

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

5464 DETROIT ROAD, SHEFFIELD VILLAGE, OHIO 44035

FOR LEASE



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

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CBRE

THE OPPORTUNITY



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

- 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

CONTACT US:

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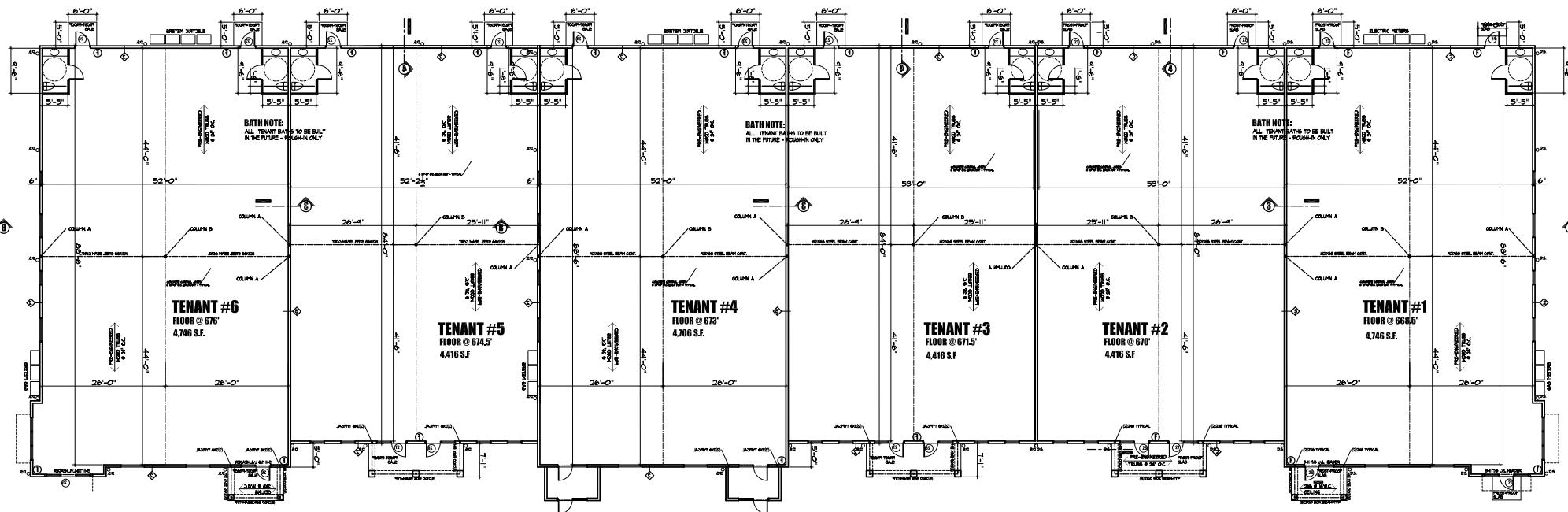
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PROPOSED RENDERINGS



SITE PLAN



AERIAL VIEW

SITE

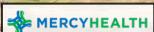
30,000 SF Medical Space
2,200 - 30,000 SF Available

MAGNOLIA
Meadows
63 FUTURE
55+ AGED EPCON
COMMUNITY

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



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



giant eagle EARTHWISE Pet MR. HERO
NUTRITION, GROOMING & DAYCAMP
getGo GROCERY MARKET
The UPS Store UPS



DISCOUNT
drug mart
DOLLAR GENERAL
SUBWAY* SUGARCREEK
RESTAURANT

Sam's CLUB at home
The Home Décor Superstore

CALIBER
COLLISION
America's Largest Collision Repair Company

INTERSTATE 90
60,850 VPD

Detroit Rd - 9,998 VPD



DISCOUNT
drug mart
DOLLAR GENERAL
SUBWAY* SUGARCREEK
RESTAURANT

Sam's CLUB at home
The Home Décor Superstore

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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