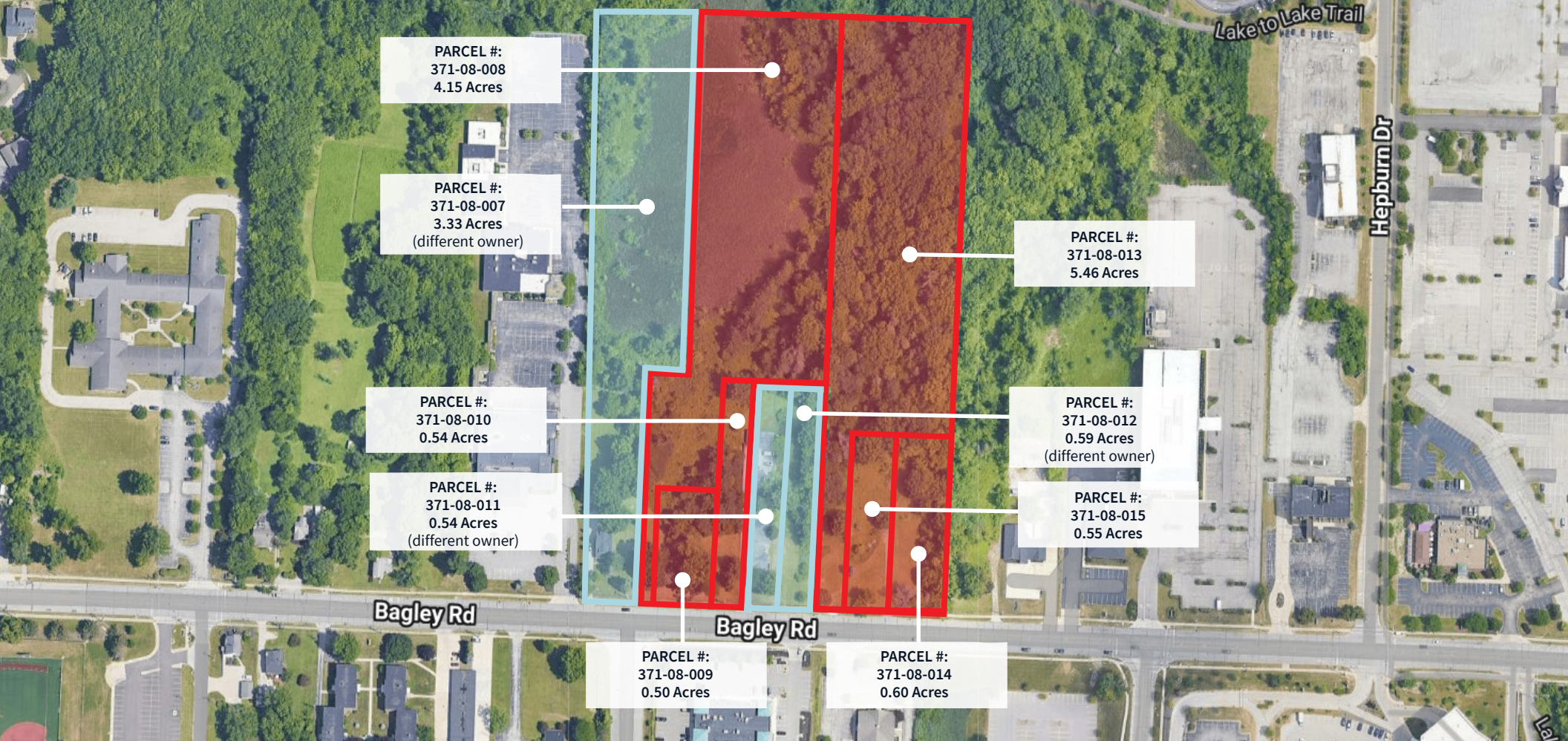




For Sale

Six Parcels Totaling 11.796 Acres

19170 Bagley Road, Middleburg Heights, OH 44143

19170 Bagley Rd, Middleburg Heights OH 44143

Property Highlights

- **Land For Sale: \$1,750,000**
- Six parcels totaling 11.796 Acres
 - Parcel #: 317-08-008 (4.150 Acres)
 - Parcel #: 371-08-009 (0.501 Acres)
 - Parcel #: 371-08-010 (0.537 Acres)
 - Parcel #: 371-08-013 (5.459 Acres)
 - Parcel #: 371-08-014 (0.598 Acres)
 - Parcel #: 371-08-015 (0.551 Acres)
- Zoned RSL - Senior Living
- Located 3.3 miles from Cleveland Hopkins International Airport, 0.8 miles to I-71 North and South, and 16.0 miles to Downtown Cleveland
- Adjoining parcels (outlined in blue) could be purchased (different ownership groups)
 - Parcel #: 371-08-007 (3.330 Acres)
 - Parcel #: 371-08-011 (0.537 Acres)
 - Parcel #371-08-012 (0.592 Acres)



Demographics

Total Population

1-miles	3-miles	5-miles
4,914	60,909	175,721

Daytime Population

1-miles	3-miles	5-miles
14,731	64,897	176,265

Daytime Workers

1-miles	3-miles	5-miles
12,135	35,899	93,606

Average HH Income

1-miles	3-miles	5-miles
\$108,615	\$112,141	\$113,937

Zoning



Zoned RSL - Senior Living

- Permits: Single-Family Senior Living Cluster Dwelling, Senior Independent Facility, Senior Adult Care Facility, Adult Family Home, Professional Home Office, and Public Parks
- Conditionally Permits: Hospice, Club Swimming Pool, Home Occupation

City Of Middleburg Heights Zoning Map

Light Yellow	R1-A - One Family A
Yellow	R2-F - Two Family Townhouse
Orange	R1-C - One Family Cluster Units
Dark Orange	RMF - Multifamily
Brown	RSL - Senior Living
Light Pink	O - Office
Red	GB - General Business
Blue	GI - General Industrial
Green	PI - Public Institution
Olive Green	PMU - Planned Mixed-Use Development

Ordinance No. 2022-24 as approved by the Council of the City of Middleburg Heights, Ohio on May 25, 2022

Trade Area Map





±120,000 VPD

Cleveland Hopkins International Airport



Front St ±114,000 VPD

19710 Bagley Rd

±114,000 VPD

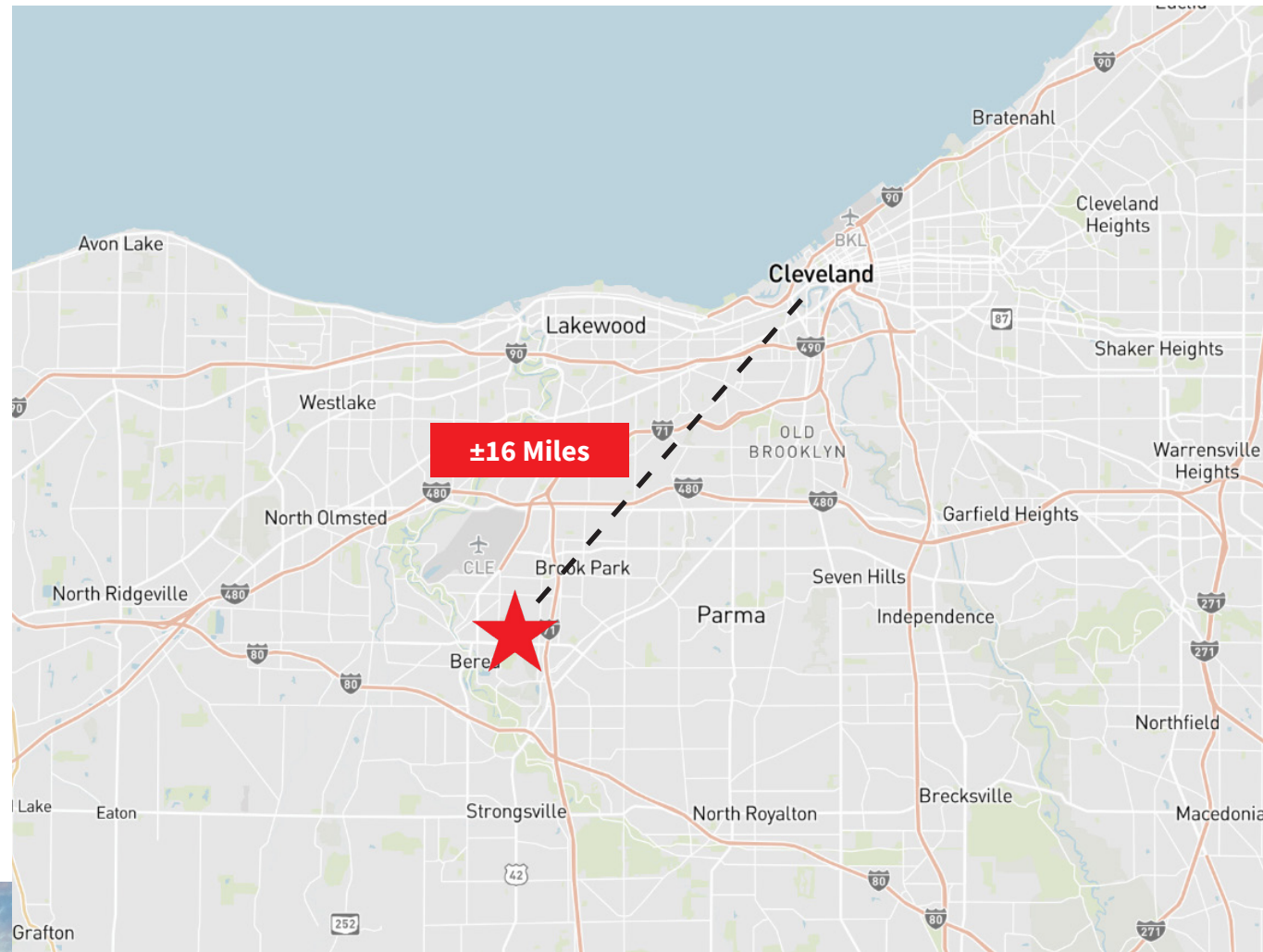


Market Overview

Middleburg Heights, Ohio, is a well-situated suburb approximately 16 miles southwest of Cleveland, offering convenient access to major transportation networks. Located near I-71 and just 3 miles away from Cleveland Hopkins International Airport, Middleburg Heights enjoys excellent connectivity to regional and national markets.

The presence of Polaris Career Center and proximity to several colleges and universities in the greater Cleveland area contribute to a skilled workforce and ongoing professional development opportunities.

Middleburg Heights benefits from its location within Cuyahoga County, a key economic center in Northeast Ohio. As part of the Cleveland-Elyria Metropolitan Statistical Area (MSA), Middleburg Heights has access to a population of over two million residents and a diverse economic landscape. The combination of attractive location, convenient transportation access, diverse industry presence, and available workforce makes Middleburg Heights an appealing choice for businesses and real estate investment.



3.3

miles to
Cleveland Hopkins
International Airport

0.8

miles to
I-71 North and South

16.0

miles to
Downtown Cleveland

Thank you

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