

# 5250

## NORTHFIELD ROAD

PRIME RETAIL FRONTAGE IN  
THE HEART OF MAPLE HEIGHTS



PROPERTY  
WEBSITE



PROPERTY  
VIDEO



# MAPLE HEIGHTS, OH 44137

Erin Thomas

440-670-2300

erinthomas@KWCommercial.com





# 5250 NORTHFIELD ROAD

PRIME RETAIL FRONTAGE IN  
THE HEART OF MAPLE HEIGHTS

FOR LEASE



PROPERTY  
VIDEO



PROPERTY  
WEBSITE



# MAPLE HEIGHTS, OH 44137

Erin Thomas

440-670-2300

[erinthomas@KWCommercial.com](mailto:erinthomas@KWCommercial.com)





# TABLE OF CONTENT



**03** Executive Summary

---

**05** Key Highlights

---

**06** Exterior Photos

---

**08** Interior Photos

---

**13** Floor Plan

---

**16** Aerial Overview

---

**18** Transportation

---

**19** Demographics Overview

---

**20** Traffic Overview

---

**21** About Maple Heights, OH

---

Exclusively Represented by:



**Erin Thomas**

440-670-2300

erinthomas@KWCommercial.com

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- **Confidentiality Obligation:** Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- **Purpose of Use:** Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- **Non-Disclosure Agreement:** This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- **Return or Destruction:** Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- **No Rights Granted:** This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.



# EXECUTIVE SUMMARY

## 5250 NORTHFIELD ROAD

Northfield Plaza is a neighborhood retail center offering two prime retail spaces for lease with excellent frontage along Northfield Road. The center benefits from great visibility, strong traffic counts, and high-density demographics. The immediate area is home to numerous national retailers and restaurants, enhancing co-tenancy appeal and driving consistent consumer demand.



**0.72**  
LOT AC



**~45**  
PARKING



**1956**  
YEAR ESTABLISHED



**12,639 SF**  
GROSS LEASABLE AREA



**3,200 SF + 400 SF**  
mezzanine;  
AVAILABLE SPACES



**Retail/Commercial**  
ZONING/USE





## SPACE DETAILS

ADDRESS	5250 Northfield Rd, Maple Heights, OH 44137
AVAILABLE SPACE	3,600 SF
PRICE	\$1/SF
STATUS	Vacant
YEAR BUILT	1956
ZONING / USE	Retail / Commercial
VISIBILITY	High visibility along Northfield Road
PARKING	Shared on-site (~45 spaces)
SURROUNDING TENANTS	National retailers and restaurants nearby





# KEY HIGHLIGHTS



## Investment Highlights



**Established Suburban Retail Node**  
with consistent consumer draw.



**Dense Population Base**  
Nearly 186,000 residents within 5 miles.



**Strong Consumer Spending**  
Average household incomes exceed \$82K within 5 miles.



**Daytime Population**  
Over 130,000 within 5 miles, ensuring steady demand for retail services.

## Location Highlights



Situated in Maple Heights, OH, a mature suburban market of Greater Cleveland.



Northfield Road Frontage with strong commuter and local traffic.



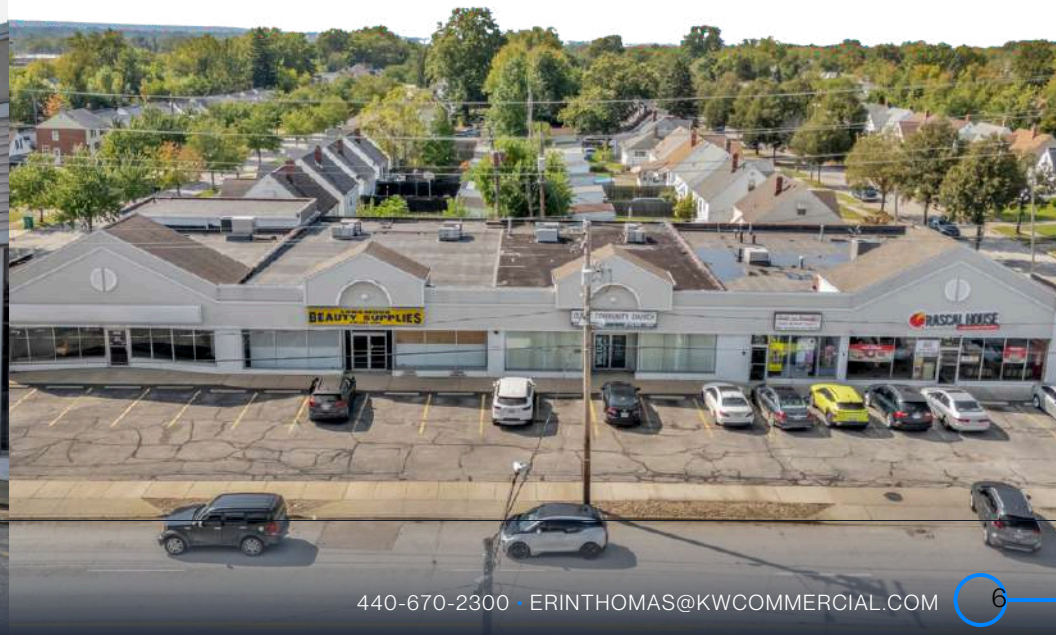
Proximity to retail clusters, restaurants, and services.



Accessible to a large consumer base with strong daytime employment drivers



5250 NORTHFIELD RD, MAPLE HEIGHTS, OH 44137



440-670-2300 • ERINTHOMAS@KWCOMMERCIAL.COM

6





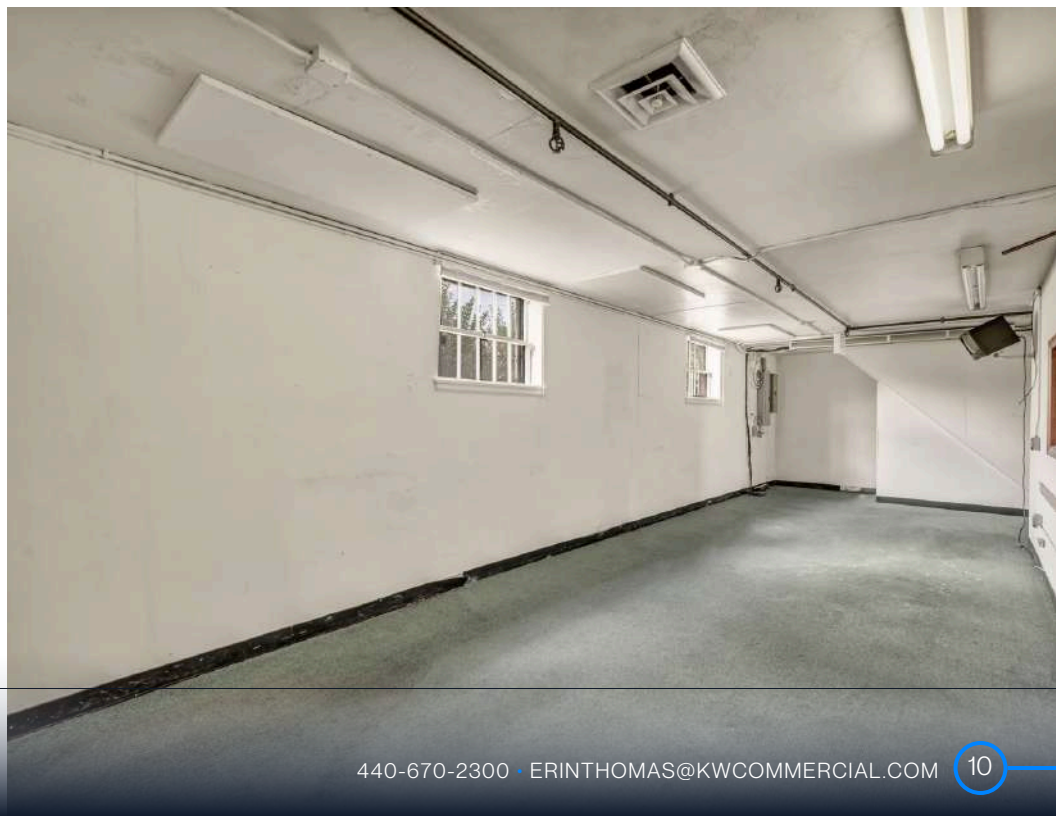




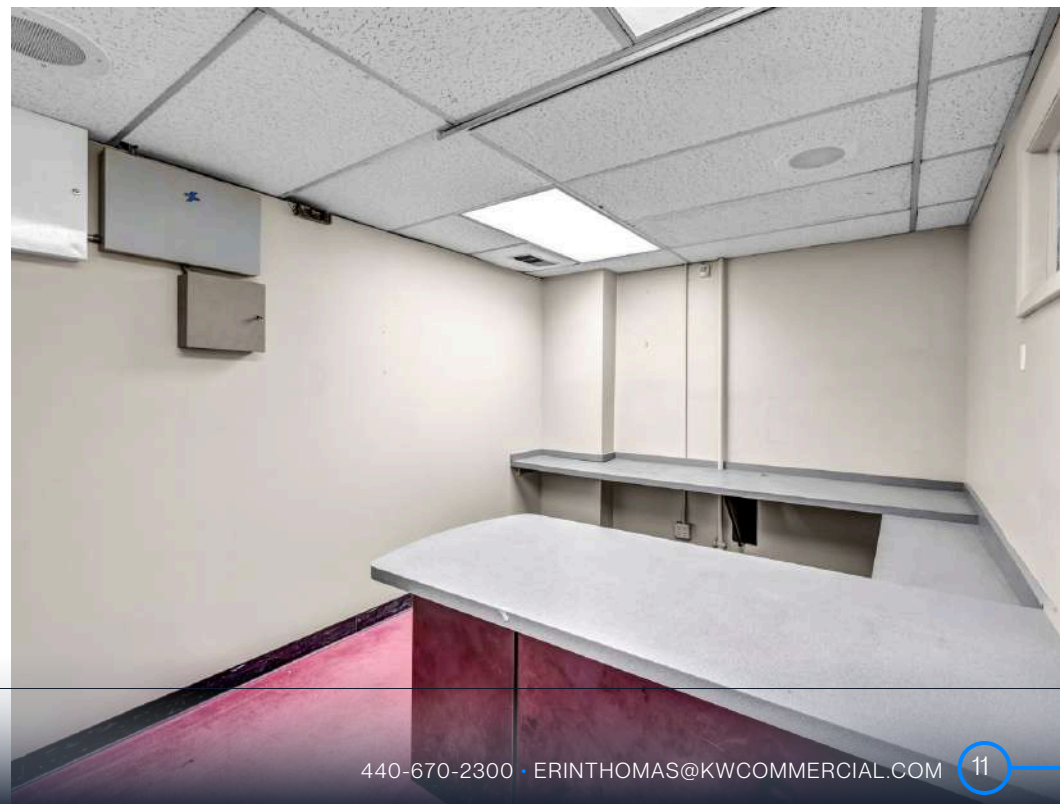
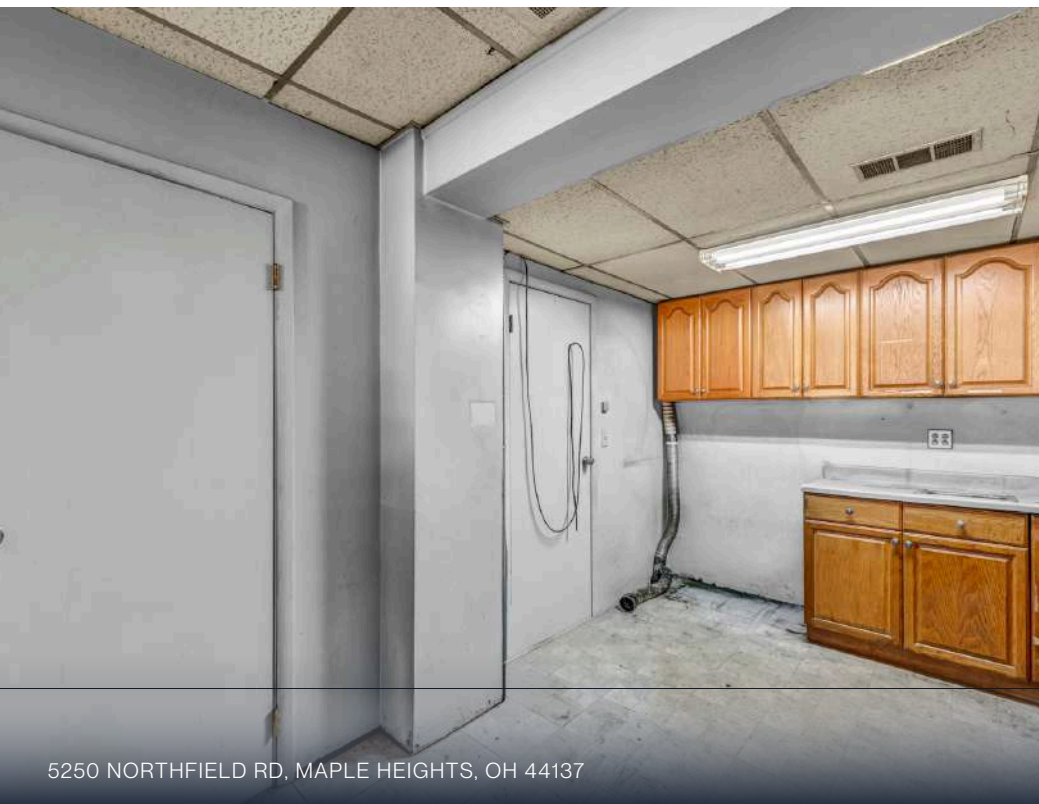




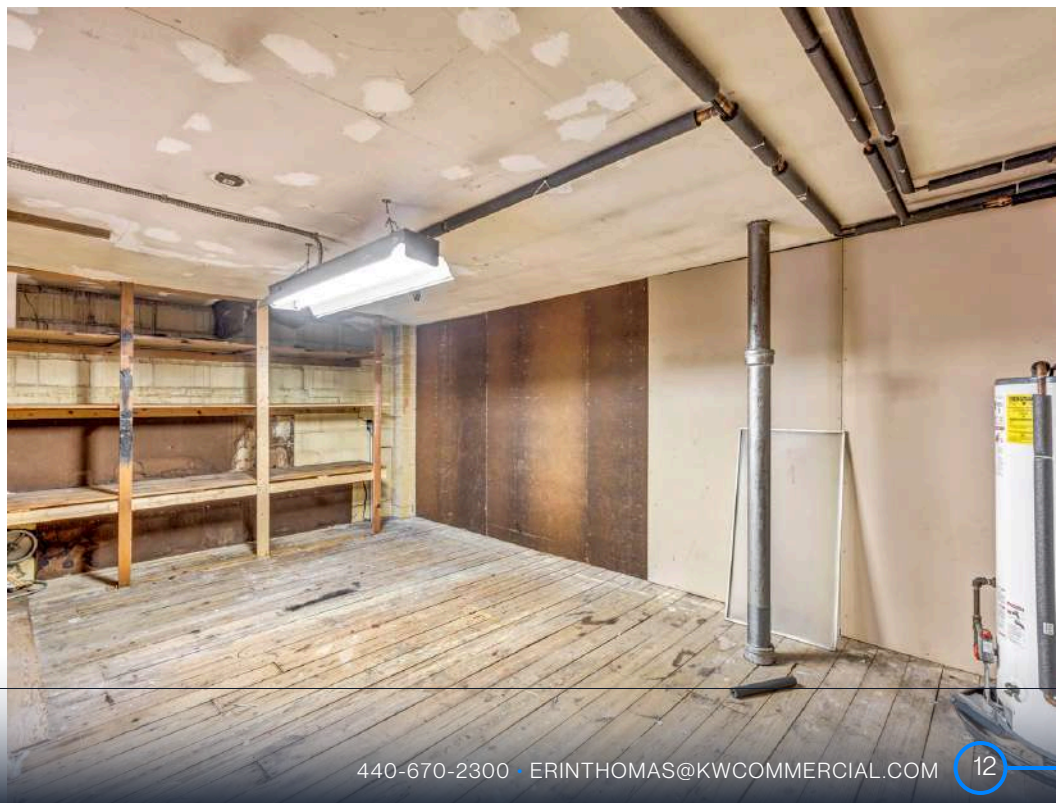
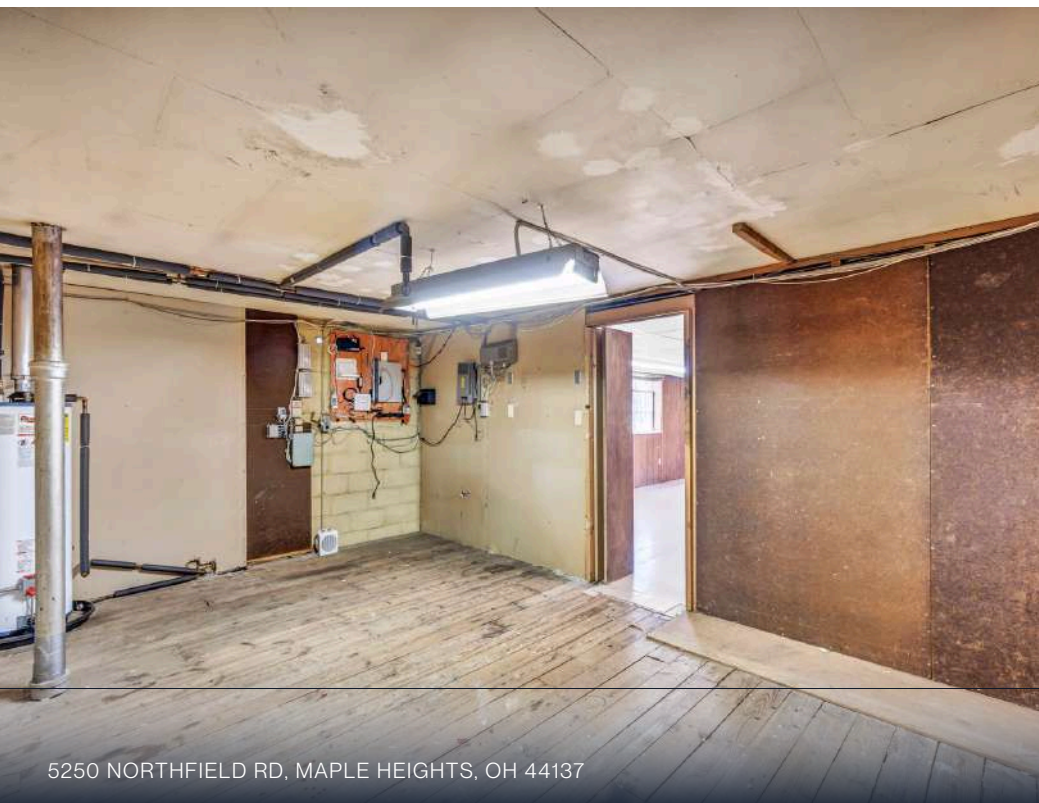






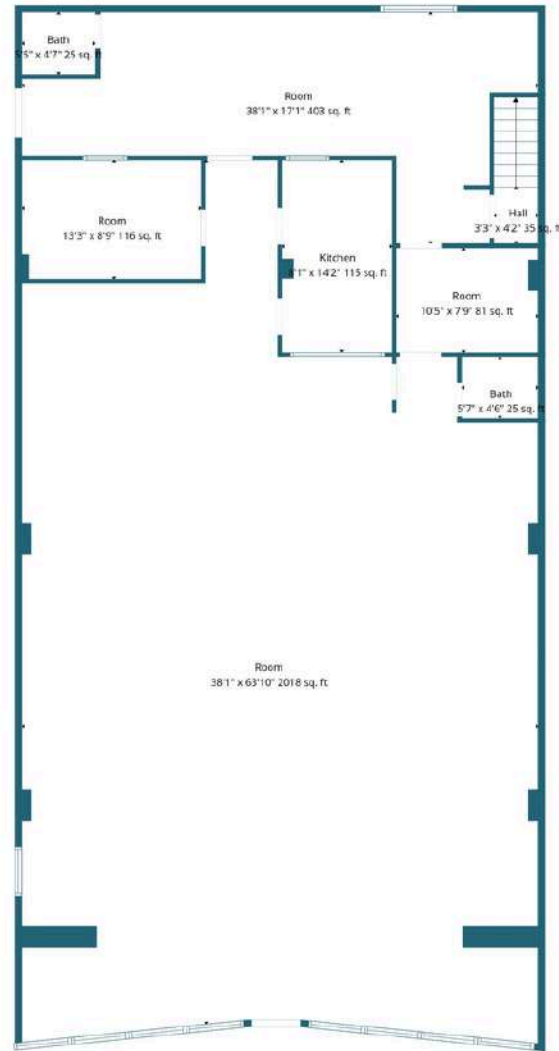








# FLOORS 1 & 2



Floor 1

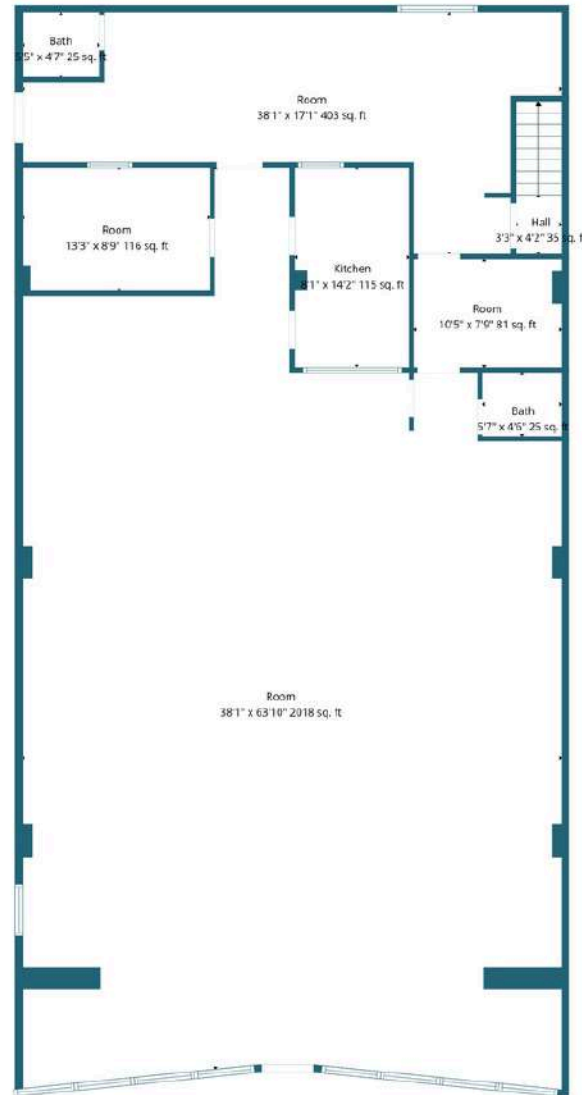


Floor 2

**TOTAL: 1302 sq. ft**  
 FLOOR 1: 849 sq. ft, FLOOR 2: 453 sq. ft  
 EXCLUDED AREAS: ROOM: 2019 sq. ft, UTILITY: 199 sq. ft, WALLS: 170 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





TOTAL: 1,233 sq. ft

FLOOR 1: 1,233 sq. ft

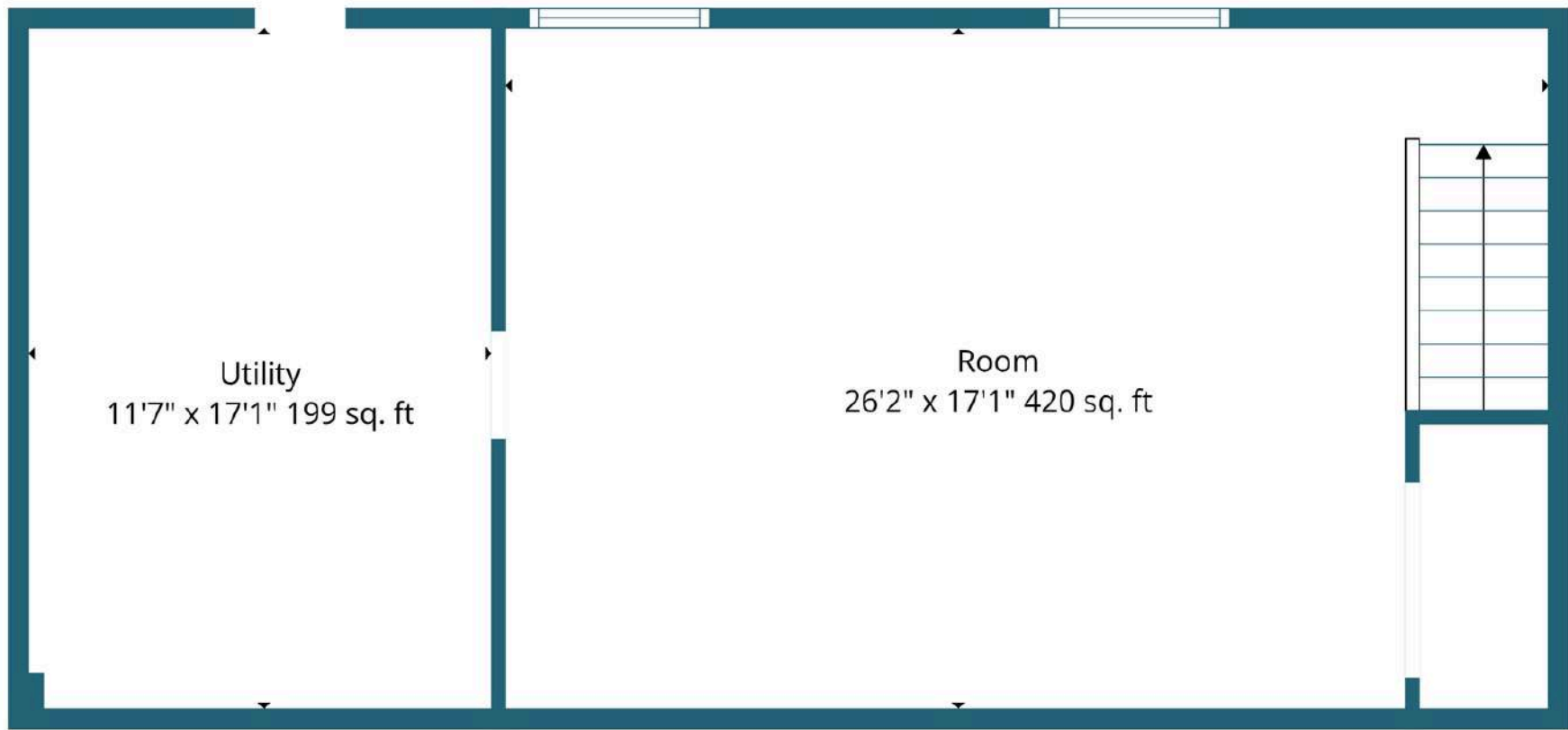
FLOOR 1: 849 sq. ft, FLOOR 2: 453 sq. ft

EXCLUDED AREAS: ROOM: 2019 sq. ft, UTILITY: 199 sq. ft, WALLS: 170 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# FLOOR 2



**TOTAL: 1302 sq. ft**  
FLOOR 1: 849 sq. ft, FLOOR 2: 453 sq. ft  
EXCLUDED AREAS: ROOM: 2019 sq. ft, UTILITY: 199 sq. ft, WALLS: 170 sq. ft

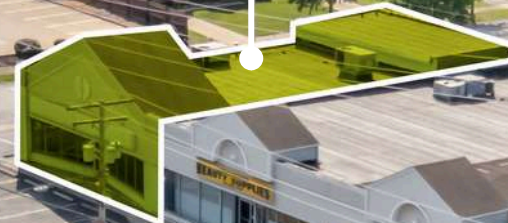
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# AERIAL OVERVIEW



5250 NORTHFIELD ROAD



**NORTHFIELD ROAD**



# AERIAL OVERVIEW



5250 NORTHFIELD ROAD



**NORTHFIELD ROAD**

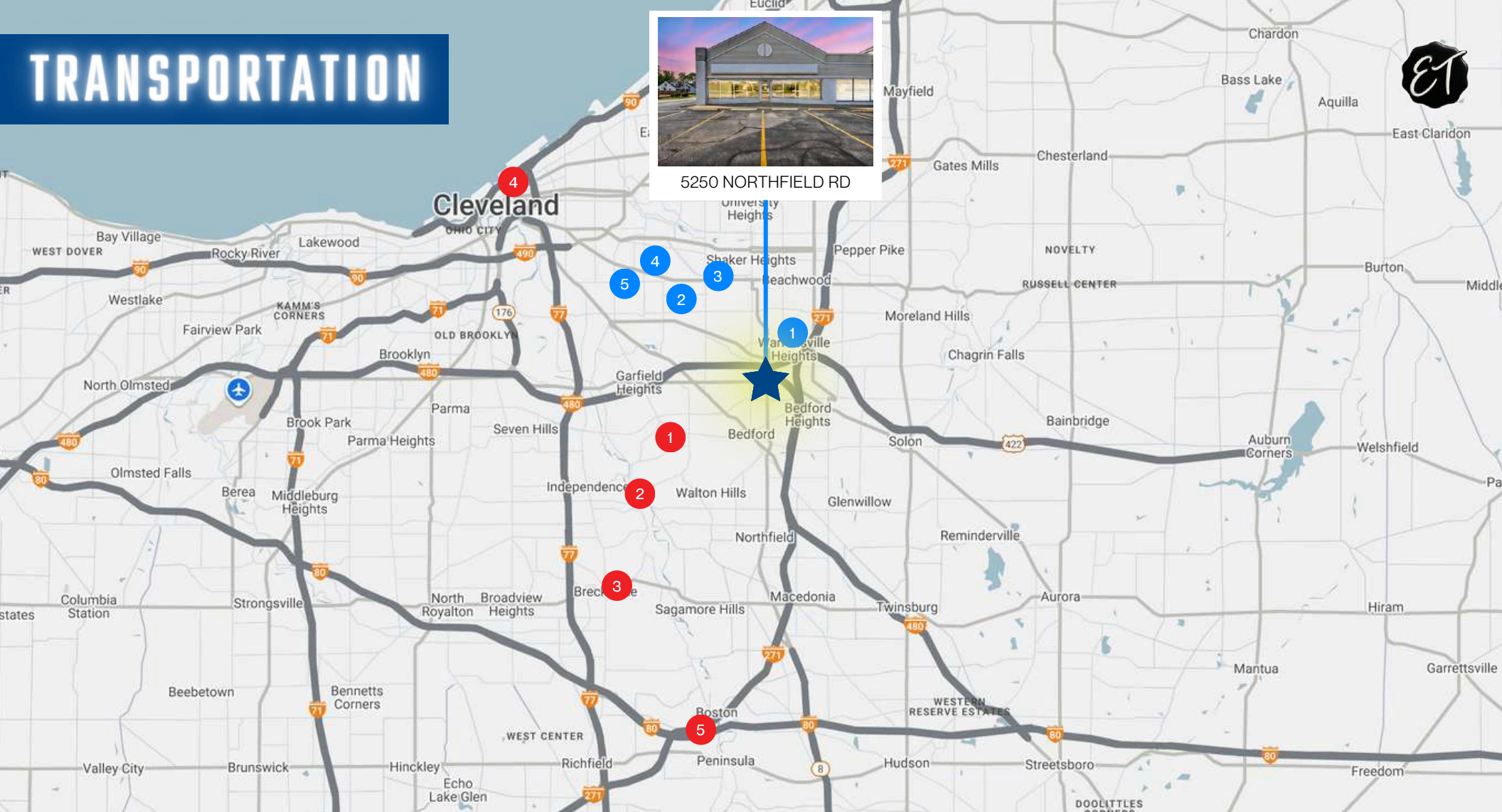
**LIBBY ROAD**



# TRANSPORTATION



5250 NORTHFIELD RD



## TRANSIT/SUBWAY

1	Warrensville	7 min drive	3.7 mi
2	Lynnfield	8 min drive	4.3 mi
3	Farnsleigh	8 min drive	4.6 mi
4	Kenmore	8 min drive	4.5 mi
5	Avalon	8 min drive	4.9 mi

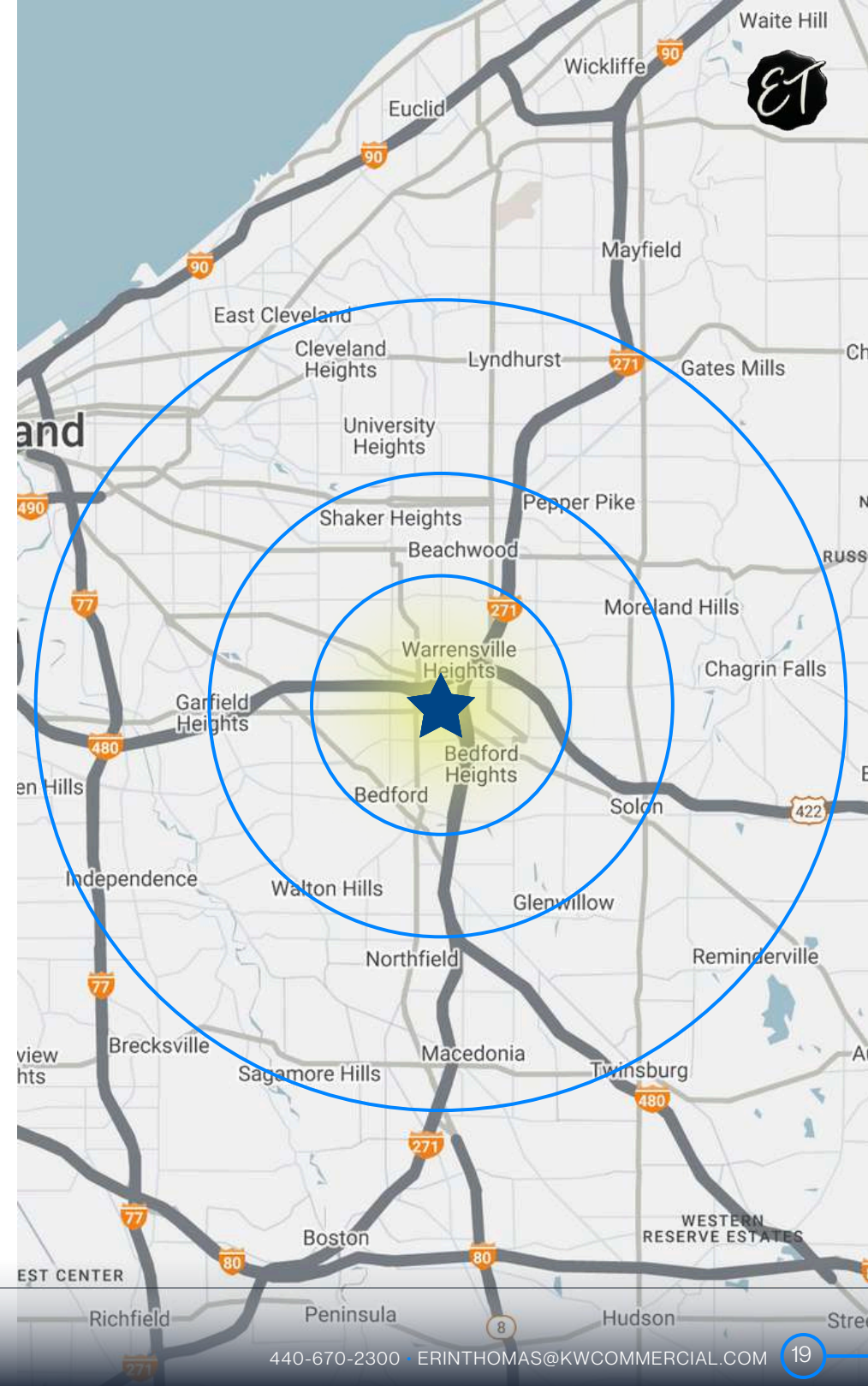
## COMMUTER RAIL

1	Rockside	15 min drive	7.4 mi
2	Canal Exploration Center	16 min drive	7.0 mi
3	Brecksville	24 min drive	13.0 mi
4	Cleveland Lakefront Station	27 min drive	15.9 mi
5	Boston Mill	25 min drive	15.9 mi



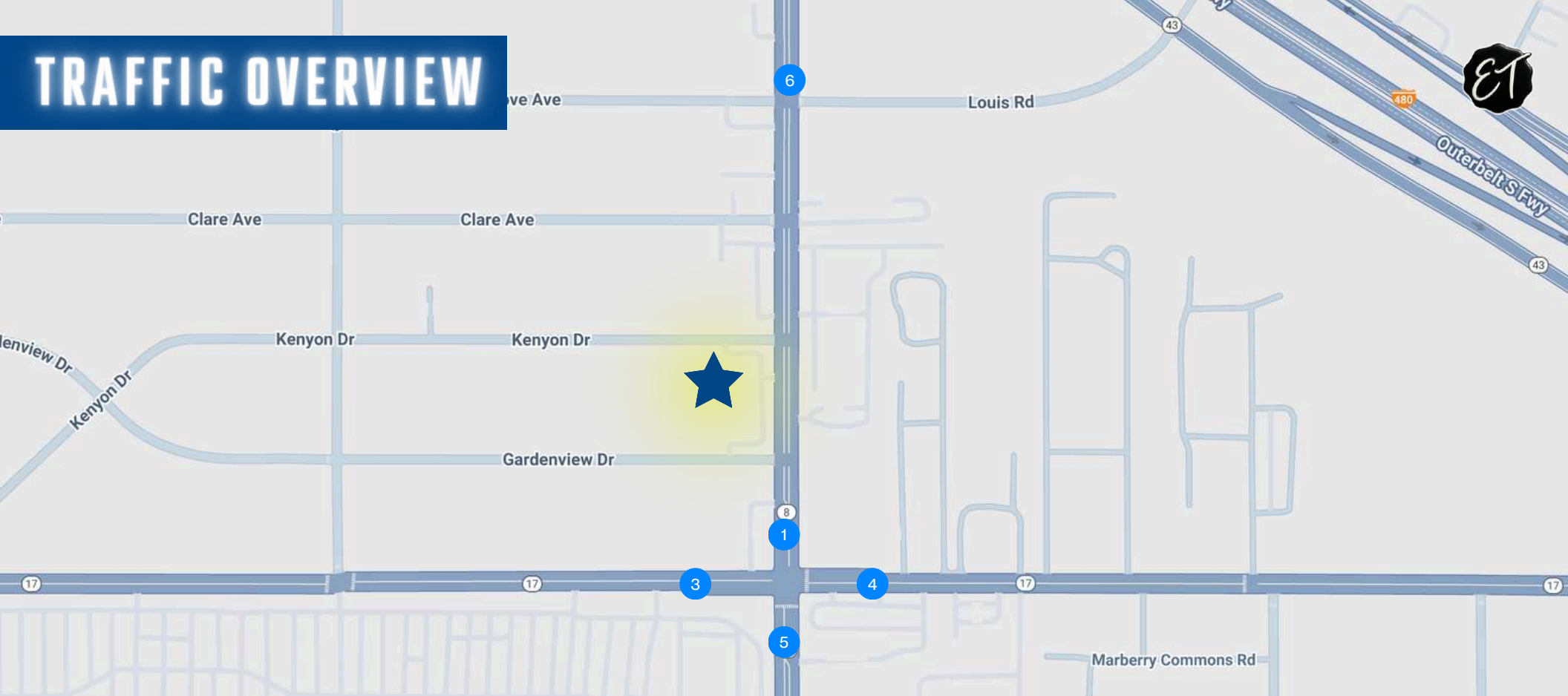
# DEMOGRAPHICS OVERVIEW

POPULATION OVERVIEW	1 MILE	3 MILES	5 MILES
POPULATION	9,753	75,695	181,563
5-YEAR GROWTH	-1.9%	-1.7%	-2.3%
MEDIAN AGE	41	42	42
WHITE / BLACK / HISPANIC	13% / 82% / 2%	20% / 73% / 3%	33% / 59% / 3%
EMPLOYMENT	5,532	44,222	143,737
BUYING POWER	\$199.5M	\$1.6B	\$4.1B
COLLEGE GRADUATES	10.5%	18.6%	28.0%
HOUSEHOLD INSIGHTS			
HOUSEHOLDS	4,352	34,207	77,964
5-YEAR GROWTH	-2.2%	-1.9%	-2.5%
OWNER / RENTER OCCUPIED	45% / 55%	51% / 49%	58% / 42%
MEDIAN HOUSEHOLD INCOME	\$45,833	\$47,002	\$52,534
AVERAGE HOUSEHOLD INCOME	\$54,692	\$59,907	\$78,100
% HIGH INCOME (>\$75K)	25%	26%	34%
HOUSING CHARACTERISTICS			
MEDIAN HOME VALUE	\$76,632	\$89,910	\$124,542
MEDIAN YEAR BUILT	1956	1957	1955





# TRAFFIC OVERVIEW



NO	STREET	CROSS STREET	DIRECTION	YEAR	AVERAGE DAILY VOLUME	DISTANCE
1	NORTHFIELD RD	Libby Rd	South	2025	22,470	0.07 mi
2	LIBBY RD	Northfield Rd	East	2024	10,515	0.09 mi
3	LIBBY RD	Northfield Rd	East	2025	10,476	0.09 mi
4	LIBBY RD	Northfield Rd	West	2024	6,812	0.12 mi
5	NORTHFIELD RD	Libby Rd	North	2025	15,145	0.15 mi
6	NORTHFIELD RD	Louis Rd	South	2025	21,757	0.15 mi

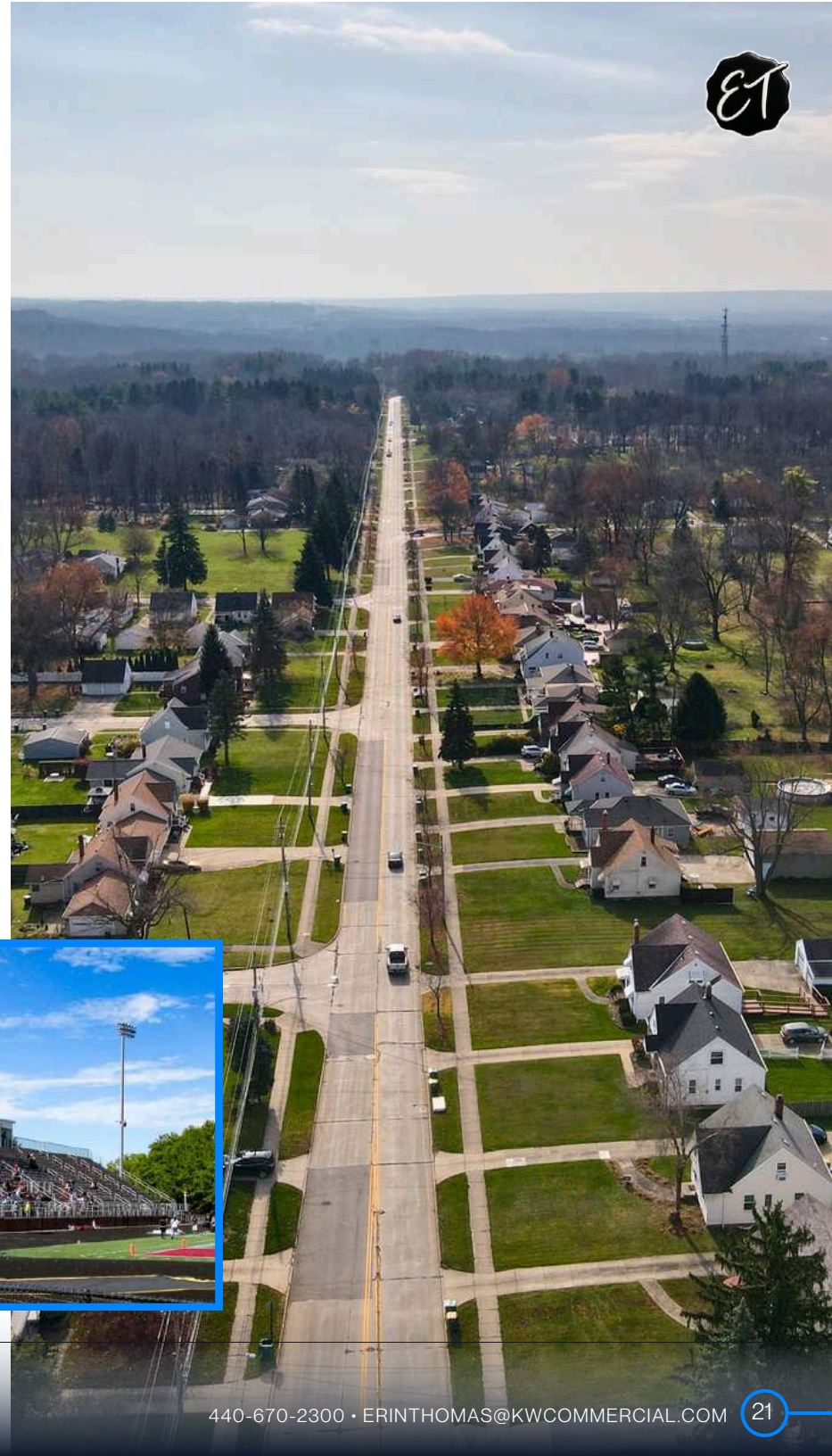


# ABOUT MAPLE HEIGHTS, OH

Maple Heights, Ohio, is a diverse and established suburb of Cleveland, known for its small-town feel within a major metropolitan area. Situated in Cuyahoga County, the city provides residents with an affordable option for homeownership and easy access to Downtown Cleveland, which is just about 10 miles away, via major interstates and the local Maple Heights Transit system.

The community is served by the Maple Heights City Schools and is a hub for educational resources, notably hosting a modern branch of the Cuyahoga County Public Library. This branch is especially unique, as it includes the Debra Ann November Early Learning Center, the first such center to be located inside a public library in Ohio, and offers a Student Success Center to support local students.

With over 52 acres of parklands and a dedicated senior center, the city works to blend community spirit with essential services and recreation. Maple Heights boasts a median household income over \$50,000 and has seen growth in its median home sale price, reflecting its status as an appealing and improving Cleveland suburb.







PROPERTY  
WEBSITE



PROPERTY  
VIDEO



**Erin Thomas**

440-670-2300

[erinthomas@KWCommercial.com](mailto:erinthomas@KWCommercial.com)

#### Confidentiality Agreement

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- **Confidentiality Obligation:** Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- **Purpose of Use:** Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- **Non-Disclosure Agreement:** This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- **Return or Destruction:** Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- **No Rights Granted:** This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated.  
Copyright © 1996-2025 Keller Williams Realty, Inc. All rights reserved.

