

### Join Busy Discount DrugMart



33633 Bagley Rd.  
North Ridgeville, OH

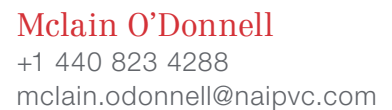
#### Property Features

- Ground Lease - Build to Suit or Purchase
- Corner of Lorain & Bagley Roads
  - 2 parcels; .70 acres & 1.13 acres
  - Signalized Intersection
- Bagley Road
  - 1.37 acres
- Public Utilities available on Site
- Join Burger King, Dunkin Donuts, McDonalds, Panera and Starbucks
- Minutes from I-80 (Turnpike), I-480 and Route 10

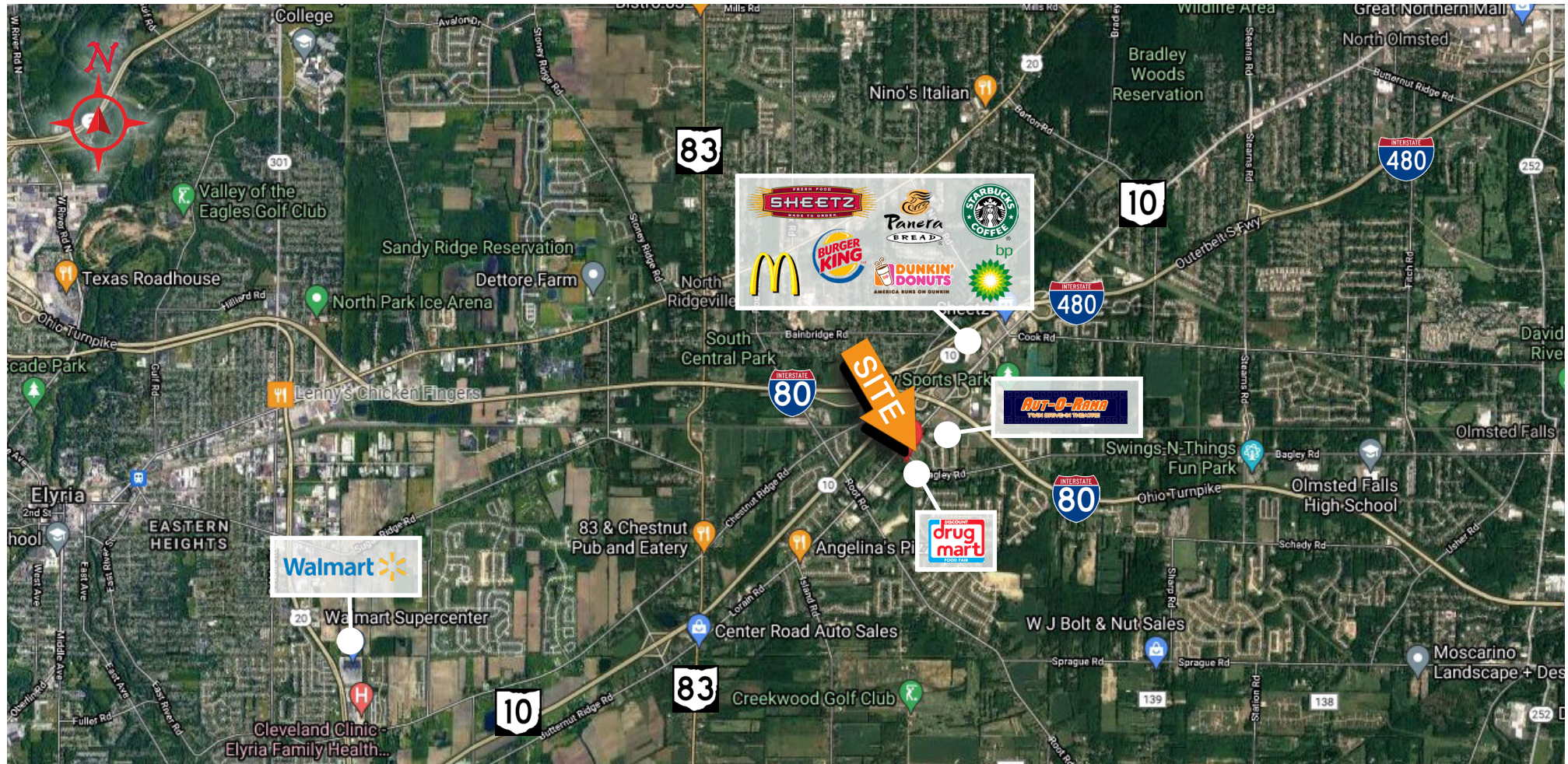


Deborah Maggard  
+1 216 496 3777  
dmaggard@naipvc.com

Mclain O'Donnell  
+1 440 823 4288  
mclain.odonnell@naipvc.com







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dmaggard@naipvc.com

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6060 Rockside Woods Blvd., Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com





## Executive Summary

33633 Bagley Rd, North Ridgeville, Ohio, 44039  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.37136  
Longitude: -81.99083

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 3,282  | 33,173  | 93,919  |
| 2020 Population        | 4,177  | 36,703  | 100,191 |
| 2025 Population        | 4,294  | 37,496  | 101,089 |
| 2030 Population        | 4,351  | 37,880  | 101,651 |
| 2010-2020 Annual Rate  | 2.44%  | 1.02%   | 0.65%   |
| 2020-2025 Annual Rate  | 0.53%  | 0.41%   | 0.17%   |
| 2025-2030 Annual Rate  | 0.26%  | 0.20%   | 0.11%   |
| 2020 Male Population   | 49.5%  | 49.3%   | 49.0%   |
| 2020 Female Population | 50.5%  | 50.7%   | 51.0%   |
| 2020 Median Age        | 48.1   | 43.1    | 43.9    |
| 2025 Male Population   | 49.9%  | 49.8%   | 49.7%   |
| 2025 Female Population | 50.1%  | 50.2%   | 50.3%   |
| 2025 Median Age        | 49.1   | 43.9    | 44.5    |

In the identified area, the current year population is 101,089. In 2020, the Census count in the area was 100,191. The rate of change since 2020 was 0.17% annually. The five-year projection for the population in the area is 101,651 representing a change of 0.11% annually from 2025 to 2030. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 44.5, compared to U.S. median age of 39.6.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2025 White Alone                         | 88.8% | 88.1% | 86.8% |
| 2025 Black Alone                         | 2.4%  | 2.0%  | 2.9%  |
| 2025 American Indian/Alaska Native Alone | 0.2%  | 0.2%  | 0.1%  |
| 2025 Asian Alone                         | 1.8%  | 2.1%  | 2.2%  |
| 2025 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2025 Other Race                          | 1.1%  | 1.2%  | 1.4%  |
| 2025 Two or More Races                   | 5.5%  | 6.4%  | 6.6%  |
| 2025 Hispanic Origin (Any Race)          | 4.7%  | 4.9%  | 4.9%  |

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.1 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2025 Wealth Index           | 175   | 131    | 126    |
| 2010 Households             | 1,285 | 12,821 | 36,800 |
| 2020 Households             | 1,686 | 14,589 | 40,437 |
| 2025 Households             | 1,755 | 15,149 | 41,518 |
| 2030 Households             | 1,794 | 15,448 | 42,184 |
| 2010-2020 Annual Rate       | 2.75% | 1.30%  | 0.95%  |
| 2020-2025 Annual Rate       | 0.77% | 0.72%  | 0.50%  |
| 2025-2030 Annual Rate       | 0.44% | 0.39%  | 0.32%  |
| 2025 Average Household Size | 2.45  | 2.47   | 2.42   |

The household count in this area has changed from 40,437 in 2020 to 41,518 in the current year, a change of 0.50% annually. The five-year

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|                                     | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------------|-----------|-----------|-----------|
| <b>Mortgage Income</b>              |           |           |           |
| 2025 Percent of Income for Mortgage | 15.8%     | 15.9%     | 16.6%     |
| <b>Median Household Income</b>      |           |           |           |
| 2025 Median Household Income        | \$117,576 | \$101,612 | \$98,754  |
| 2030 Median Household Income        | \$136,795 | \$112,844 | \$109,444 |
| 2025-2030 Annual Rate               | 3.07%     | 2.12%     | 2.08%     |
| <b>Average Household Income</b>     |           |           |           |
| 2025 Average Household Income       | \$150,136 | \$129,180 | \$126,511 |
| 2030 Average Household Income       | \$166,171 | \$144,940 | \$142,329 |
| 2025-2030 Annual Rate               | 2.05%     | 2.33%     | 2.38%     |
| <b>Per Capita Income</b>            |           |           |           |
| 2025 Per Capita Income              | \$61,201  | \$52,643  | \$52,167  |
| 2030 Per Capita Income              | \$68,330  | \$59,615  | \$59,285  |
| 2025-2030 Annual Rate               | 2.23%     | 2.52%     | 2.59%     |
| <b>GINI Index</b>                   |           |           |           |
| 2025 Gini Index                     | 38.4      | 40.8      | 42.2      |
| <b>Households by Income</b>         |           |           |           |

Current median household income is \$98,754 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$109,444 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$126,511 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$142,329 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$52,167 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$59,285 in five years, compared to \$50,744 for all U.S. households.

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2025 Housing Affordability Index   | 138   | 134    | 127    |
| 2010 Total Housing Units           | 1,362 | 13,481 | 39,133 |
| 2010 Owner Occupied Housing Units  | 1,216 | 10,926 | 30,416 |
| 2010 Renter Occupied Housing Units | 69    | 1,896  | 6,384  |
| 2010 Vacant Housing Units          | 77    | 660    | 2,333  |
| 2020 Total Housing Units           | 1,775 | 15,126 | 42,337 |
| 2020 Owner Occupied Housing Units  | 1,479 | 12,238 | 33,224 |
| 2020 Renter Occupied Housing Units | 207   | 2,351  | 7,213  |
| 2020 Vacant Housing Units          | 69    | 545    | 1,845  |
| 2025 Total Housing Units           | 1,840 | 15,648 | 43,374 |
| 2025 Owner Occupied Housing Units  | 1,560 | 12,901 | 34,627 |
| 2025 Renter Occupied Housing Units | 195   | 2,248  | 6,891  |
| 2025 Vacant Housing Units          | 85    | 499    | 1,856  |
| 2030 Total Housing Units           | 1,879 | 15,915 | 44,032 |
| 2030 Owner Occupied Housing Units  | 1,607 | 13,272 | 35,472 |
| 2030 Renter Occupied Housing Units | 187   | 2,177  | 6,712  |
| 2030 Vacant Housing Units          | 85    | 467    | 1,848  |

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## Traffic Count Profile

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| Distance: | Street:             | Closest Cross-street:             | Year of Count: | Count: |
|-----------|---------------------|-----------------------------------|----------------|--------|
| 0.08      | Bagley Rd           | Lorain Rd (0.08 miles NW)         | 2014           | 3493   |
| 0.29      | Lorain Road         | Bagley Rd (0.21 miles SW)         | 2021           | 13029  |
| 0.38      | State Rte 10        | Root Rd (0.12 miles SW)           | 2001           | 29950  |
| 0.53      | I- 80               | Chestnut Ridge Rd (0.02 miles E)  | 2016           | 36038  |
| 0.53      | Ohio Turnpike       | State Rte 10 (0.02 miles SE)      | 2021           | 34578  |
| 0.57      | I 480               | Chestnut Ridge Rd (0.23 miles E)  | 2021           | 14933  |
| 0.58      | I- 480              | I- 80 (0.05 miles SW)             | 2002           | 15280  |
| 0.59      | I- 80               | Lorain Rd (0.3 miles NW)          | 2016           | 39586  |
| 0.61      | Ohio Turnpike       | Root Rd (0.22 miles W)            | 2021           | 38236  |
| 0.67      |                     | (0.0 miles )                      | 2005           | 15100  |
| 0.87      | Lorain Rd           | Bliss Pkwy (0.05 miles SW)        | 2014           | 16400  |
| 0.90      | I- 480              | I- 80 (0.4 miles SW)              | 2002           | 39470  |
| 0.95      | Root Rd             | Sicily Ct (0.06 miles SE)         | 2001           | 3900   |
| 0.96      | Ohio Turnpike       | Hazelwood Run (0.12 miles SE)     | 2021           | 39264  |
| 0.99      | Lorain Road         | Victory Ln (0.03 miles NE)        | 2021           | 16806  |
| 1.02      | CHESTNUT RIDGE RD   | Forest Glen Way (0.29 miles NE)   | 2020           | 2718   |
| 1.03      | Bainbridge Rd       | Wil Lou Ln (0.02 miles E)         | 2014           | 5152   |
| 1.07      | Chestnut Ridge Road | Avon Belden Rd (0.17 miles SW)    | 2021           | 2915   |
| 1.09      | Lorain Rd           | Victory Ln (0.06 miles SW)        | 2006           | 8905   |
| 1.14      | Island Rd           | Braemore St (0.14 miles SE)       | 2001           | 2400   |
| 1.21      | Lear Nagle Rd       | Lorain Rd (0.04 miles SE)         | 2006           | 8369   |
| 1.23      | Lorain Rd           | Stonebriar Ln (0.08 miles NE)     | 2019           | 4821   |
| 1.24      | Lorain Road         | Avon Belden Rd (0.13 miles SW)    | 2021           | 4678   |
| 1.24      | Cook Rd             | Lorain Rd (0.11 miles W)          | 2006           | 1841   |
| 1.27      | Chestnut Ridge Rd   | Lear Nagle Rd (0.1 miles NE)      | 2006           | 4131   |
| 1.29      | Lorain Road         | Lear Nagle Rd (0.09 miles SW)     | 2021           | 22537  |
| 1.30      | Root Rd             | Bainbridge Rd (0.15 miles NW)     | 2014           | 6955   |
| 1.32      | I 480;SR 10         | Lear Nagle Rd (0.03 miles SW)     | 2021           | 49242  |
| 1.32      | Lear Nagle Rd       | Glen Dr (0.03 miles NW)           | 2006           | 8689   |
| 1.41      | Lear Nagle Rd       | Chestnut Ridge Rd (0.07 miles SE) | 2006           | 6914   |

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