

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



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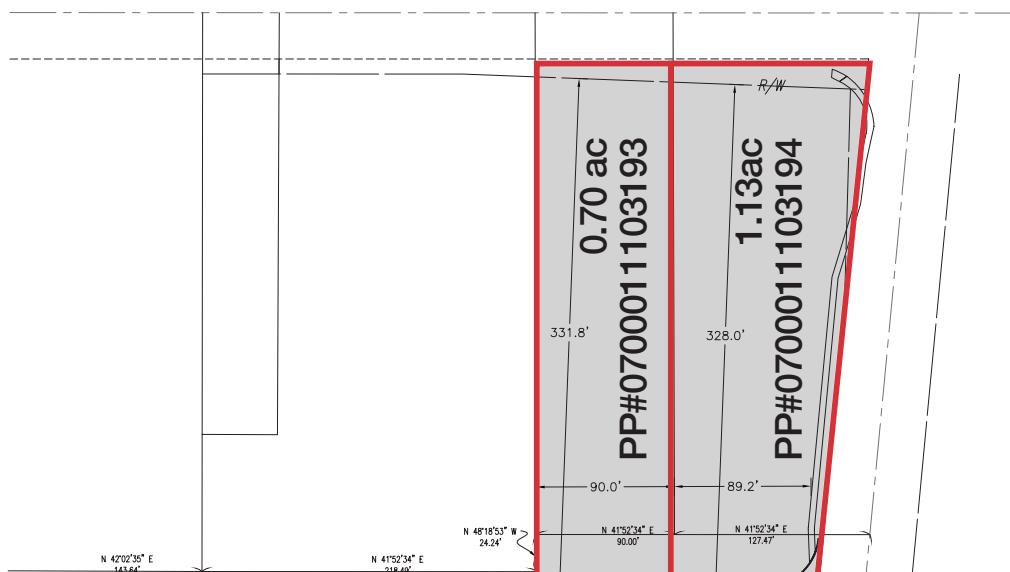
6060 Rockside Woods Blvd., Suite 402

Independence, Ohio 44131

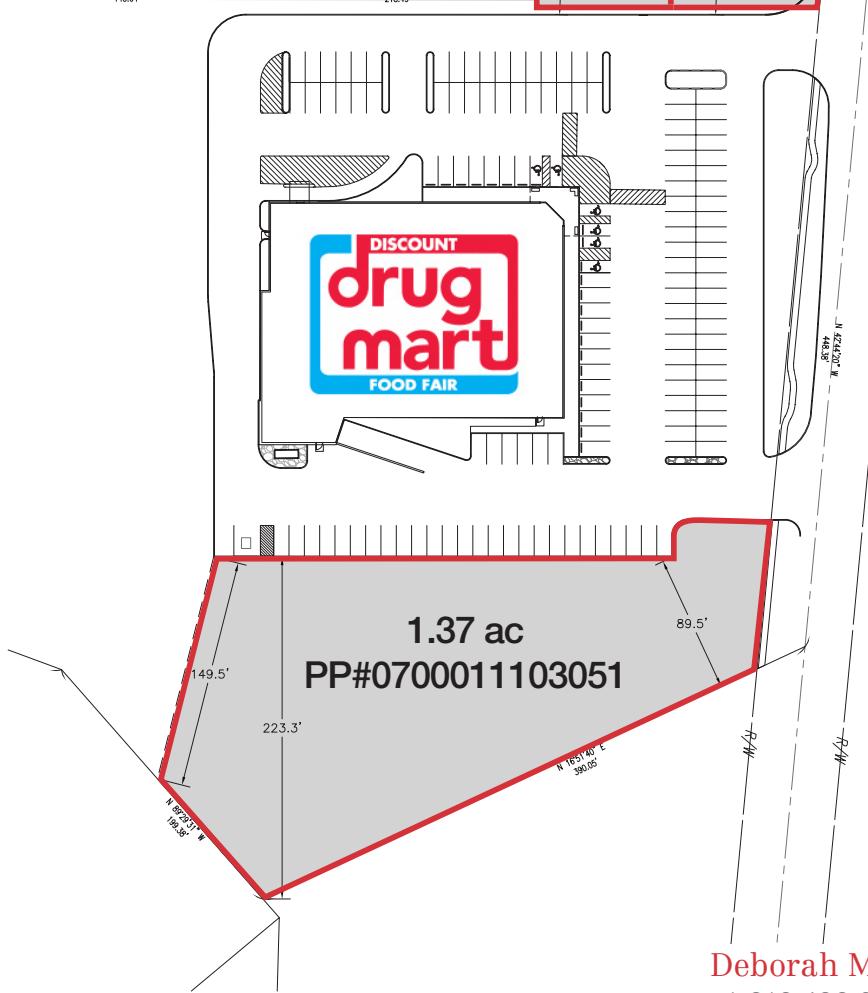
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Lorain Road



Bagley Road

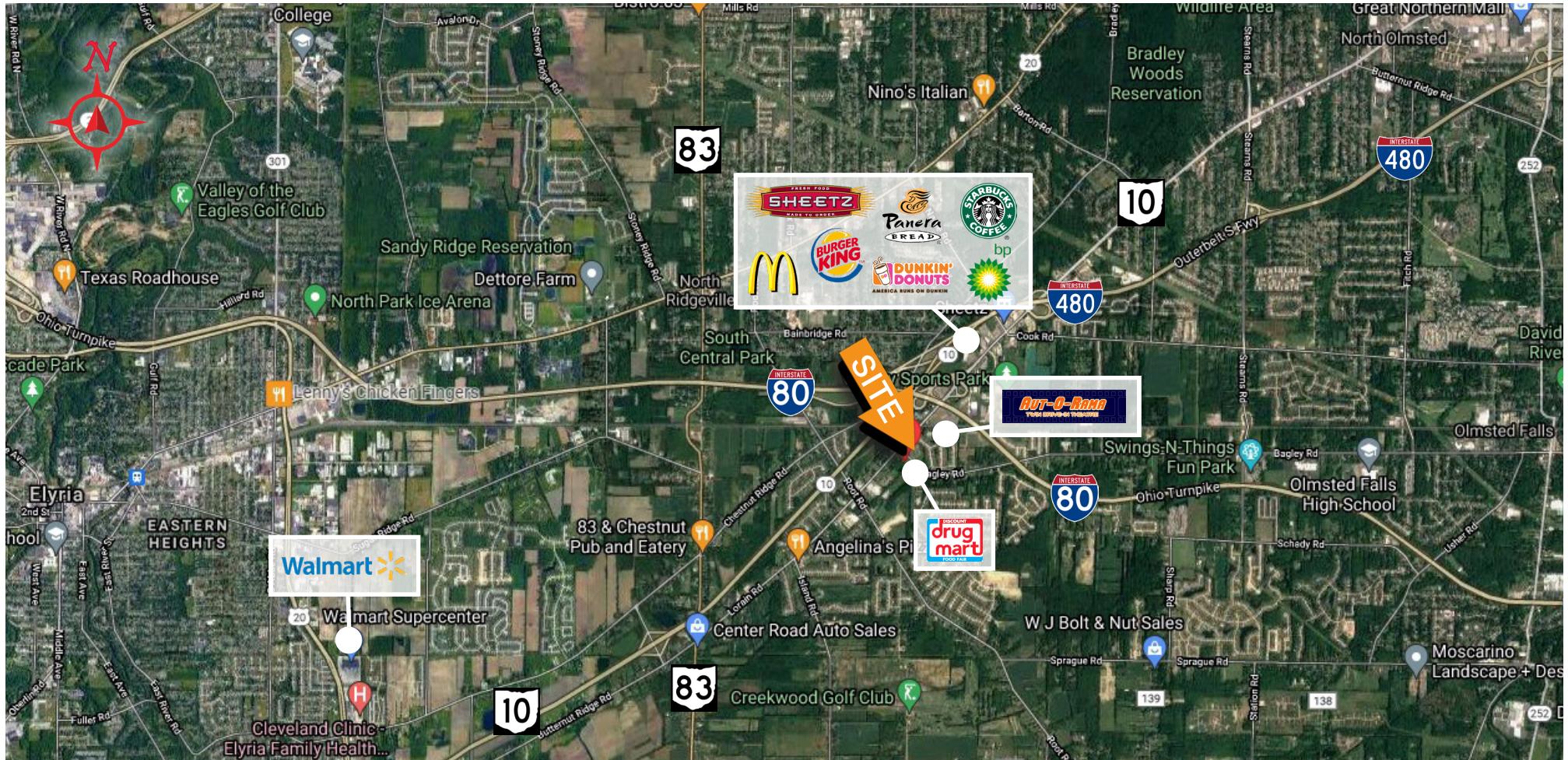


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Executive Summary

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
Population			
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.

	1 mile	3 miles	5 miles
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.

	1 mile	3 miles	5 miles
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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Mortgage Income			
2025 Percent of Income for Mortgage	15.8%	15.9%	16.6%
Median Household Income			
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%
Average Household Income			
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%
Per Capita Income			
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%
GINI Index			
2025 Gini Index	38.4	40.8	42.2
Households by Income			
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.			
Housing			
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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