

# 6.51 AC DEVELOPMENT SITE

7823 FREEWAY CIRCLE, MIDDLEBURG HEIGHTS, OHIO 44130

**CBRE**

**FOR SALE**



**SITE**



Pearl Rd - 34,192 VPD

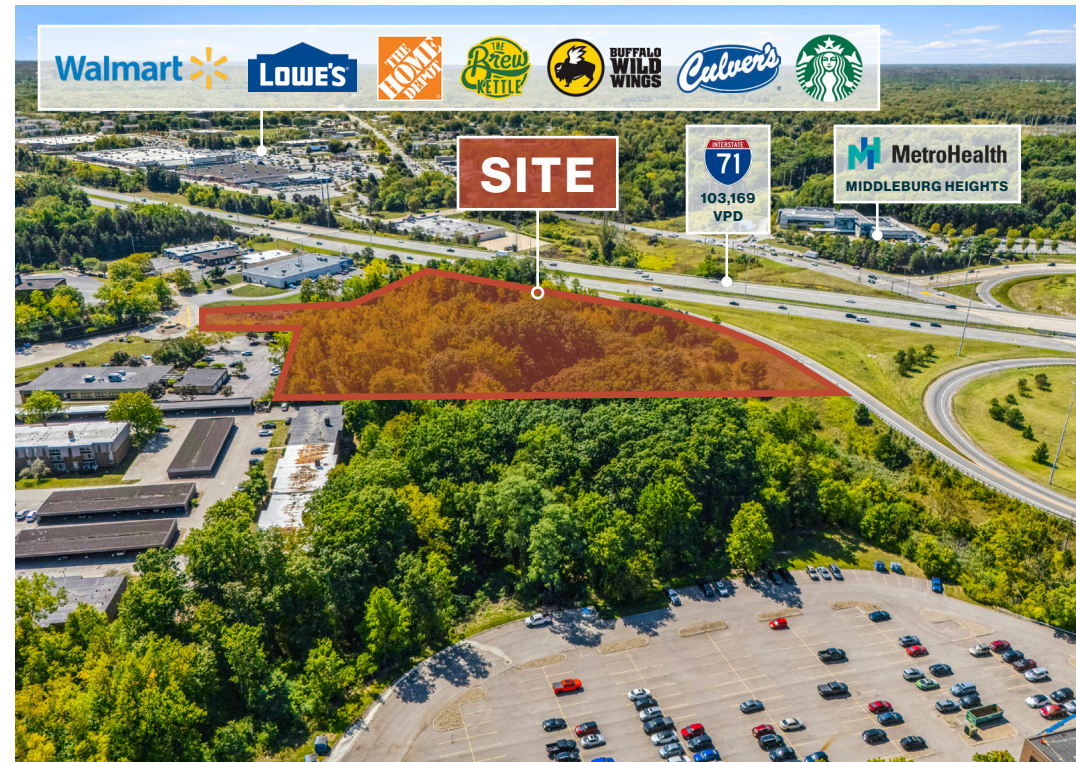
## EXCLUSIVE CONTACTS:

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# THE OPPORTUNITY

- Highway Visible 6.51 AC Development Site Available For Sale
- Sale Price: \$1,000,000
- Highway visibility to I-71 with traffic counts of 103,169 VPD (Source: ODOT).
- Zoned: General Business (GB)
- Population of 160,949 and average household income of \$104,500 in a 5-mile radius.



## Quick Stats - 3 Mile Radius



DAYTIME  
POPULATION  
**65,871**



POPULATION  
**64,553**



HOUSEHOLDS  
**28,278**

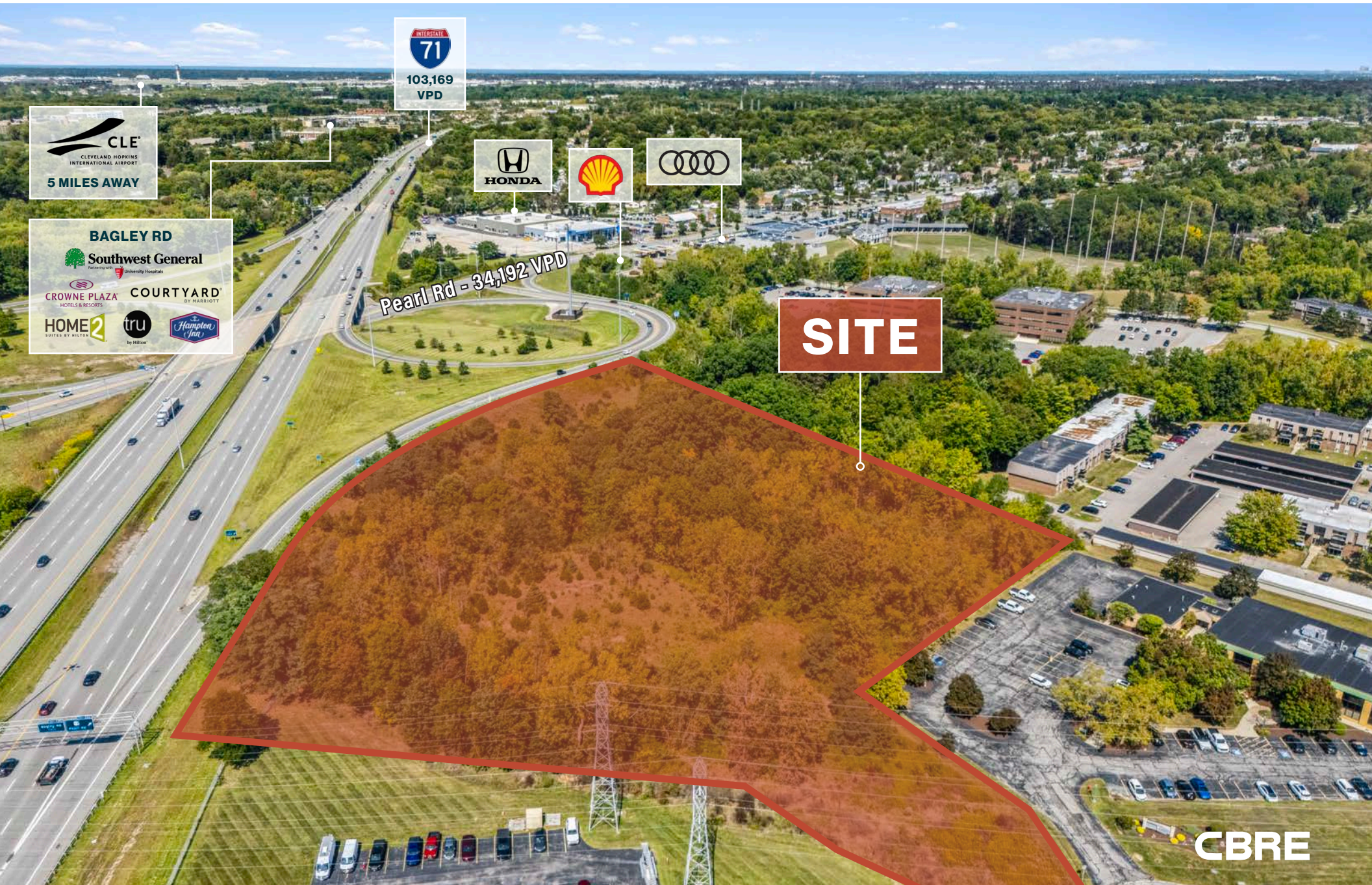


POPULATION  
25 & OVER  
**48,441**



AVG. HOUSEHOLD  
INCOME  
**\$102,170**

# AERIAL VIEW



INTERSTATE  
**71**  
103,169  
VPD

**CLE**  
CLEVELAND HOPKINS  
INTERNATIONAL AIRPORT  
5 MILES AWAY

**BAGLEY RD**  
Southwest General  
CROWNE PLAZA  
COURTYARD  
HOME2  
tru  
Hampton Inn

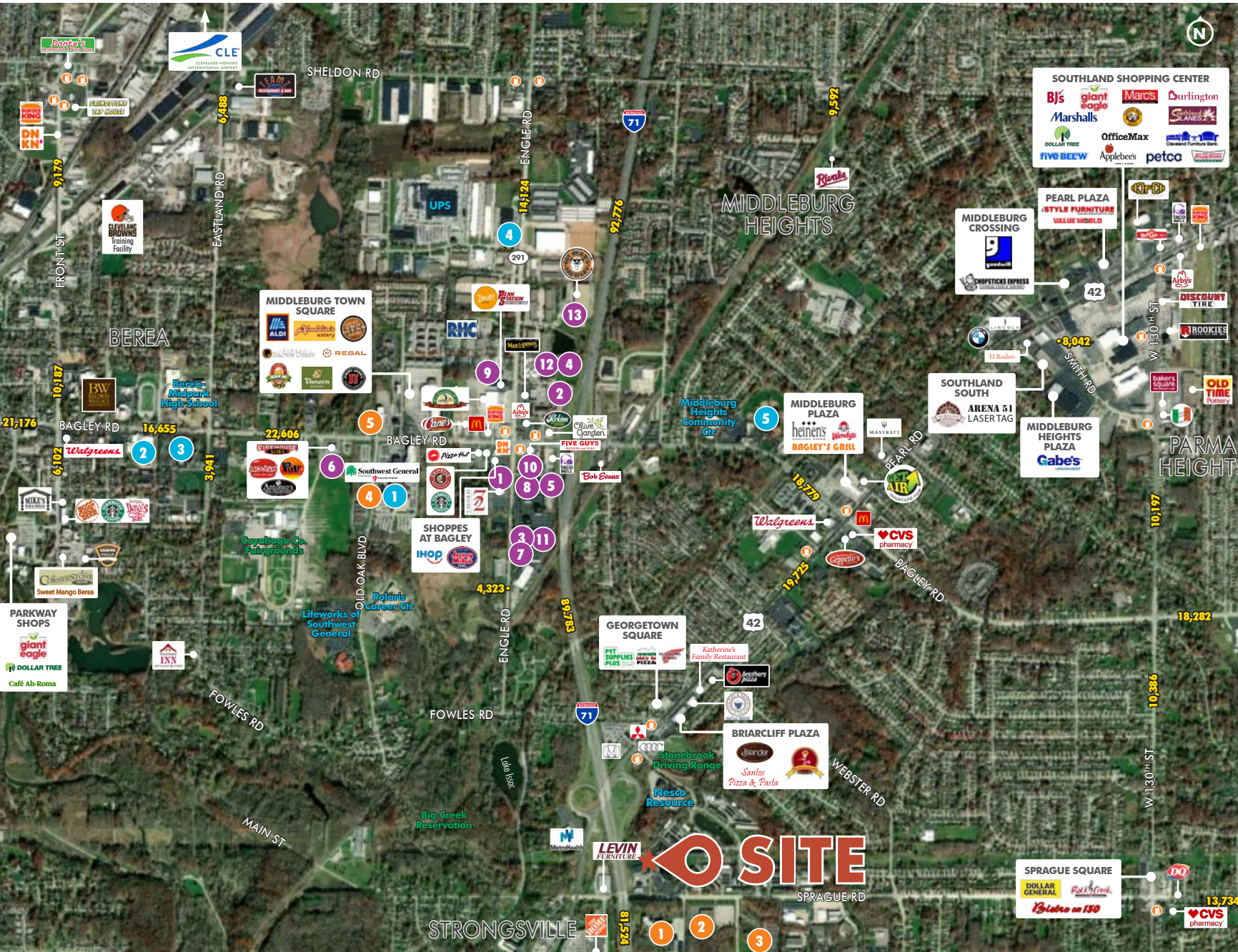
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Pearl Rd - 34,192 VPD

**SITE**

# RETAIL TRADE MAP



## MIDDLEBURG HTS - BEREA RETAIL TRADE AREA

### TRADE AREA INFO

Bagley Rd & Engle Rd  
(3 Miles)

- Population: 66,797
- Daytime Population: 67,290
- Total Households: 28,982
- Median HH Income: \$76,641
- Total Businesses: 2,420
- Total Employees: 39,102

### MAJOR OFFICE BLDGS

Total: 2.68 MSF

1. Ohio Research Center - 204,000 SF
2. PNC Strongsville Center - 100,000 SF
3. 15885 W Sprague Rd - 88,816 SF
4. 7255 Old Oak Blvd - 88,000 SF
5. Southwest General Med Ctr - 75,000 SF

### HOTELS

13 Hotels/1,804 Rooms

1. Crowne Plaza - 472
2. Sonesta Suites - 158
3. Courtyard - 154
4. Comfort Inn - 136
5. Red Roof Inn - 116
6. Residence Inn - 112
7. Home 2 Suites - 111
8. Days Inn - 106
9. Hampton - 97
10. Motel 6 - 95
11. Townplace Suites - 95
12. Extended Stay - 71
13. Under Construction: Tru - 81

### MAJOR EMPLOYERS

1. Southwest General - 2,083
2. Baldwin Wallace - 1,766
3. OhioGuidestone - 1,110
4. AmeriMark Direct - 600
5. City of Middleburg Heights - 450

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Last Updated: October 2, 2025

# DEMOGRAPHICS

	1 Mile	3 Miles	5 miles
2025 Population - Current Year Estimate	8,102	64,553	160,949
2025 Daytime Population	7,466	65,871	158,481
2025 Households - Current Year Estimate	3,838	28,278	70,306
2025 Average Household Income	\$95,799	\$102,170	\$104,500
2030 Average Household Income Projection	\$108,170	\$116,612	\$119,323
2025 Median Household Income	\$73,435	\$78,801	\$79,467
2025 Population Over 25	5,996	48,441	121,093

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