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Subject Property

CONFIDENTIAL OFFERING MEMORANDUM

# Vacant Building (Former Fast Food QSR)

7095 Engle Road | Middleburg Heights (Cleveland), Ohio 44130



## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum (“COM”) is provided by Northmarq, solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

**BY ACCEPTING THIS COM, YOU AGREE THAT:** (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

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### **Northmarq**

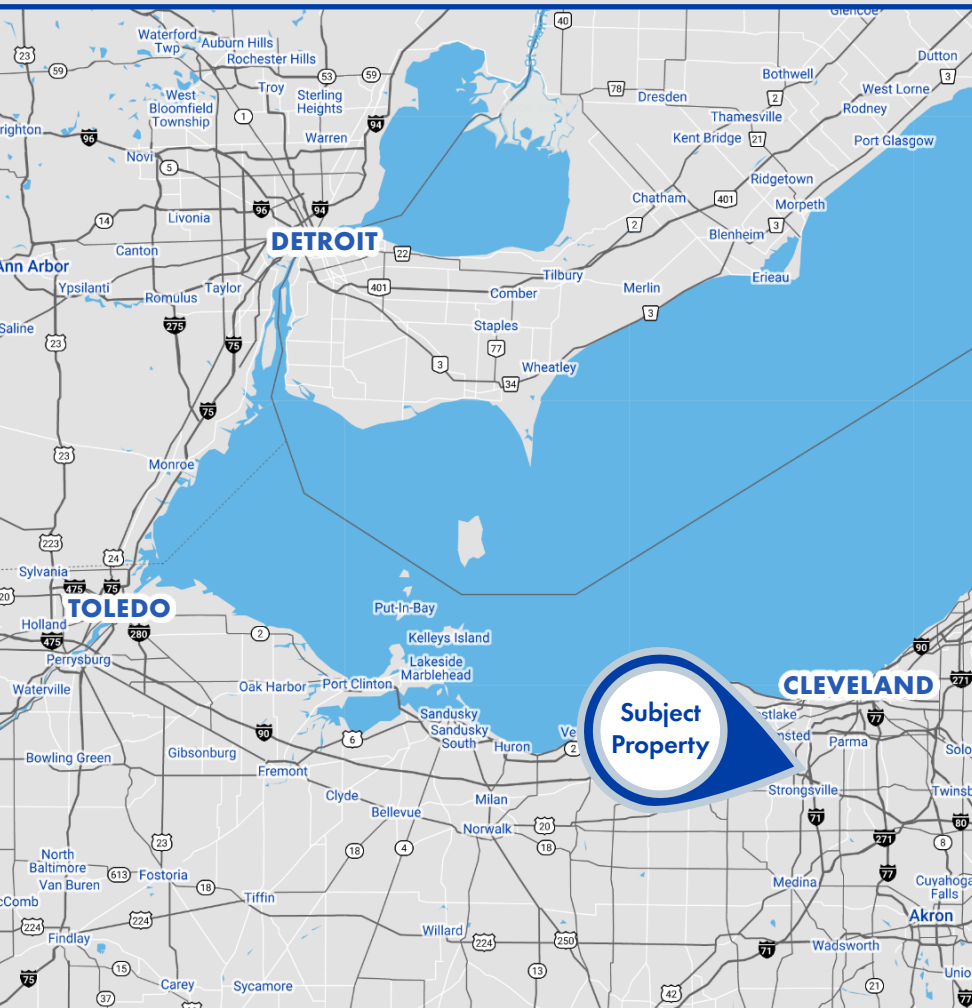
500 Newport Center Dr, Suite 650  
Newport Beach, CA 92660

northmarq.com

## THE OFFERING

Northmarq (“Northmarq”), on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the 100% fee simple interest in the single-tenant retail property located at 7095 Engle Road, Middleburg Heights (Cleveland), Ohio 44130 (the “Property”). The Property is positioned along one of Middleburg Heights’ primary retail corridors with exceptional access to nearby Interstate 71.

Constructed in 2003, the Property encompasses a ±3,700 SF building on a large ± 1.23-acre parcel. It features a drive thru.



**Price: Unpriced (Contact Broker)**

## INVESTMENT HIGHLIGHTS

**Excellent Demographics** | The Property benefits from a large population of 188,237, earning an average household income of \$116,312 within a 5-mile and 1-mile radius, respectively.

**Adjacent to Cleveland Clinic in Dense Medical Corridor** | The Property is adjacent to Cleveland Clinic (Middleburg Heights), the largest private employer in the city of Cleveland and the state of Ohio, with a workforce of over 55,000+. Additionally, the Property is located in a dense medical corridor occupied by dozens of national and regional medical practices and service providers, including Southwest General Hospital and Regency Hospital.

**Major Industrial Employers in Immediate Trade Area** | Within a 1-mile radius of the Property, multiple companies have operated new or existing facilities, including but not limited to FedEx Ship Center, UPS Customer Center, UPS Supply Chain Solutions, Amazon, Sherwin-Williams Robotic Lab, DHL Global Forwarding, and Mohawk Flooring. Proximity to these major employers make this property a convenient dining option for staff members.

**Proximity to International Airport & 12 National Brand Hotels** | The Property is located less than 4 miles from Cleveland Hopkins International Airport, the largest and busiest airport in the state, with over 9.7 million passengers annually. The site is also within a half mile of 1,450 rooms that service travelers and provide built-in year-round patronage.

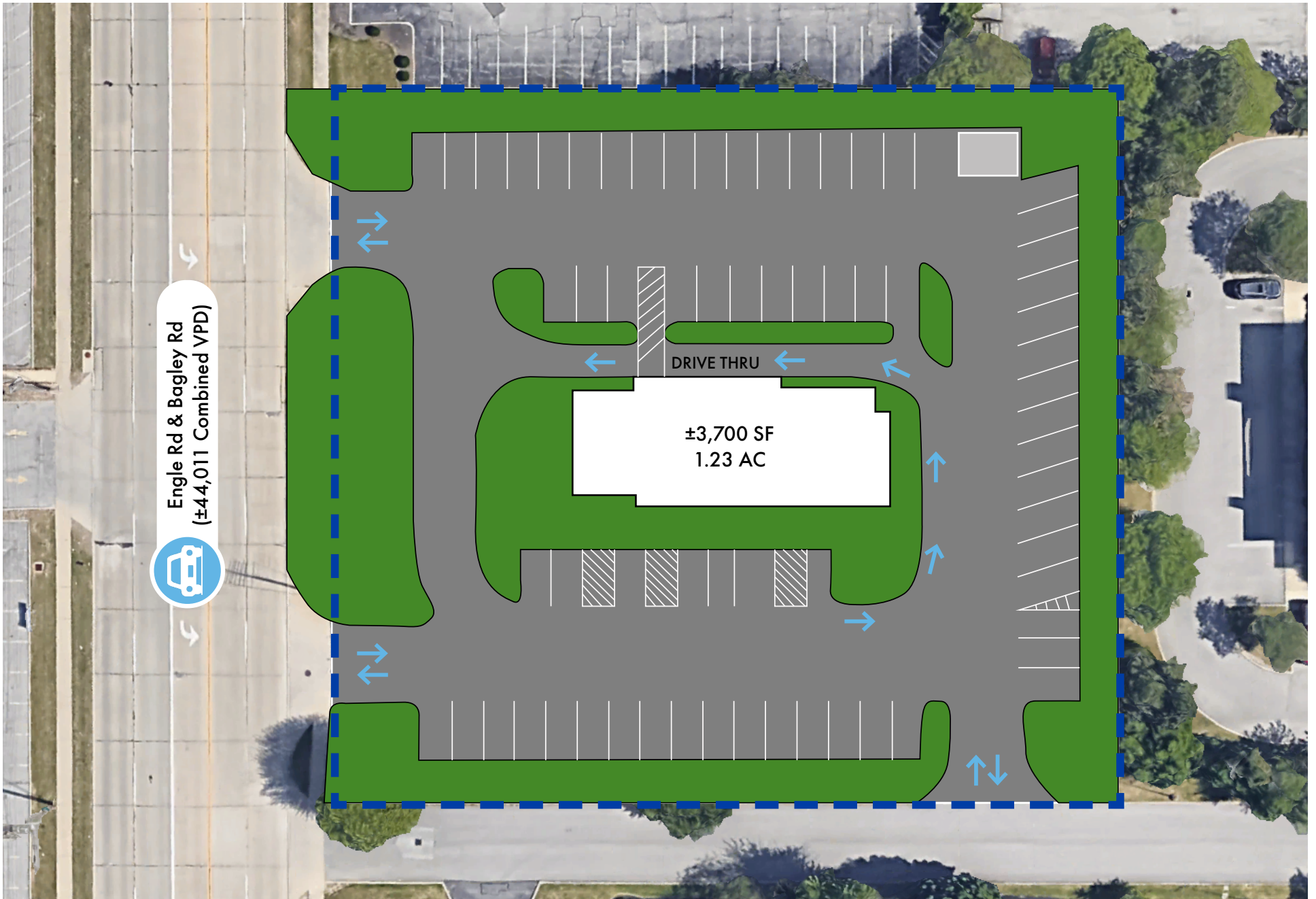
**Dominant Retail Trade Area** | The Property is located in a highly concentrated commercial corridor of Middleburg Heights, surrounded by several premium national retail tenants, including ALDI, Starbucks, Chipotle, Panera Bread, and many more.

**Highly Trafficked Location, Excellent Interstate Access** | The Property is located on Engle Road, a major north-south thoroughfare with three (3) points of ingress and egress. Additionally, the Property is less than a half mile from the on-ramp for Interstate 71 (± 100,215 VPD).

**Cleveland, OH MSA** | Colloquially known as Greater Cleveland, it is the third largest metro area in Ohio, spanning six counties, with a population of 2.1 million and a GDP of \$138 billion.

**Oversized Parcel** | The Property is ideally positioned on 1.23 acres of land, providing substantial residual value.

# SITE PLAN



## LOCATION OVERVIEW

**Middleburg Heights** is a city in Cuyahoga County, Ohio, United States. The population is 15,550 per 2017 estimates. Middleburg Heights is a suburb of Cleveland, Ohio, and is situated on the southwest edge of the Greater Cleveland area. It is centrally located 15 minutes from downtown Cleveland; 25 minutes from Medina, Ohio; 40 minutes from Akron, Ohio; and less than two hours from Columbus, Ohio.

Middleburg Heights has two separate direct access points to Interstate 71 at Bagley Road and at Pearl Road. This major highway provides a direct link between Cleveland and Columbus. Traffic counts on Interstate 71 at Bagley Road, in Middleburg Heights, exceed one hundred thousand vehicles per day.

Interstate 71 also provides direct access to the Ohio Turnpike (Interstate 80) just three minutes to the south, and direct access to Interstate 480 less than five minutes to the north.

The **Cleveland MSA** is home to over 2M residents, making it the 32nd largest metropolitan area nationally. Cleveland is the largest city in Northeastern Ohio, whose region encompasses over 4.3M residents across 18 counties. Seven Fortune 500 companies are headquartered in NE Ohio, including Goodyear Tire, Sherwin-Williams, and Progressive Insurance. Aerospace represents a \$3.2B+ industry in the Cleveland area, and benefits from the presence of the NASA Glenn Research Center and the Ohio Aerospace Institute, as well as hundreds of related companies, including Honeywell, Boeing, Bell Aerospace, Alcoa, Airbus, United Airlines, and others.



Cleveland, OH



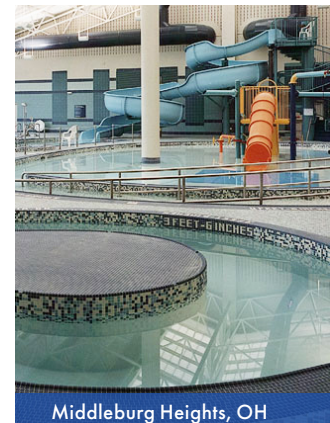
Middleburg Heights, OH



Cleveland, OH




Cleveland, OH



Middleburg Heights, OH

 **Cleveland Hopkins International Airport**  
± 2.5 Miles from Subject Property

**Industrial Corridor**

 **Brook Park Memorial Elementary**  
(±970 Students)

  
**Lake Erie**  
±9 Miles Southeast from Subject Property




 **Cleveland Clinic**  
  
93,000 SF | 168 Exam Rooms  
12 Treatment Rooms | Drive-Thru Pharmacy

**INTERSTATE 71**  
**71** **Interstate 71**  
(±110,160 VPD)

  
  
**Amazon Distribution Center**

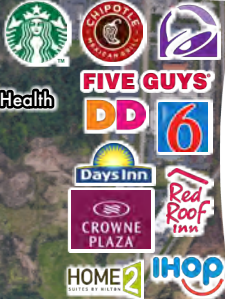





**Subject Property**


 **Berea-Midpark High School**  
(±1,868 Students)




**Southwest General Health Center**



  
  
  
**The Academy of St. Bartholomew**  
(±268 Students)

 **Bagley Rd**  
(±34,011 VPD)

 **Baldwin Wallace University**  
(±2,744 Students)

# DEMOGRAPHICS



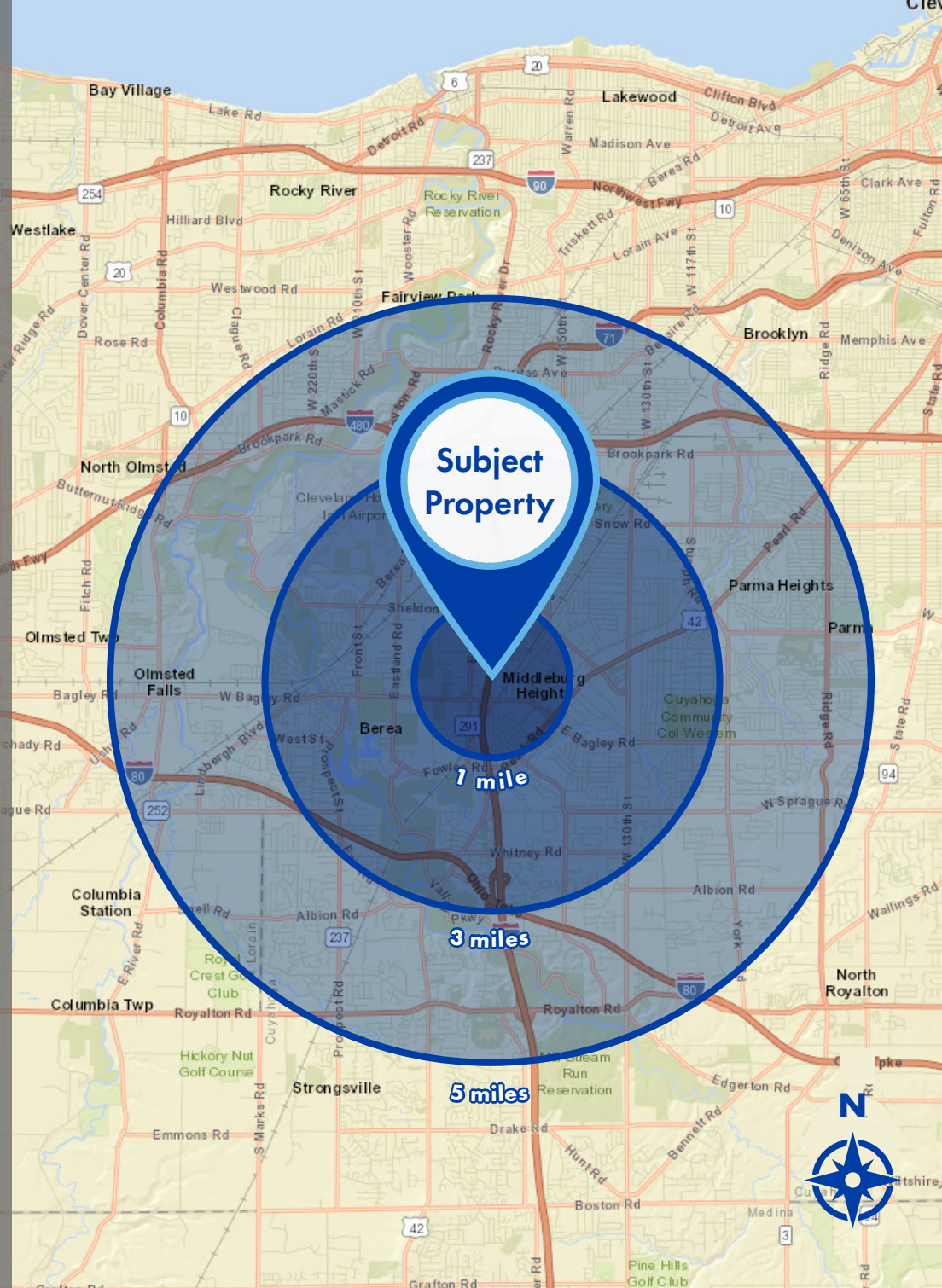
Population	1 mile	3 miles	5 miles
2023 Population	12,624	91,544	188,237
2028 Population	12,785	93,466	196,051
2020-2023 Annual Rate	0.13%	1.03%	1.85%
2023-2028 Annual Rate	0.25%	0.42%	0.82%



Households	1 miles	3 miles	5 miles
2023 Households	3,618	28,080	58,809
2028 Households	3,700	28,934	61,851
2020-2023 Annual Rate	0.32%	1.16%	2.04%
2023-2028 Annual Rate	0.45%	0.60%	1.01%



Household Income	1 miles	3 miles	5 miles
2023 Average Household Income	\$116,312	\$105,986	\$108,197





CALL FOR OFFERS:  
**FEBRUARY 21**

Vacant  
**Former  
QSR  
Building**



Subject Property Photos



**OFFERED EXCLUSIVELY BY**



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**Commercial Real Estate**

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