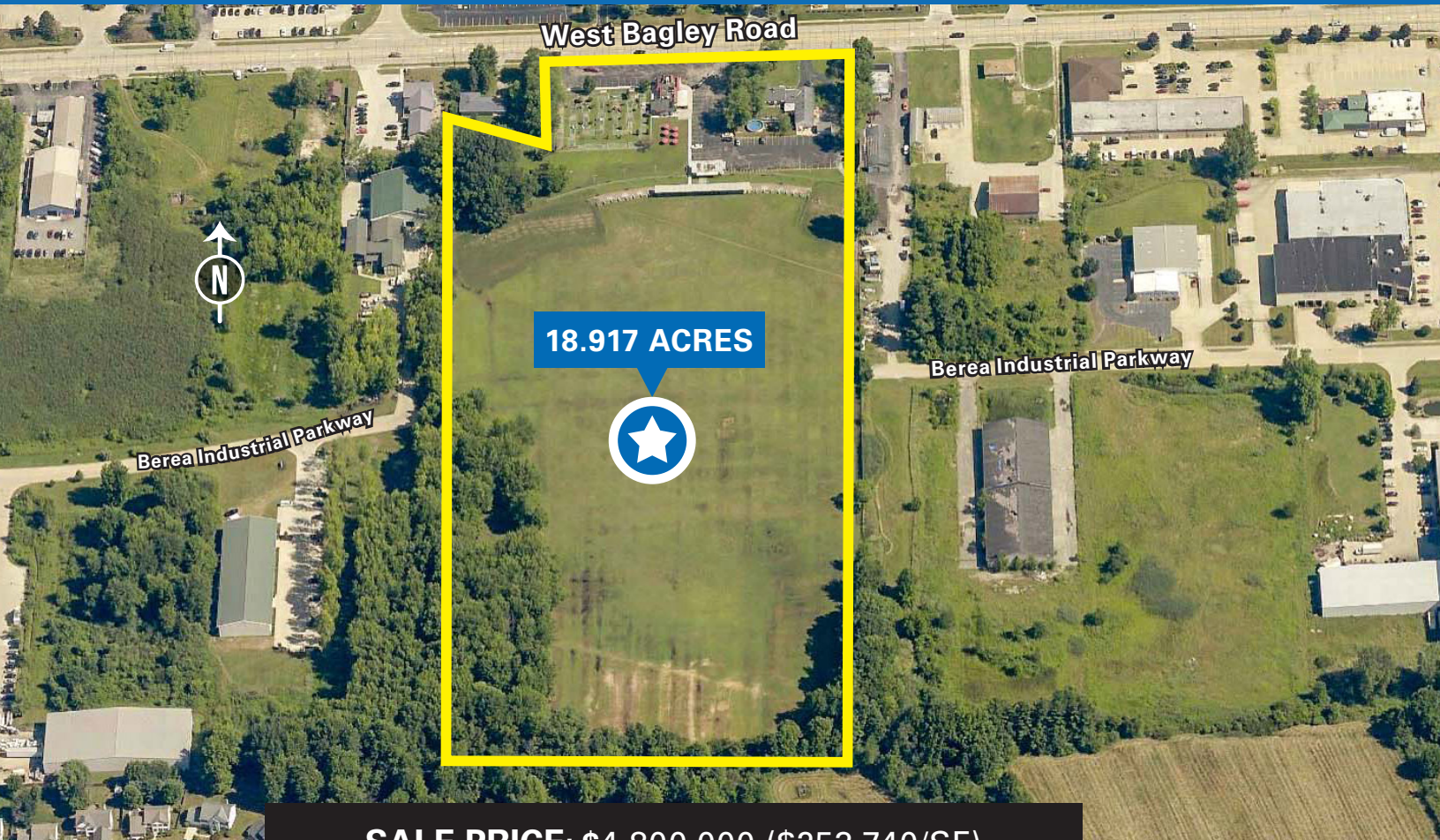


AVAILABLE FOR SALE

18.917-ACRE LAND DEVELOPMENT SITE

975 & 1005 West Bagley Road | Berea, Ohio



SALE PRICE: \$4,800,000 (\$253,740/SF)

HIGHLIGHTS



ZONING
LIGHT INDUSTRY



FRONTAGE
~450 FEET



CLOSE PROXIMITY TO
I-71, I-480 & I-80 (OHIO TURNPIKE)



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Claire Coyne
Director
216.453.3015
Claire.Coyne@nmrk.com
Licensed Real Estate Salesperson

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Terry **COYNE**.com

18.917-ACRE LAND DEVELOPMENT SITE

975 & 1005 West Bagley Road | Berea, Ohio

Additional Highlights



**HIGHLY VISIBLE
SITE**



**THE CITY OF BEREA
HAS PURSUED A FOCUSED
PROGRAM OF TARGETED
ECONOMIC DEVELOPMENT IN
COMMERCIAL SECTORS**



**21 MINUTES
TO DOWNTOWN
CLEVELAND**



**13 MINUTES
TO CLEVELAND HOPKINS
INTERNATIONAL AIRPORT**

18.917-ACRE LAND DEVELOPMENT SITE

975 & 1005 West Bagley Road | Berea, Ohio

















Site Aerial



18.917-ACRE LAND DEVELOPMENT SITE

975 & 1005 West Bagley Road | Berea, Ohio

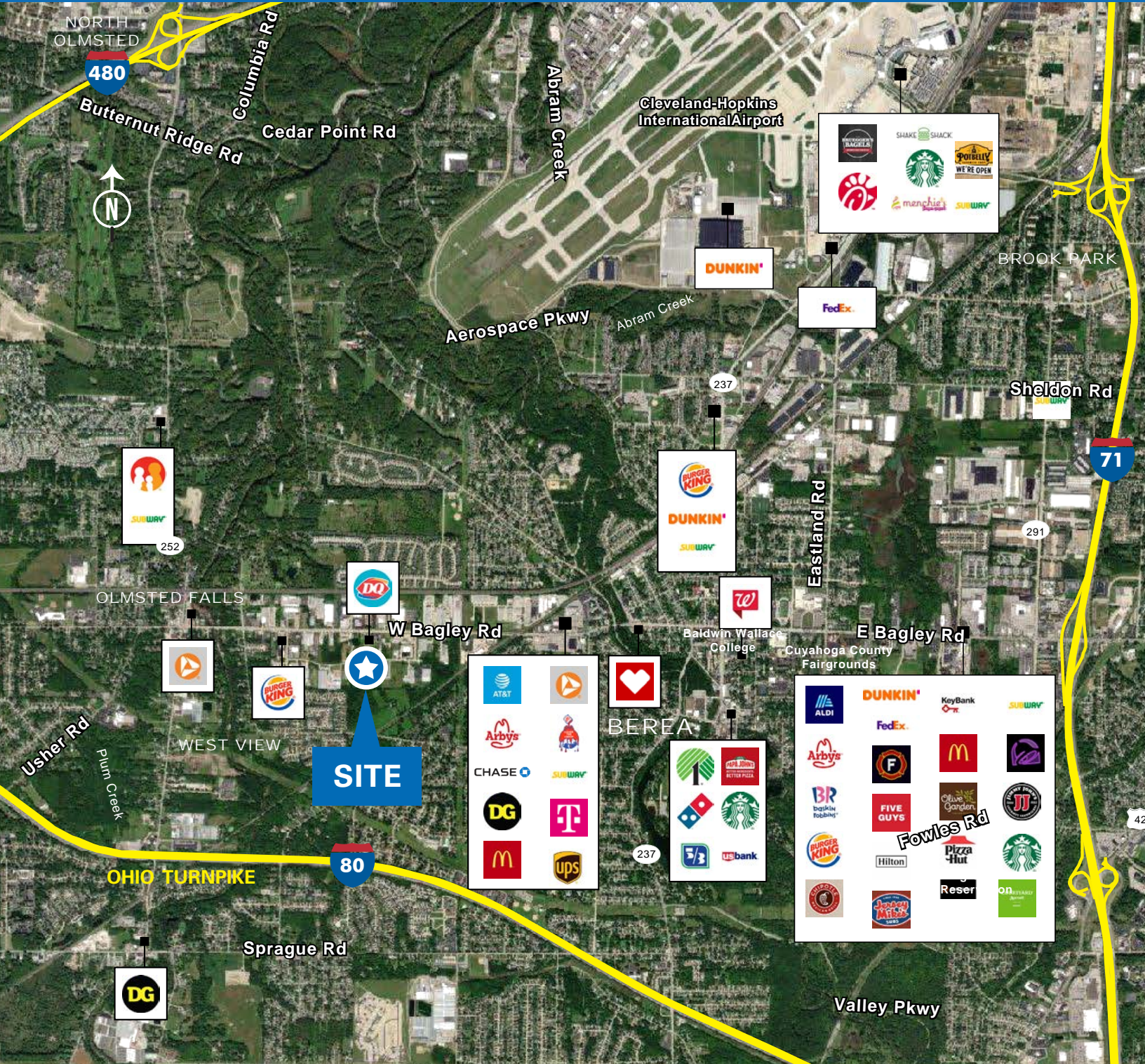
Employment Overview
(15-Mile Radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,014,568 Population	 24% High School Diploma	 \$62,861 Median Household Income	 63.9% White Collar	 15.0% Services
 42.1 Median Age	 29% Some College	 \$38,888 Per Capita Income	 21.1% Blue Collar	 3.8% Unemployment Rate
 435,083 Households	 34% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$53,405 Median Disposable Income		 14% Spend 7+ hours commuting to and from work per week	 35,862 Total Businesses	 557,544 Total Employees

18.917-ACRE LAND DEVELOPMENT SITE

975 & 1005 West Bagley Road | Berea, Ohio

Industry Aerial



18.917-ACRE LAND DEVELOPMENT SITE

975 & 1005 West Bagley Road | Berea, Ohio

Location Map

