

# 7830 Freeway Circle

Middleburg Heights, OH 44130

12,800± SF Available

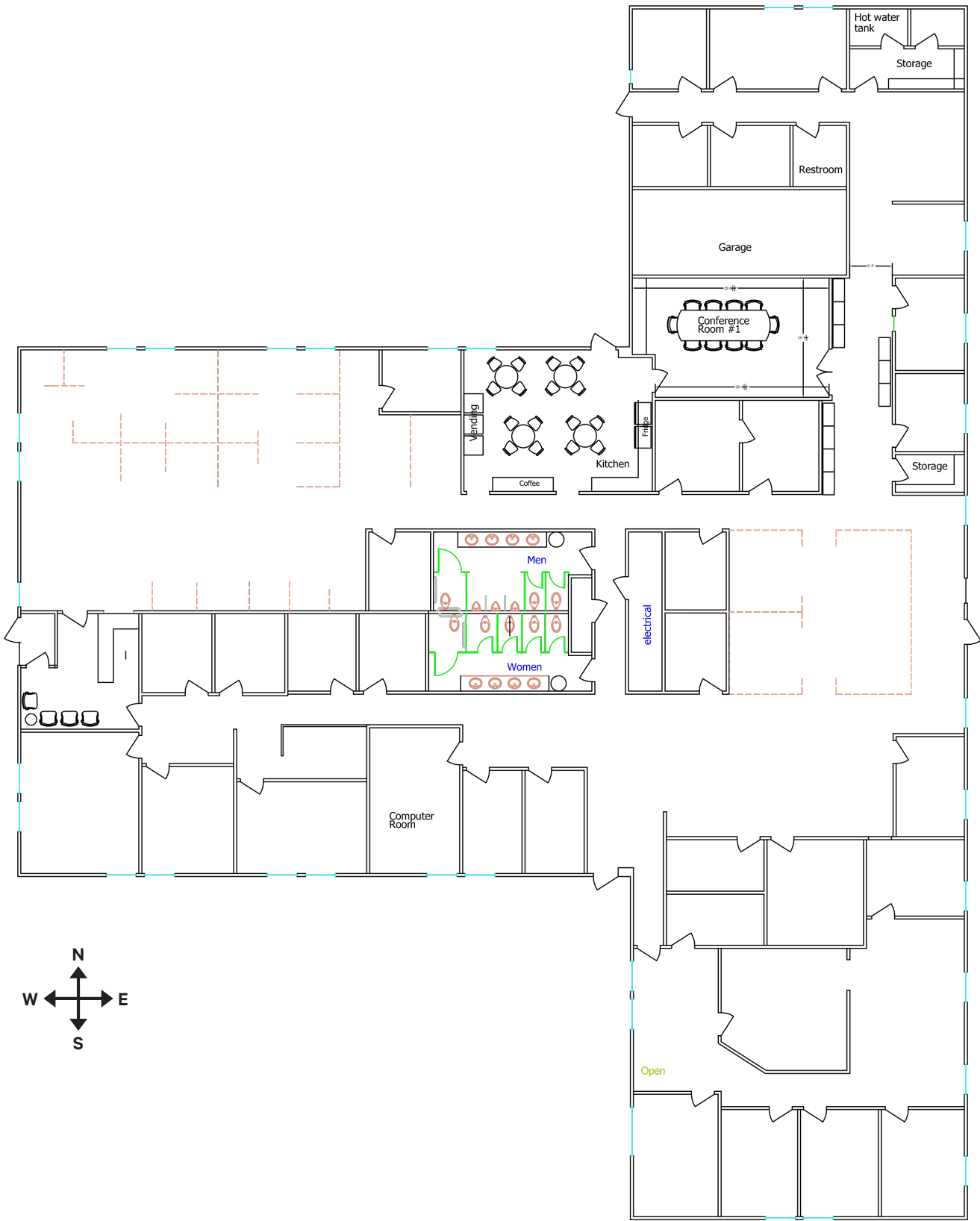


## Property Features

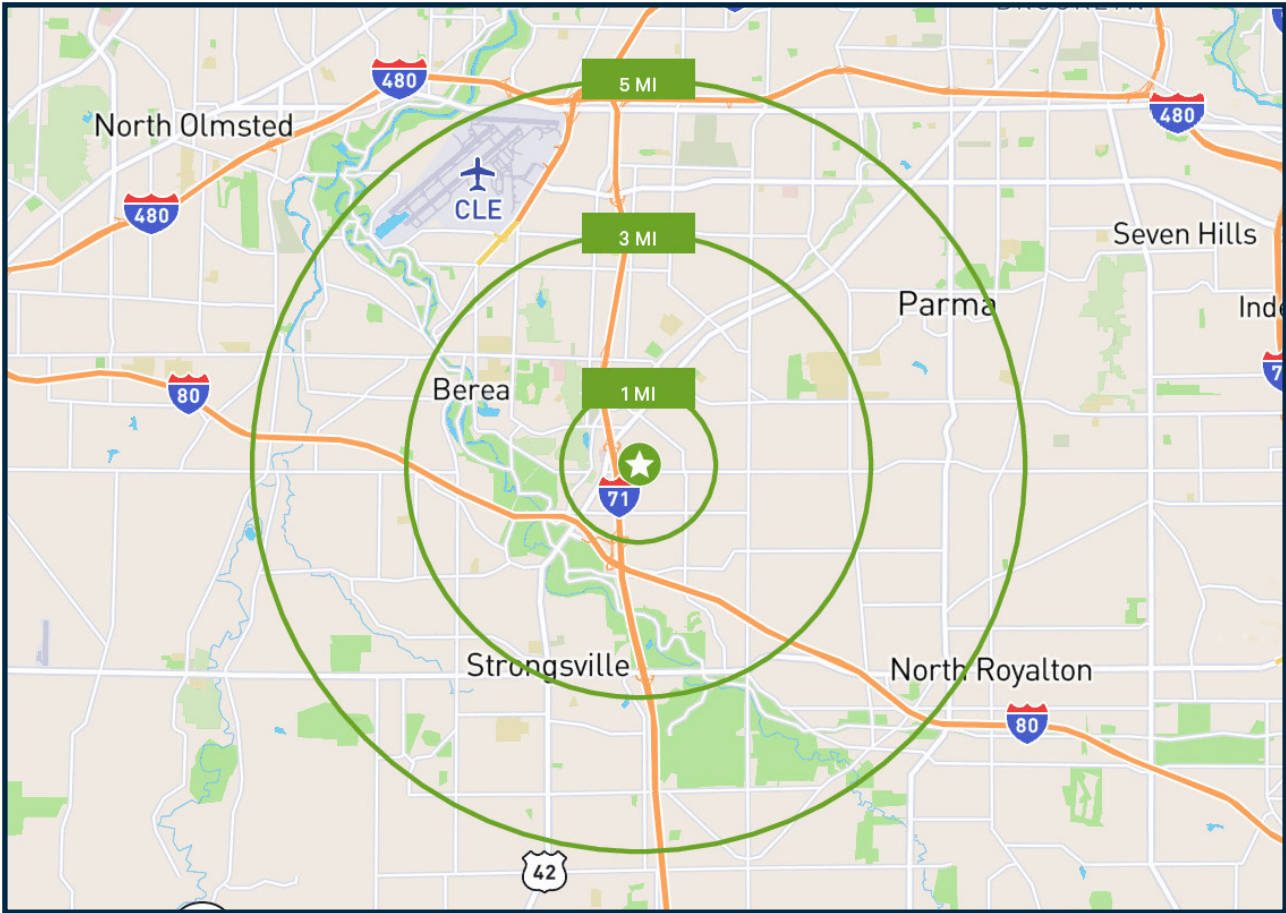
- + 12,800± SF Available
- + 2.1± acres
- + Set in Middleburg Heights suburban business park
- + Parking – approximately 4.22/1,000 SF
- + Multi-occupancy capability
- + Built in 1978
- + Highway access to I-71 and I-80
- + Zoning: GB
- + Two 100 Mbps fiber circuits (Spectrum and ACC Business - AT&T)
- + 400 amp, 208/120v, 3ph 4 wire WYE system
- + Asking Price: \$1,100,000



Floor Plan



# Location Map



| 2024 Estimated Demographics | 1 Mile   | 3 Miles   | 5 Miles   |
|-----------------------------|----------|-----------|-----------|
| Population                  | 8,851    | 63,555    | 163,678   |
| Average Household Income    | \$94,637 | \$100,737 | \$102,510 |
| 2024 Businesses             | 279      | 2,632     | 6,228     |
| 2024 Employees              | 4,104    | 38,121    | 92,789    |

## Contact Us

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