



ANCHOR  
RETAIL

REALTY  
RESOURCES  
MEMBER

Hudec  
Dental

MAX & ERMA'S

Cleveland Clinic  
Middleburg Heights  
Family Health Center

FEATHER AIR  
OUTFITTERS

ENGLE ROAD

Arby's

SITE

Perkins

CLEAN  
PRESS AUTO WASH

Raising  
Cane's  
CHICKEN FINGERS



Panera  
BREAD

Citizens  
Bank

TAKE 5  
MINUTE OIL CHANGE

Speedway

BAGLEY ROAD

DUNKIN'

Gulf

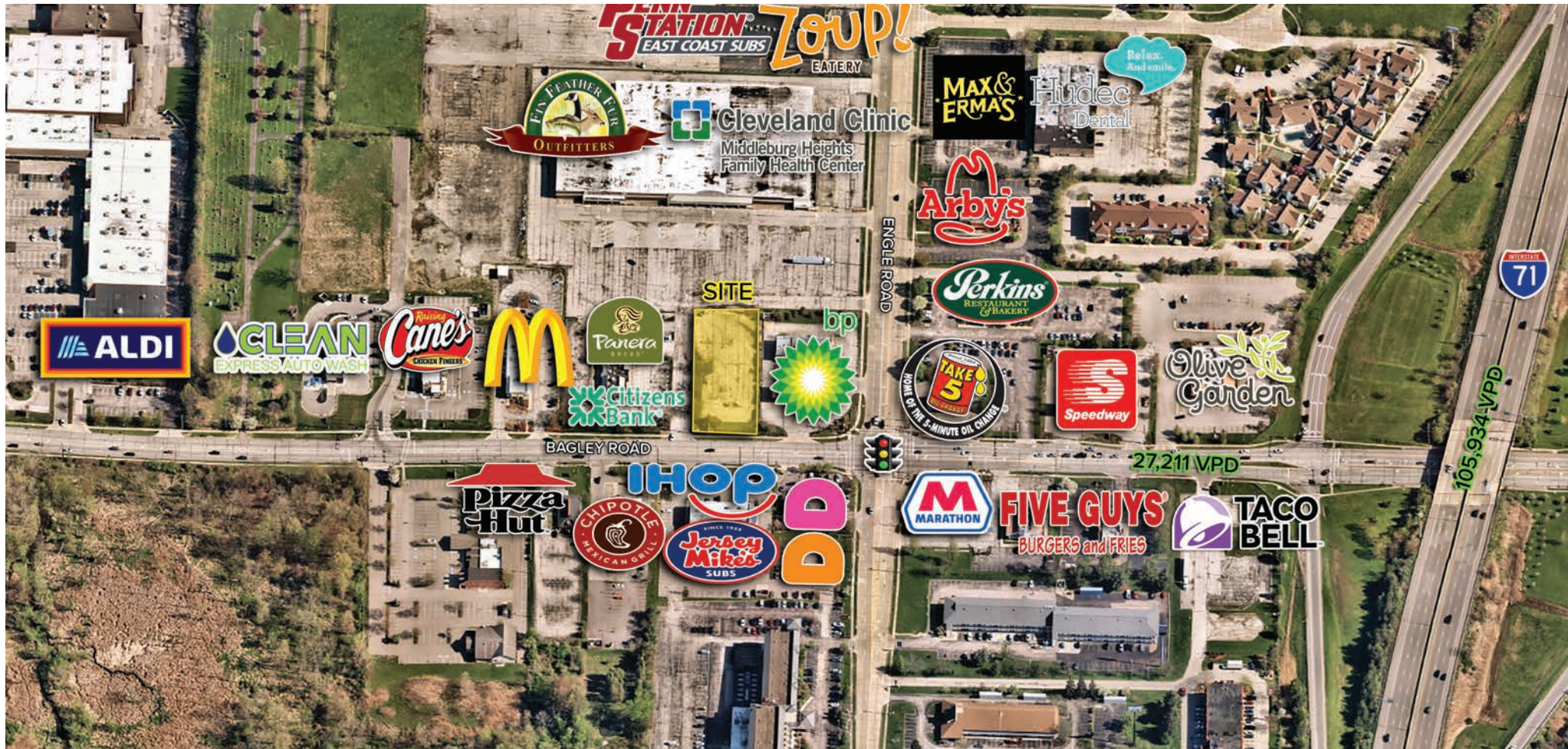
AVAILABLE LAND

Bagley Road & Engle Road  
Middleburg Heights, Ohio 44130

# AVAILABLE

0.8 Acre Pad

Bagley Road & Engle Road | Middleburg Heights, Ohio 44130



## HIGHLIGHTS

- ▶ +/- 0.8 acres available for ground lease
- ▶ Directly in front of the new 93K SF Cleveland Clinic Family Health Center bringing in +/- 200 employees
- ▶ Located in densely populated Middleburg Heights trade area with a population of over 180,400 in a 5-mile radius
- ▶ Prime location with convenient access to interstate 71
- ▶ In close proximity to major retailers, hotels, Cleveland Hopkins Airport, Baldwin Wallace University and Southwest General Hospital



ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

JIMMY DIFONZO | 216.342.2634 | jdifonzo@anchorretail.com

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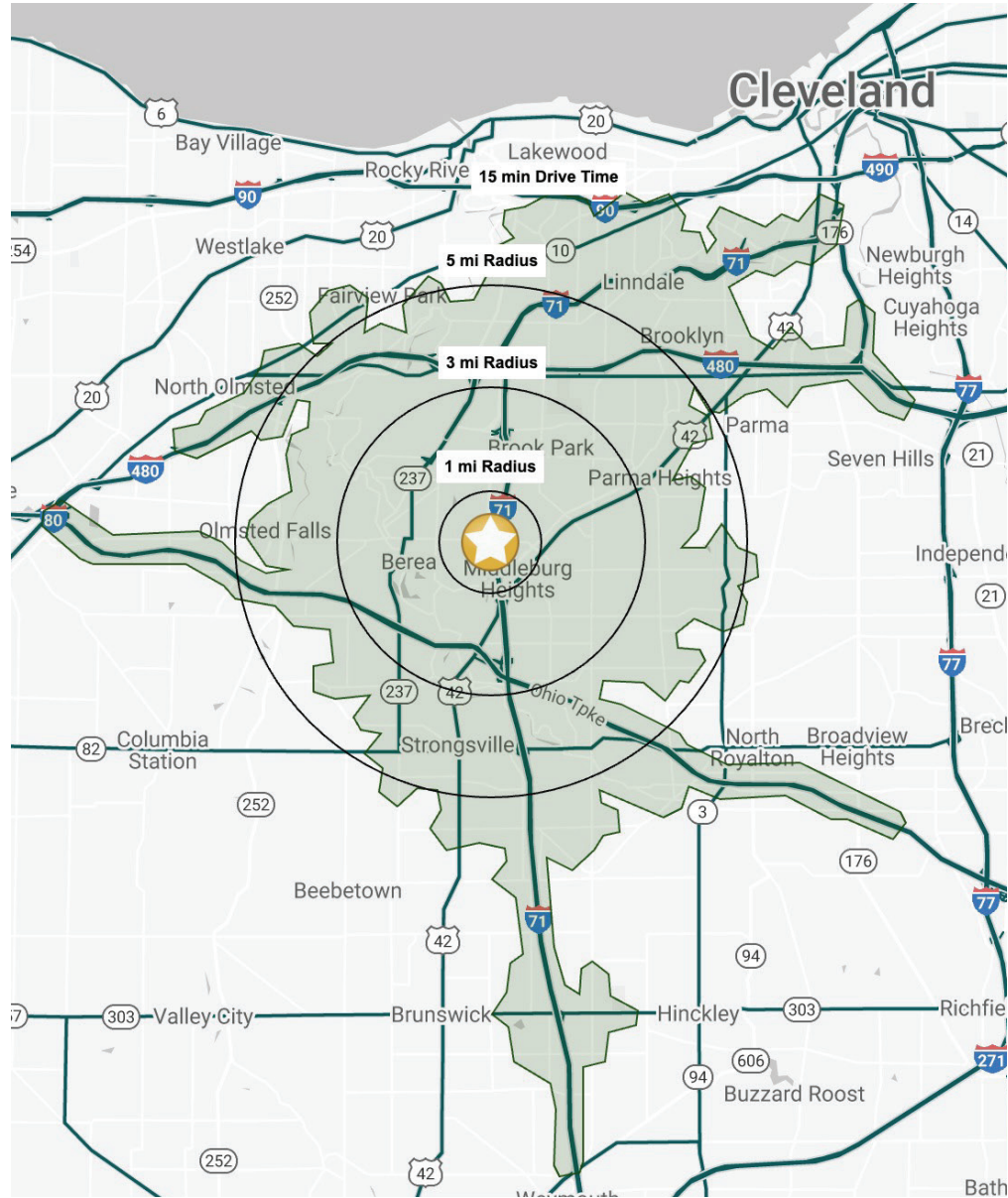
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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,209	68,987	180,405	282,298
HOUSEHOLDS	2,434	29,873	80,187	123,970
MEDIAN AGE	46.6	42.8	42.3	40.3
AVERAGE HH INCOME	\$97,122	\$97,262	\$94,827	\$91,096
MEDIAN HH INCOME	\$73,501	\$70,627	\$70,992	\$67,675
BUSINESSES	621	2,399	6,330	9,757
EMPLOYEES	12,193	37,364	93,327	126,400
EDUCATION: BACHELORS +	33.1%	31.8%	31.4%	29.1%



ALLISON GIOMUSO | 216.342.2620 | [agiomuso@anchorretail.com](mailto:agiomuso@anchorretail.com)

JIMMY DIFONZO | 216.342.2634 | [jdifonzo@anchorretail.com](mailto:jdifonzo@anchorretail.com)

Cleveland • Columbus | [www.anchorretail.com](http://www.anchorretail.com)

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