



WWW.GOODMANREALESTATE.COM  
216.381.8200

# HIGH-TRAFFIC INTERSTATE SITE

17505 Bagley Road  
Middleburg Heights, Ohio



## HIGHLIGHTS

- **AVAILABLE:** Proposed multi-tenant building with drive-thru possible on ~0.5 AC (ground lease or build to suit)
- Join new Popeyes — now open
- Located near Interstate 71 in the densely populated city of Middleburg Heights with convenient access to Berea, Strongsville, North Olmsted, Parma, and Brook Park
- Surrounded by hotels, restaurants, retail, office buildings, hospitals, residential, car dealerships, and manufacturing

### • TOP GENERATORS:

- Southwest General Health Center: 350 beds; 431,000 annual visits; 2,581 employees
- Cuyahoga County Fairgrounds: Approximately 500,000 annual visitors
- Baldwin Wallace University: 4,500 total students
- 12 Area Hotels
- Cleveland Hopkins International Airport: 5,852,603 passengers

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	66,677	180,176	390,943
2025 Estimate	68,331	183,519	399,462
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$97,495	\$97,500	\$103,599
2025 Median	\$82,389	\$78,152	\$80,622
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	36,985	73,300	118,849

## LEASING INFORMATION

www.goodmanrealestate.com  
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### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

## ZACK SOGOLOFF

Executive Vice President  
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## SETH MARKS

Senior Director  
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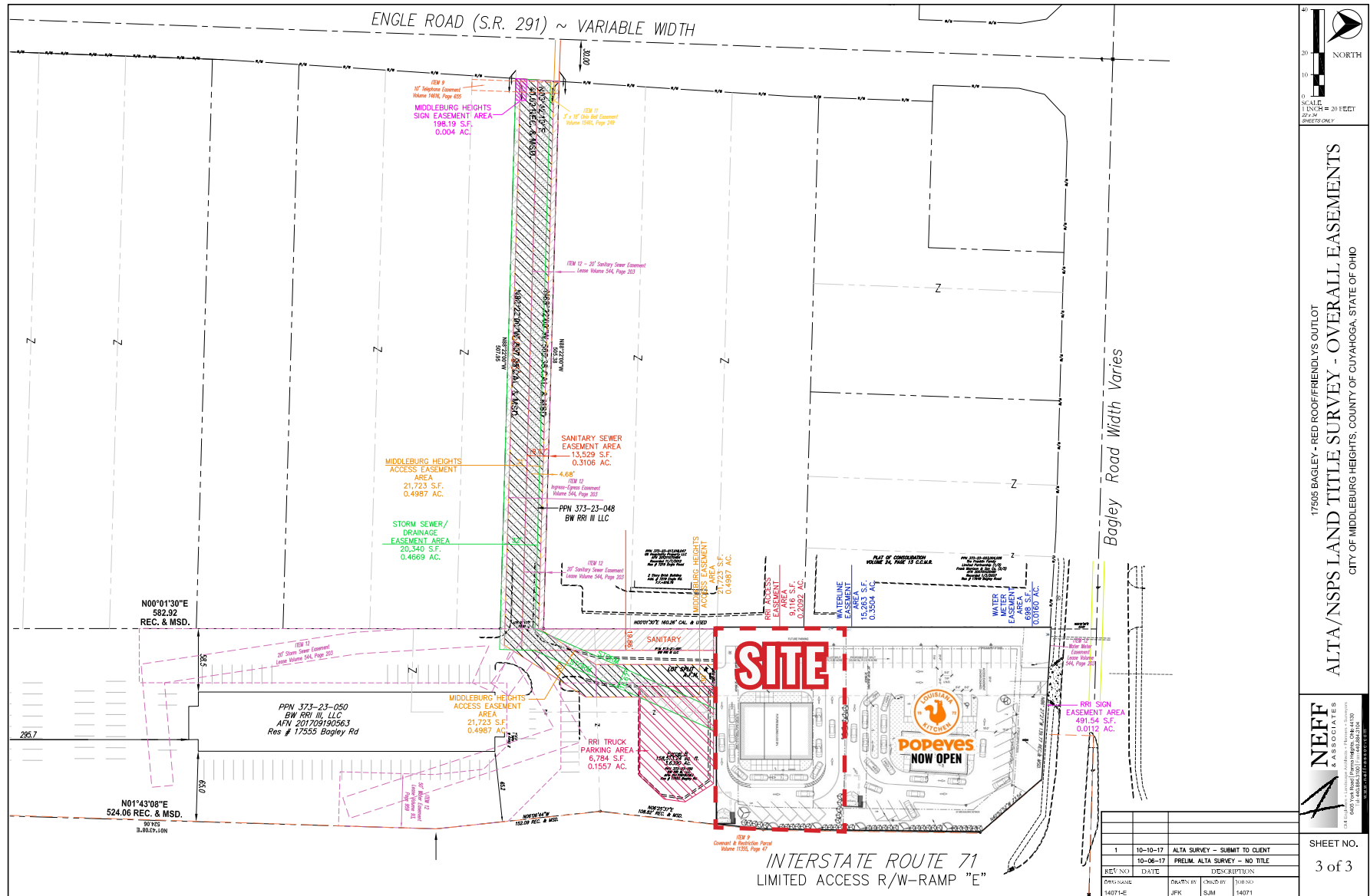
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## ENGLE ROAD ACCESS PLAN







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## JOIN POPEYES – NOW OPEN

