

7830 Freeway Circle

Middleburg Heights, OH 44130

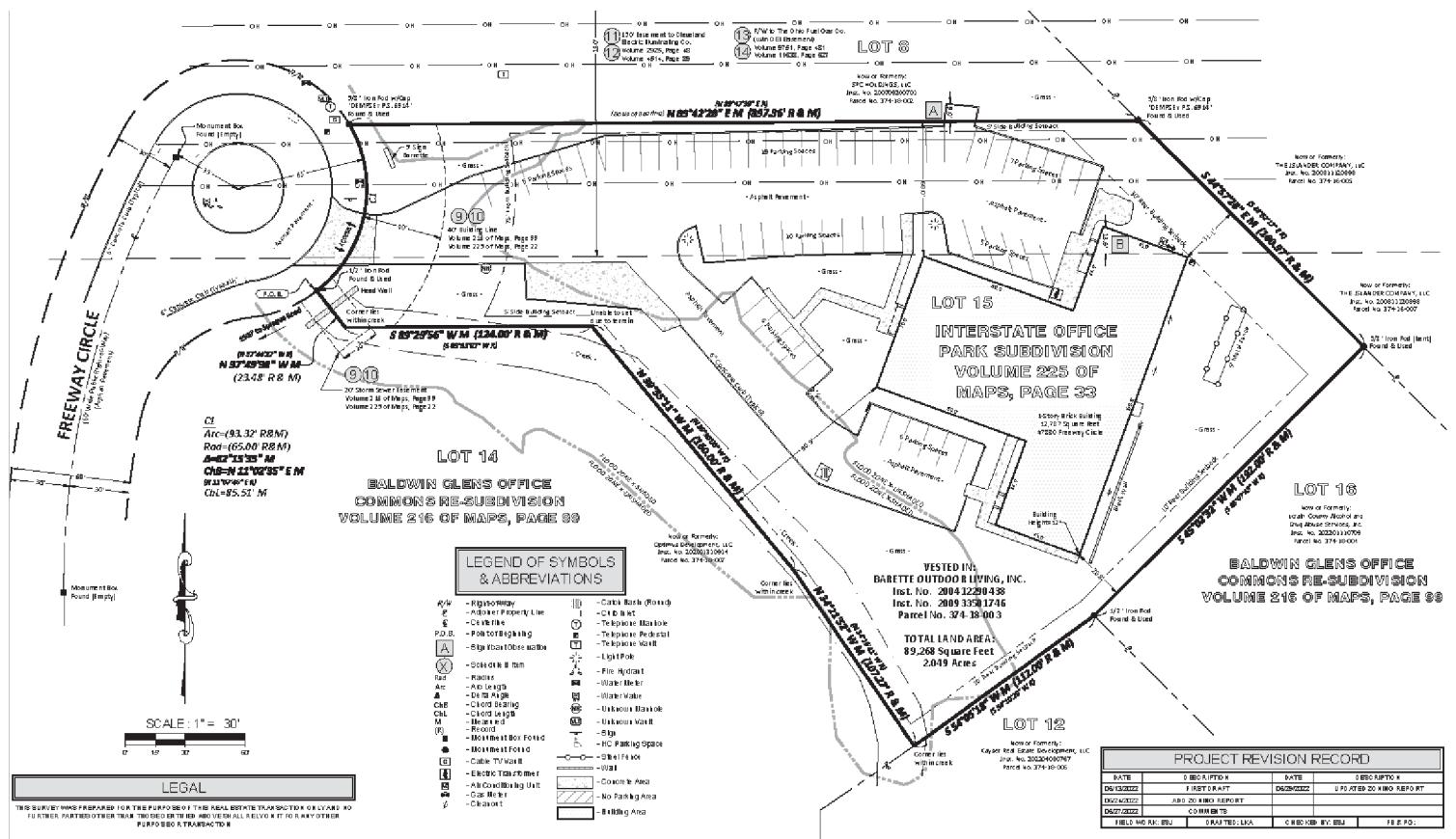
12,800± SF Available



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

Site Plan

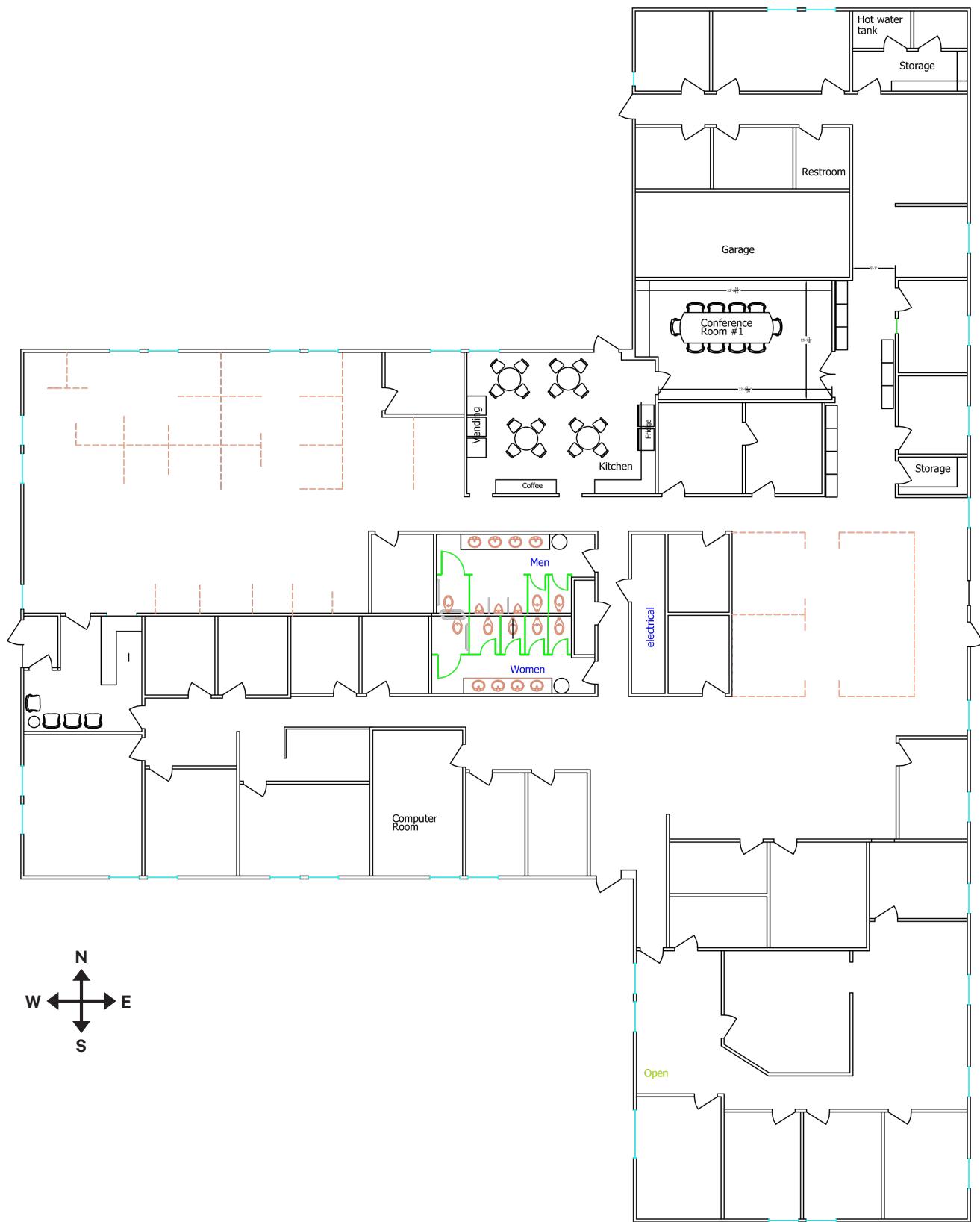


Property Aerial



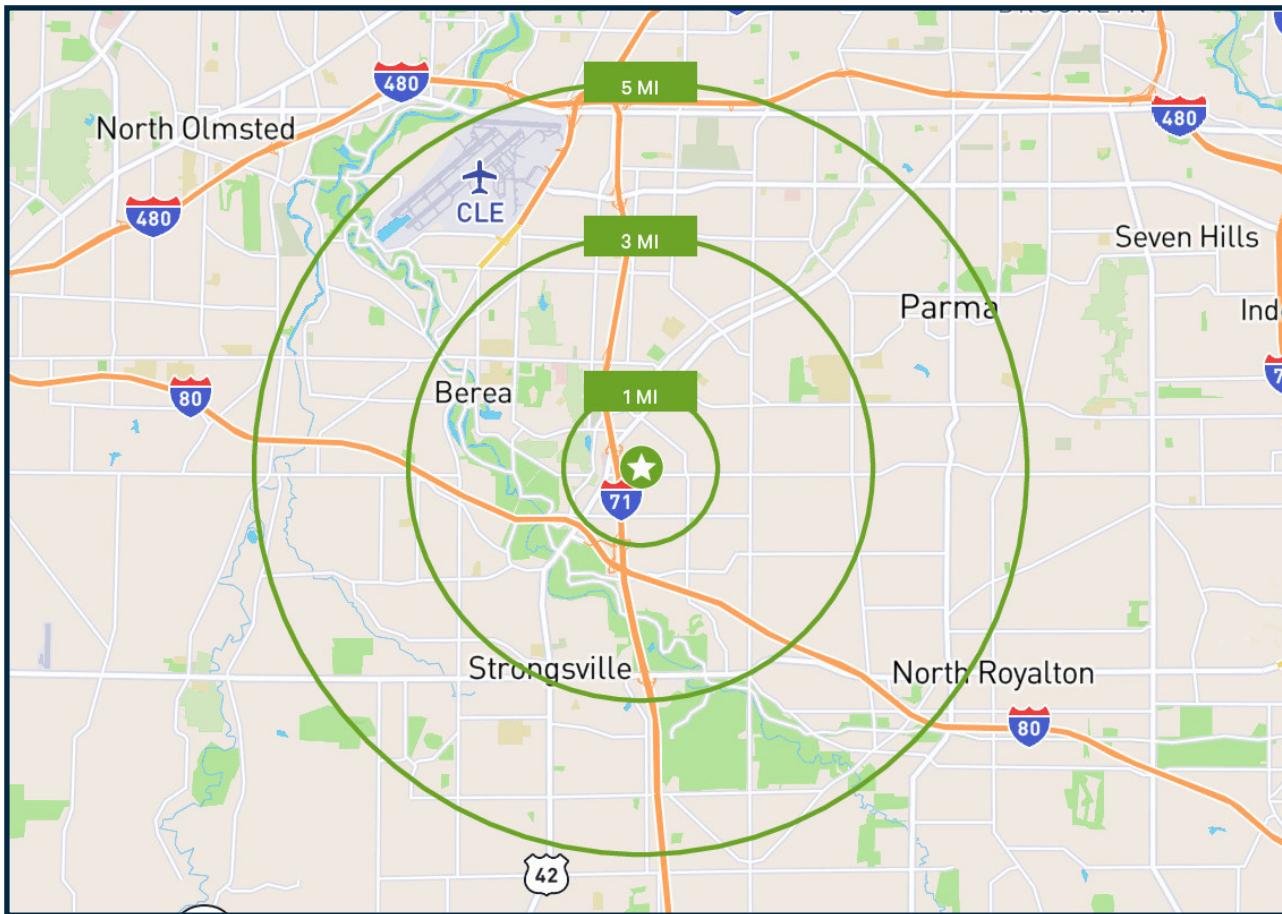
For Sale

Floor Plan



Plan does not necessarily reflect all current conditions

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

Michael L. Howard

Vice President

+1 216 363 6409

michael.howard@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.