

MIDDLEFIELD PLAZA

AVAILABLE FOR LEASE

15411 W HIGH ST, MIDDLEFIELD, OH 44062



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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

15411 W HIGH ST,
MIDDLEFIELD, OH 44062

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Prime retail opportunity in the heart of Middlefield's main commercial corridor
- Available spaces: 1,165 SF, 1,379 SF & 2,387 SF
- Anchored by Harbor Freight and Sherwin-Williams generating steady daily traffic
- Strong co-tenancy including His Daughter, Vinny's Authentic Italian Eatery, Quick Change, and Burger King
- Surrounded by national retailers including Giant Eagle, Tractor Supply, and Walmart, creating a proven shopping destination
- Ample parking and convenient access with multiple points of ingress and egress



PROPERTY INFORMATION

Address	15411 W High St, Middlefield, OH 44062
Primary St	High St
Primary Frontage	529 FT
Primary Traffic	8,340 VPD

AVAILABILITY

SIZE

PRICING

Unit 15419	1380 SF	Call Broker
Unit 15417	1,165 SF	Call Broker
Unit 15415	2,390 SF	Call Broker

DEMOGRAPHICS

1 MILE

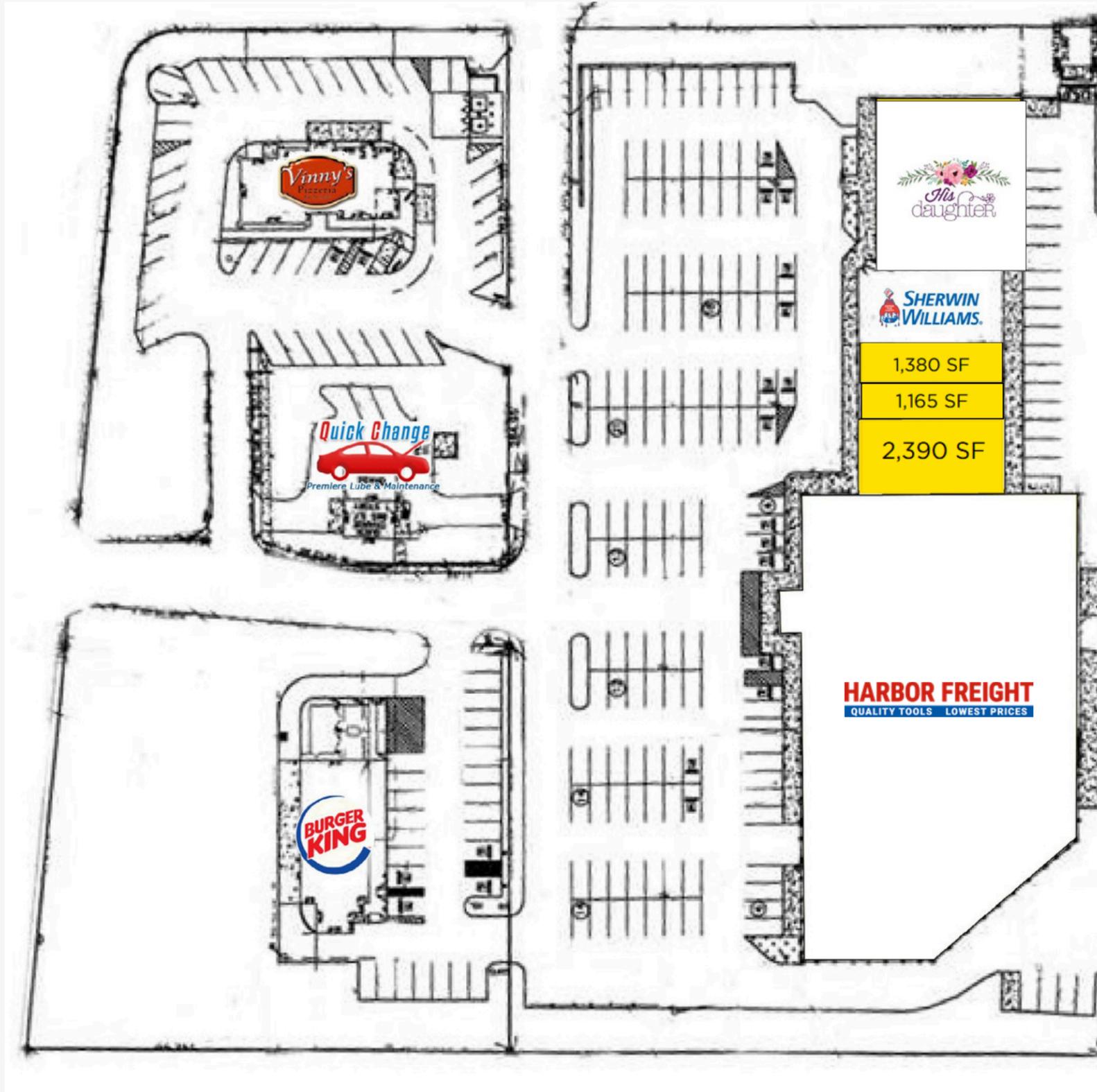
3 MILE

5 MILE

2023 Estimated Total Population	1,827	8,495	16,348
2023 Estimated Total Businesses	134	409	521
2023 Estimated Total Employees	4,639	11,856	12,766
2023 Estimated Average Household Income	\$70,706	\$85,274	\$95,638
2023 Estimated Median Household Income	\$66,271	\$67,958	\$76,906

SITE PLAN

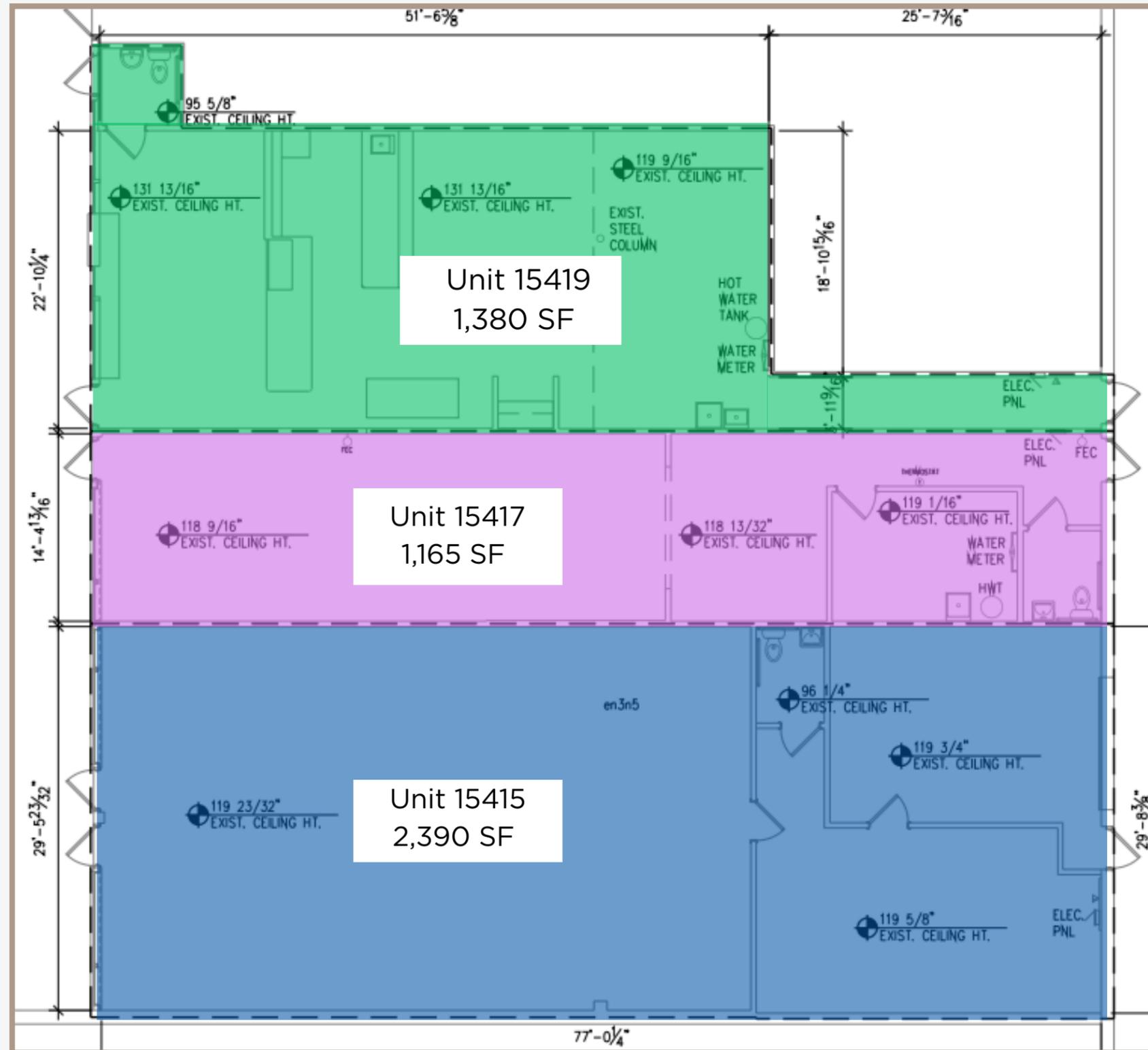
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SPACE NUMBER	UNIT	SIZE
1	Harbor Freight	19,050 SF
2	15419	1,380 SF
3	15417	1,165 SF
4	15415	2,390 SF
5	Sherwin-Williams	4,500 SF
6	His Daughter	7,200 SF
7	Vinny's Authentic Italian Eatery	
8	Quick Change	
9	Burger King	

SITE PLAN

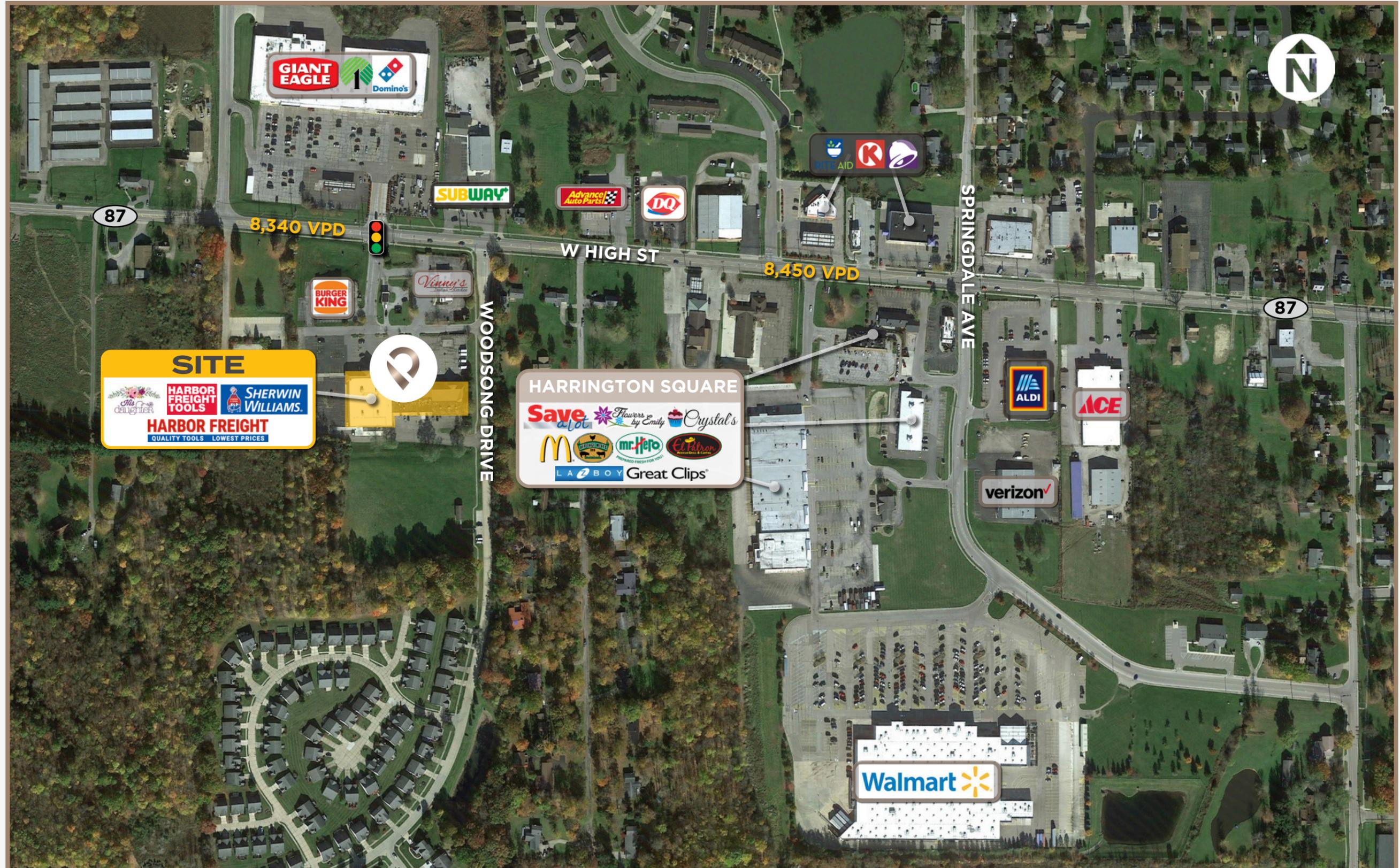
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UNIT	SIZE	PRICING
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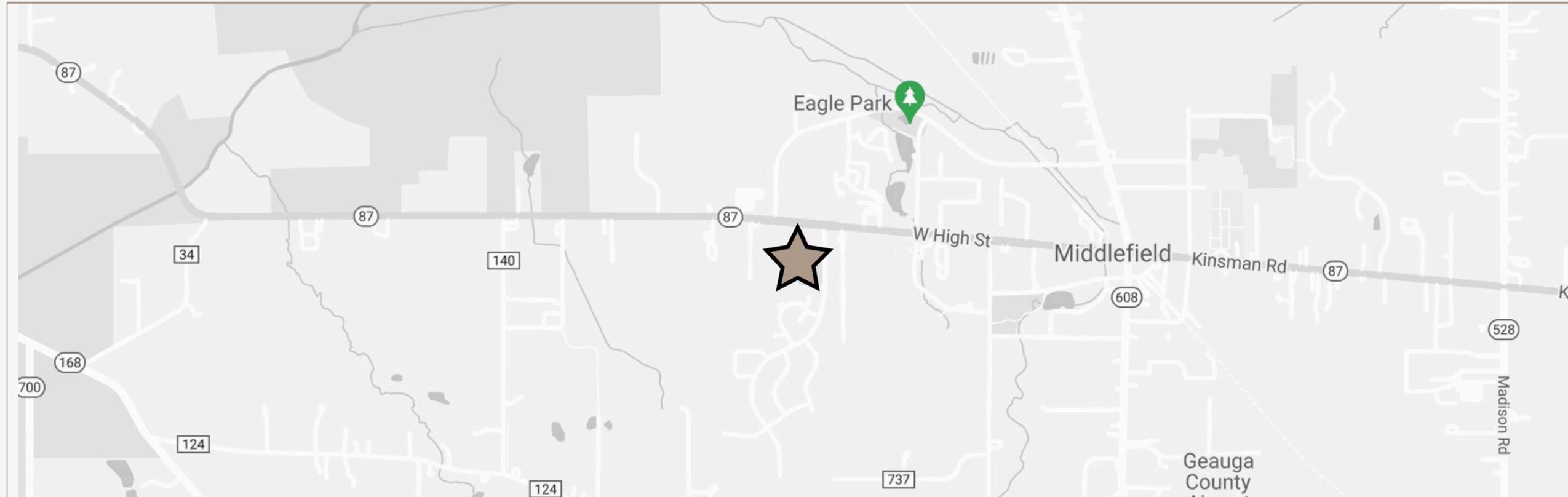
TRADE AERIAL

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LOCATION OVERVIEW

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Middlefield, Ohio, nestled in the picturesque heartland of the United States, offers a unique blend of small-town charm and burgeoning economic potential. Known for its friendly community and scenic landscapes, Middlefield presents a promising landscape for commercial real estate opportunities. The town's strategic location, with convenient access to major highways and transportation networks, positions it as an attractive destination for businesses looking to establish a foothold in the Midwest. The local government's commitment to fostering business growth through supportive policies and incentives further enhances Middlefield's appeal for commercial real estate investors.

One of the most notable opportunities for commercial real estate in Middlefield lies in its growing retail sector. As the town continues to experience population growth and increased tourism, demand for shopping centers, boutiques, and dining establishments is on the rise. This presents an ideal chance for savvy investors to capitalize on the demand for commercial space that caters to both locals and visitors.

Middlefield's industrial potential is another compelling factor driving interest in commercial real estate development. The town's proximity to manufacturing hubs and distribution centers makes it an attractive location for logistics companies and industrial enterprises. With a well-educated workforce and a tradition of skilled craftsmanship, Middlefield has the resources to support advanced manufacturing and technology driven businesses. As the global economy continues to evolve, the demand for flexible industrial spaces equipped with modern amenities presents an exciting avenue for real estate investment in the area.

CONTACT

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