

# AVAILABLE FOR LEASE

455 W Bagley Rd, Berea, OH 44017



1,600 SF

1,200 SF

3,200 SF

5,000 SF

W BAGLEY RD

27,480 vpd

## CONTACT US:

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PROPERTY OVERVIEW

## PROPERTY OVERVIEW

- 1,200 SF inline space
- 1,600 SF inline space
- 3,200 SF endcap
- 5,000 SF freestanding building
- Excellent traffic counts on Bagley Road: 27,480 VPD in front of center
- Trade area boasts high traffic counts with over 34,000 VPD on Bagley Rd. and 13,000 VPD on Engle Rd.
- Well-established neighborhood center anchored by Marc's
- Co-tenants include: Pet Supplies Plus, Chase Bank, and UPS

### 2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	10,886	45,068	151,380
Households	4,538	19,119	63,728
Median HH Income	\$72,077	\$78,360	\$82,860
Average HH Income	\$84,595	\$102,682	\$114,496
Daytime Population	5,840	28,087	75,703

[View in Google Maps](#)



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MICRO AERIAL



**Berea Square Plaza**  
DOLLAR GENERAL  
McDonald's  
SHERWIN-WILLIAMS

**Bagley Plaza**  
H&R BLOCK  
at&t

**Berea Crossing**  
Arby's  
Auto Zone

MARATHON

PNC

**West Valley Plaza**  
Marc's  
petvalu  
T-Mobile  
CHASE  
SUPERCUTS  
Hallmark  
WINGSTOP  
mercato's  
SUBWAY

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Google earth

**HANNA**  
COMMERCIAL REAL ESTATE

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SITE PLAN

## WEST VALLEY PLAZA

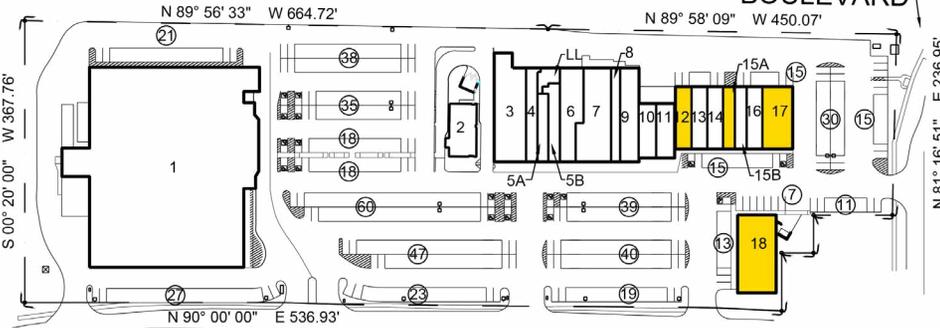
BAGLEY ROAD AND LINDBERGH ROAD BERA, OHIO

### SITE ANALYSIS

TOTAL BUILDING AREA	100,137 SQ FT (GROSS)
TOTAL PROVIDED PARKING STALLS	491
PARKING RATIO	4.90 SPACES/ 1,000 SF (GROSS)

NOTE: ALL ASPECTS OF THE LEASE PLAN, INCLUDING ACCESS POINTS, DIMENSIONS, ADDRESSES, TRADE NAMES, ETC. ARE BELIEVED TO BE ACCURATE, BUT REMAIN SUBJECT TO CHANGE AT ANYTIME WITHOUT NOTICE.

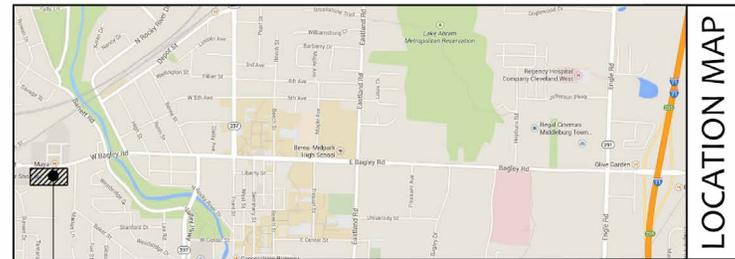
### LINDBERGH BOULEVARD



### BUILDING ANALYSIS

UNIT #	STREET NO.	PERCENTAGE	LEASABLE AREA (SQ FT)	DIMENSIONS	LESSEE
1	371	55.73	55,806	(263' X 197.33')	MARC'S
2	399	2.32	2,325	(34.65 X 67.12')	CHIPOTLE
3	413	5.40	5,408	(41' X 120.25') + (24.5' X 19.5')	HALLMARK
4	417	1.75	1,755	(14.417' X 120.25') + (4.0' X 5.30')	T MOBILE
5A	419A	1.20	1,198	(13.78' X 86.96')	SUPERCUTS
5B	419B	1.54	1,547	(14.76' X 100.11') + (7.61 X 9.11)	SUBWAY
6	421	3.11	3,123	(20' X 120.25') + (10.25' X 70')	CHASE BANK
7	425	4.69	4,694	(40' X 120.25') - (10.25' X 70')	PET SUPPLIES PLUS
8	429	1.38	1,383	(11.5' X 120.25')	PET SUPPLIES PLUS
9	431	2.82	2,826	(23.5' X 120.25')	PET SUPPLIES PLUS
10	433	1.51	1,508	(22.17' X 68')	R & T NAILS
11	435	1.56	1,564	(23' X 68')	MARCO'S PIZZA
12	437	1.60	1,600	(20' X 80')	AVAILABLE
13	439	1.60	1,600	(20' X 80')	WINGSTOP
14	441	1.60	1,600	(20' X 80')	UPS STORE
15A	443A	1.20	1,200	(15' X 80')	AVAILABLE
15B	443B	1.20	1,200	(15' X 80')	MOM & POPS BARBERSHOP
16	445	1.60	1,600	(20' X 80')	CS JOHNS JEWELERS
17	447	3.20	3,200	(40' X 80')	AVAILABLE
18	449	4.99	5,000	(50' X 100')	AVAILABLE
TOTAL		100.00	100,137		
LL	-	EXCLUDED	EXCLUDED	(28.28' X 19.91') + (7.67' X 4.04') + (6.17 X 13.17') - (4.08 X 5.33)	LANDLORD RM. (659 S.F.)

### BAGLEY ROAD



LOCATION MAP

12100 snow road unit 7  
 parma, oh 44130  
 www.faboarch.com  
 t: 216.241.6150  
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MACRO AERIAL



**Bera Crossing**  
Arby's Auto Zone

**Bagley Plaza**  
at&t H&R BLOCK

**Bera Square Plaza**  
DOLLAR GENERAL SHERWIN WILLIAMS McDonald's

**West Valley Plaza**  
Marcs petvalu SUPER CUTS T-Mobile CHASE WING STOP

**Middleburg Town Square**  
REGAL CINEMAS Aladdin's eatery BROWN DERBY KeyBank

**CUYAHOGA COUNTY FAIRGROUNDS**

**CLEVELAND BROWNS TRAINING FACILITY**

**BW BALDWIN WALLACE UNIVERSITY**

**Southwest General**

- |                                    |                    |
|------------------------------------|--------------------|
| 1 McDonald's                       | 8 Cleveland Clinic |
| 2 BURGER KING                      | 9 Perkins          |
| 3 Pizza Hut                        | 10 Olive Garden    |
| 4 Dunkin'                          | 11 FIVE GUYS       |
| 5 DAMON'S                          | 12 TACO BELL       |
| 6 DUNKIN' DONUTS BR baskin tobkins | 14 Bob Evans       |
| 7 MAX & ERMA'S                     |                    |

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