

FORMER FERRARA'S FOR SALE OR LEASE

5750 MAYFIELD RD, MAYFIELD HEIGHTS, OH 44124



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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

FORMER FERRARA'S
MAYFIELD HEIGHTS, OH 44124

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Rare opportunity to acquire, lease, or redevelop a highly visible freestanding building on the corner of Mayfield Road and Temple Ave
- 6,523 SF freestanding building plus 4,469 SF basement situated on 0.47 acre
- Excellent visibility and frontage on Mayfield Road, one of Northeast Ohio's premier retail corridors
- Located in a dense, affluent trade area with over 150,000 residents within 5 miles and average household incomes exceeding \$100,000
- Surrounded by national retailers, grocery anchors, restaurants, and neighborhood services
- Positioned to benefit from significant corridor reinvestment, including the new Sprouts Farmers Market development and redevelopment of the former CVS property along Mayfield Road



PROPERTY INFORMATION

Address	5750 Mayfield Road, Mayfield Heights, OH 44124
Building Size	6,523 SF with basement
Acerage	0.473 Acres
Primary St	Mayfield Rd
Secondary St	Temple Ave
Ingress/Egress	Mayfield Rd & Temple Ave
Traffic Counts	25,000 VPD on Mayfield Rd
Zoning	Local Retail
Building Age	1959
PPN	861-24-048

AVAILABILITY SIZE PRICING

Free standing building	6,523 SF + 4,469 SF Basement	Call Broker
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TRADE AERIAL

FORMER FERRARA'S
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LOCATION OVERVIEW

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Located approximately 15 miles east of Downtown Cleveland, Mayfield Heights, Ohio is one of Northeast Ohio’s most established and desirable suburban business communities. Positioned along the highly traveled Mayfield Road corridor with immediate access to Interstate 271, the city offers exceptional connectivity to Cleveland’s eastern suburbs, major employment centers, and the broader regional transportation network.

Mayfield Heights benefits from a strong economic foundation anchored by leading healthcare institutions, corporate employers, and higher education resources throughout the East Side market. The area is home to a well-educated workforce, affluent residential neighborhoods, and a dense consumer base that supports a diverse mix of retail, dining, medical, and professional service businesses.

The city’s commercial landscape is characterized by a blend of national retailers, local businesses, medical offices, and neighborhood-serving establishments that generate consistent traffic and long-term demand. Major regional destinations, including Cleveland Clinic Hillcrest Hospital, Legacy Village, Beachwood Place, and the Interstate 271 business corridor, are all located within minutes of the property, further strengthening the area’s draw for both businesses and consumers.

Mayfield Heights continues to attract investment due to its stable demographics, business-friendly environment, and strategic location within one of Greater Cleveland’s strongest suburban markets. Ongoing public and private investment, well-maintained infrastructure, and strong community support for commercial development contribute to the area’s long-term appeal. For investors, owner-users, and developers, Mayfield Heights offers a compelling combination of visibility, accessibility, and economic stability—making it an ideal location for businesses seeking long-term growth and sustained market presence.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	15,690	52,910	129,888
Total Businesses	691	2,742	6,915
Total Employees	16,065	47,664	89,423
Average Household Income	\$84,084	\$132,825	\$139,637
Median Household Income	\$65,056	\$92,298	\$97,561

PROPERTY PHOTOS

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