

10,132 SF Office Building with Small Warehouse Space

7851 Freeway Circle, Middleburg Heights



CBRE

**FOR
SALE**

Property Overview

Office Building with 14 Private Offices, 2 Conference Rooms, Copy Room, Kitchen & Small Warehouse with Drive-In Door



BUILDING INFORMATION

- 10,132 SF on 0.93 Acres
- Built in 1970
- Zoned for General Business
- Mostly consists of office space with small warehouse



LOCATION INFORMATION

- Freeway Circle in Middleburg Heights is ideally located directly off I-71.
- Providing easy access to three interstate highways, including the Ohio Turnpike (I-80), Interstate 71 and Interstate 480.
- Located 13 miles from downtown Cleveland, and just three miles from Cleveland-Hopkins International Airport
- The City's close proximity to Interstate highways, Cleveland-Hopkins International Airport, Cleveland Metroparks and downtown Cleveland is part of the reason why Middleburg Heights is **"The Middle of Everything"**

ASKING
PRICE

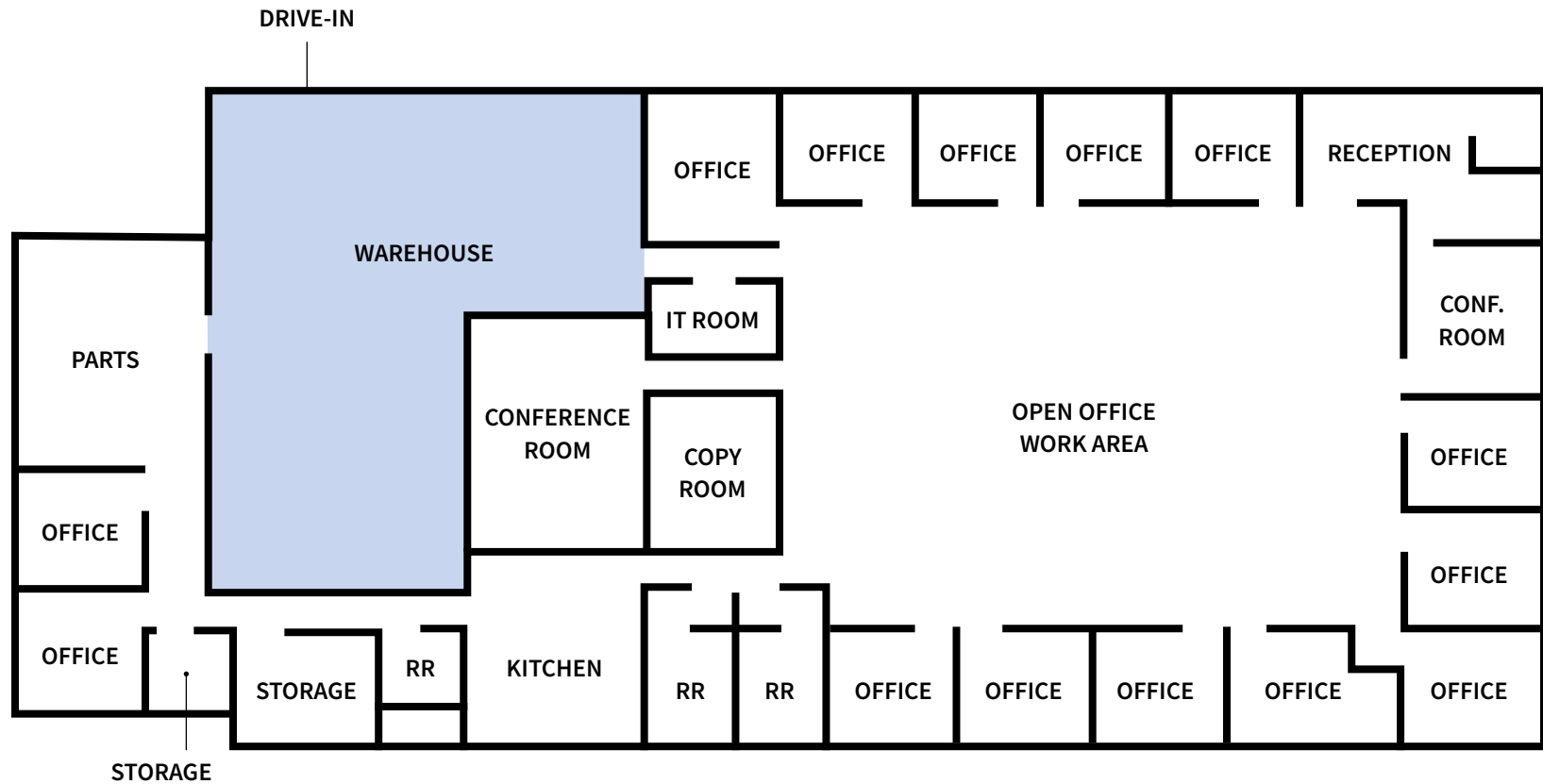
\$899,000

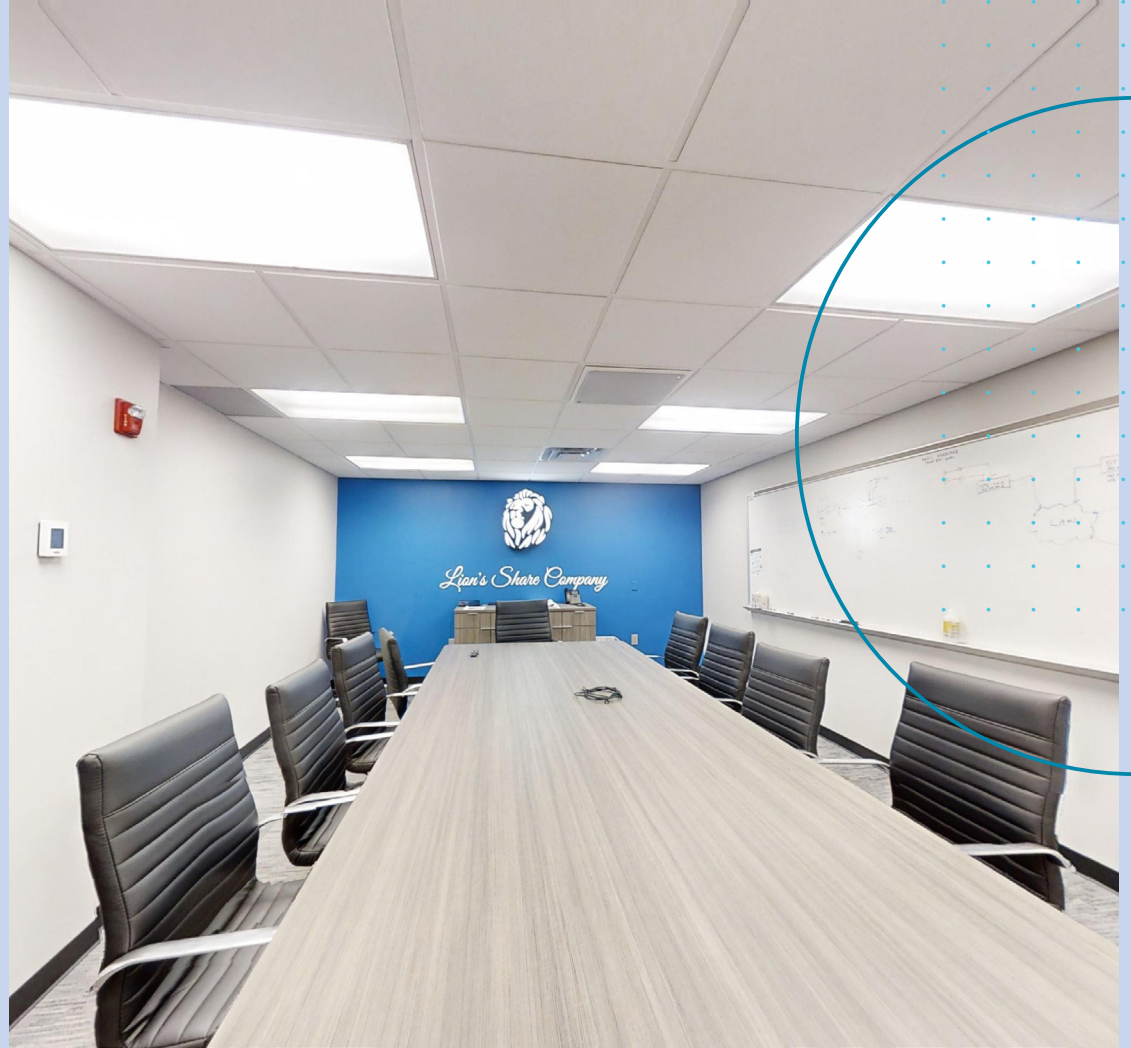


Floor Plan

10,132 RSF

[VIEW VIRTUAL TOUR OF PROPERTY HERE](#)





Area Demographics & Location

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	8,001	64,421	160,359
2024 Population 25 & Over	5,906	48,095	119,683
2024 Daytime Population	7,787	66,308	154,849
HOUSEHOLD			
2024 Households	3,781	28,250	69,873
2024 Avg. Household Income	\$92,523	\$101,345	\$103,282
2024 Median HH Income	\$70,113	\$76,643	\$77,686
2024 Avg. Housing Value	\$234,440	\$244,956	\$254,407
2024 Median HH Income	\$223,944	\$244,956	\$254,407



CONVENIENT ACCESS

Located directly off I-71



EXCELLENT CONNECTIVITY

Near I-71, I-480 & I-80 (OH Turnpike)



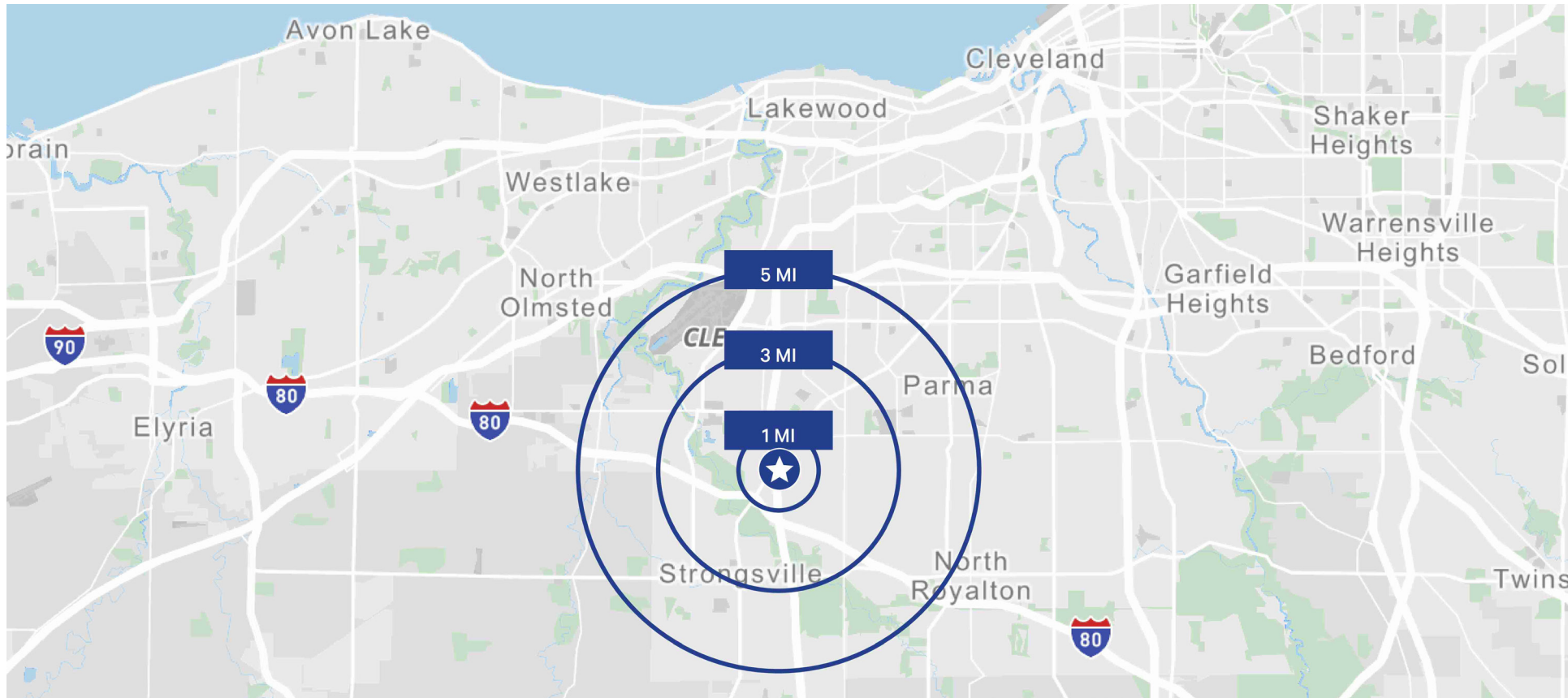
13 MILES

From Downtown Cleveland



3 MILES

From Cleveland-Hopkins International Airport



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