

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



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SITE PLAN

WEST VALLEY PLAZA

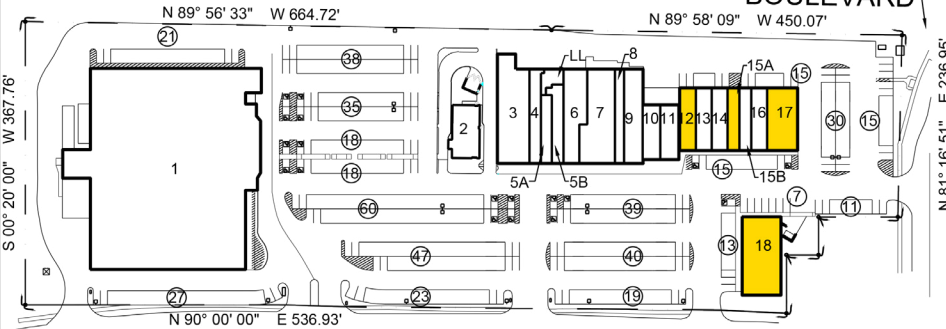
BAGLEY ROAD AND LINDBERGH ROAD BERA, OHIO

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

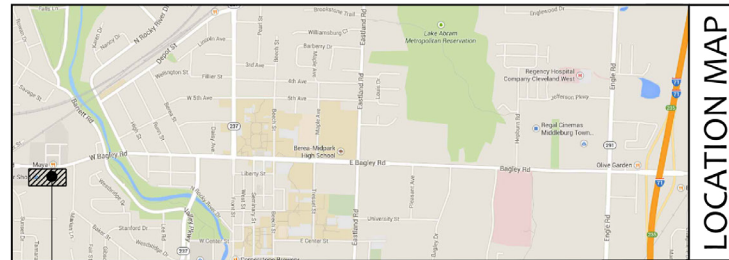
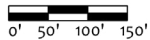


BUILDING ANALYSIS

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

1 EXISTING SITE PLAN
SCALE: 1" = 150'-0"



LOCATION MAP

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fabo
architecture

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