES

Starbucks

DOLLAR TREE

McDonald's

CHIPOTE
RESTAURANT

ALDI

Wendy's

Sorrento
Italian Restaurant & Bar

KeyBank

Speedway

TACO BELL

KFC

drug mart
SUBWAY

DOLLAR GENERAL
SUGARCREEK
RESTAURANT

Sams CLUB
at home
The Home Decor Superstore

giant eagle
EARTHWISE Pet
MR. HERO
getGo
The UPS Store

Arby's

Cracker Barrel
OLD COUNTRY STORE

INTERSTATE
90
60,850 VPD

Detroit Rd - 9,998 VPD

CALIBER
COLLISION
America's Largest Caliber Repair Company

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	3,526	40,992	128,166
2029 Projected Population	3,534	41,320	129,433
2024 Daytime Population	4,248	34,043	129,270
2024 Households	1,416	15,977	53,017
2024 Average Household Income	\$141,986	\$115,315	\$96,612
2029 Projected Average Household Income	\$164,396	\$134,568	\$113,066
2024 Median Household Income	\$107,985	\$83,596	\$67,213
Population 25 and Over	2,615	28,103	89,027

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