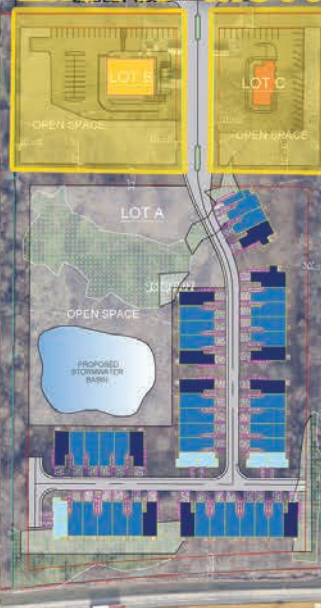


2.16 AC 1.16 AC



FriendShip
KITCHEN

CVS
pharmacy

MY FAVINCHO
MEXICAN RESTAURANT

THE ORIGINAL
HOAGIES

J.R. Miller
Martial Arts

BULLDOG
BARBERSHOP

Angelina's
PIZZA
Italians

SHAKER'S
Market Place
Established 1963

ROASTED
COFFEE

Southwest Gen
Partnership with University Hospitals

BAGLEY RD

STEARNS RD

TOP
DRIVER
LI LY'S

mla
SHAWARMA

SWINGS-N-THINGS
FUN PARK

Cleveland Clinic
Express Care



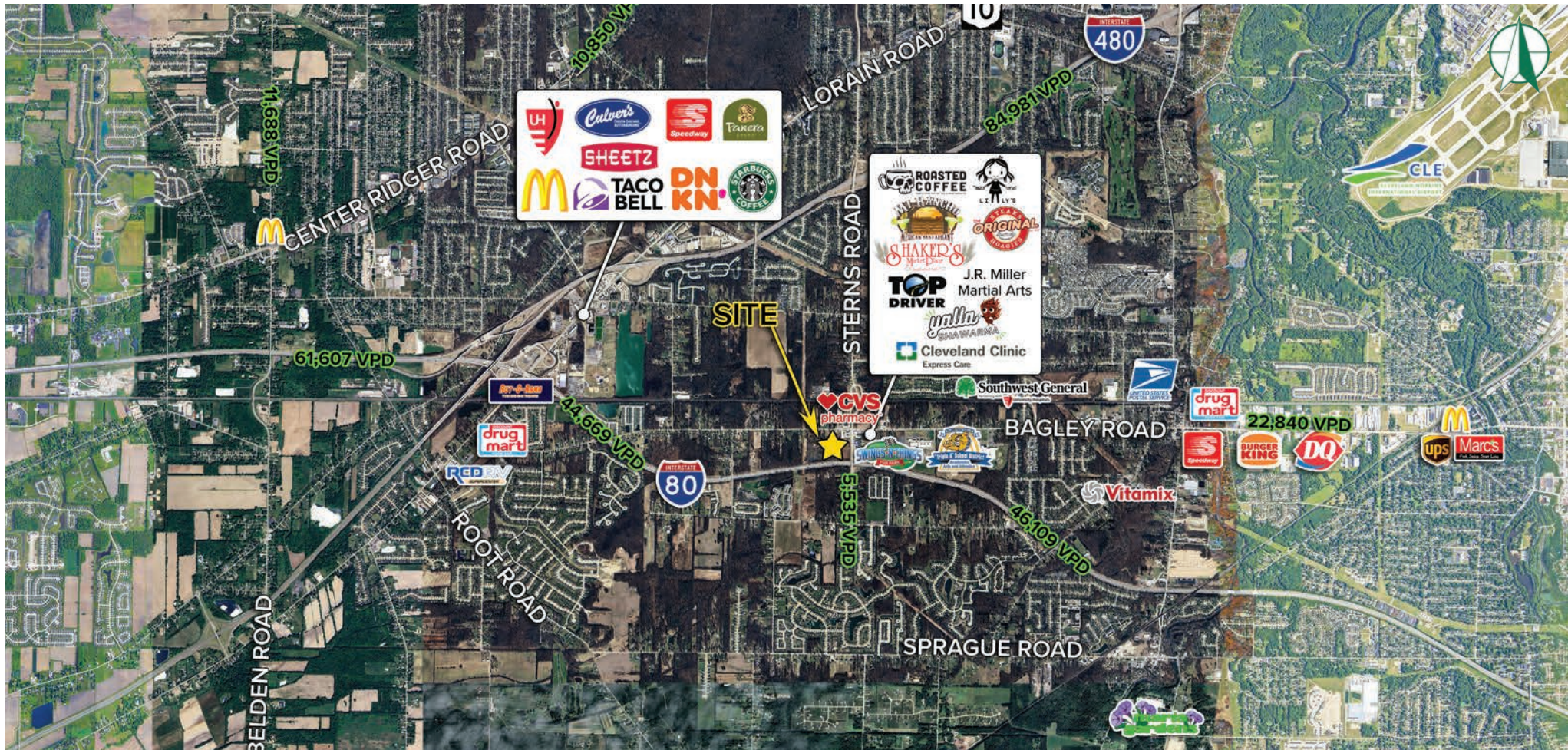
2 NEW PRIME
COMMERICAL PADS

27153 Bagley Road
Olmsted Township, Ohio 44138

AVAILABLE

2 NEW PRIME COMMERCIAL PADS

27153 Bagley Road | Olmsted Township, Ohio 44138



HIGHLIGHTS

- ▶ **Strong Household Demographics:** located in an affluent area with an average household income exceeding \$190,000, within a 1-mile radius. Surrounded by multiple active new housing developments from Pulte, Ryan Homes, Drees, and other top area builders.
- ▶ **Pent up Retailer Demand:** Significant housing growth has outpaced retail development in the submarket creating pent-up demand and a prime opportunity for new retailers.
- ▶ **Prime Frontage & Traffic Exposure:** Strategic corner location at Bagley & Stearns Roads. Located just 1.6 miles south of the Stearns Road exit off I-480, with 85,000+ VPD.
- ▶ **Broad Commercial Zoning:** Flexible commercial zoning that accommodates a wide range of high-demand uses - including retail, restaurant, medical, office and service-based businesses.



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

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AVAILABLE

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*** CONCEPTUAL PLAN ***

COMMERCIAL LOT-B

Total Acres: **2.16 AC**

Buildable Acres: **1.75 AC**

Building Size: **6,000 SF (est.)**

Parking: **42 spaces shown**

COMMERCIAL LOT-C

Total Acres: **1.16 AC**

Buildable Acres: **1.14 AC**

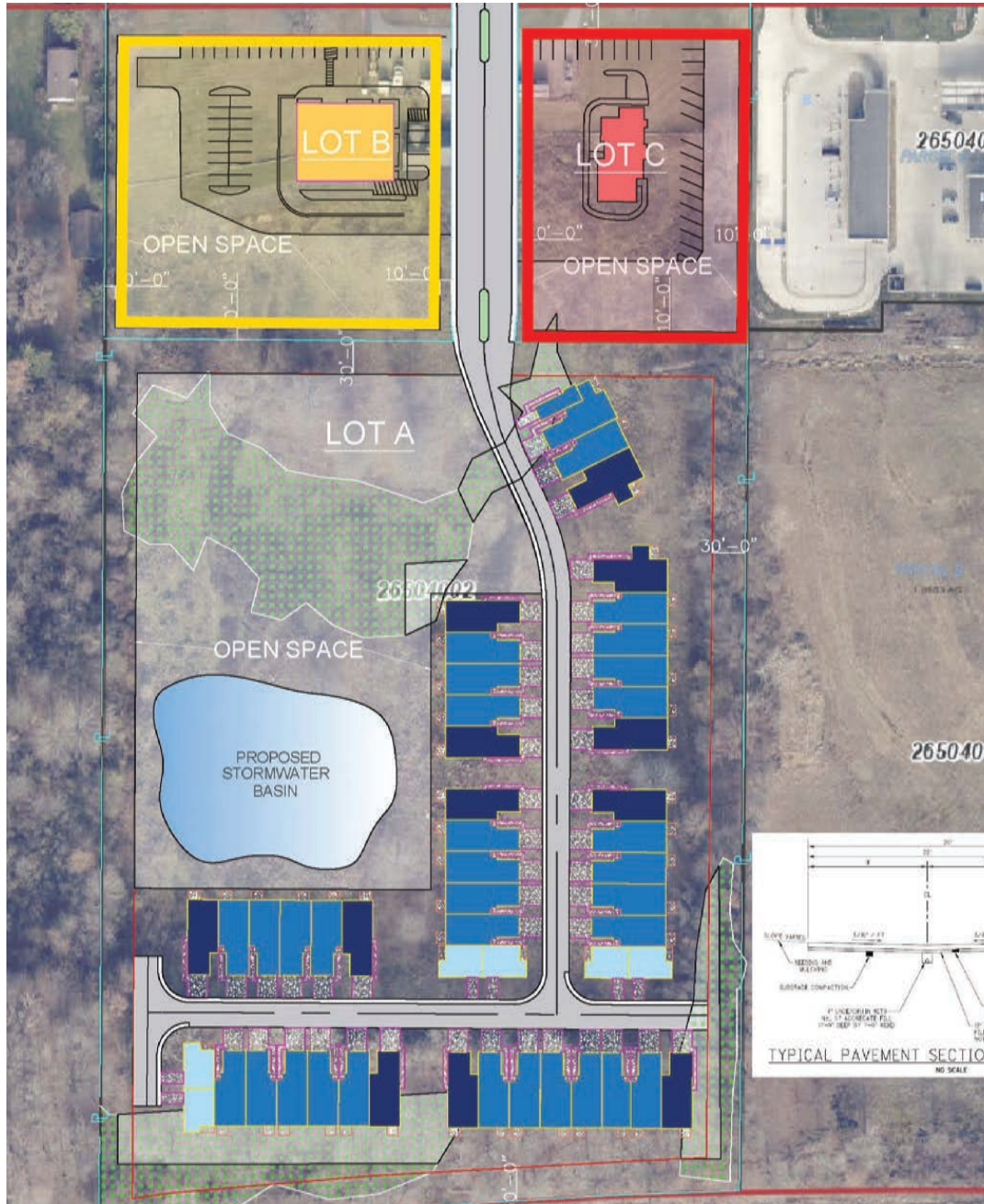
Building Size: **3,150 SF (est.)**

Parking: **24 spaces shown**

RESIDENTIAL LOT-A

Total Acres: **10.3 AC**

Total Units: **50 townhome/
ranch style units**



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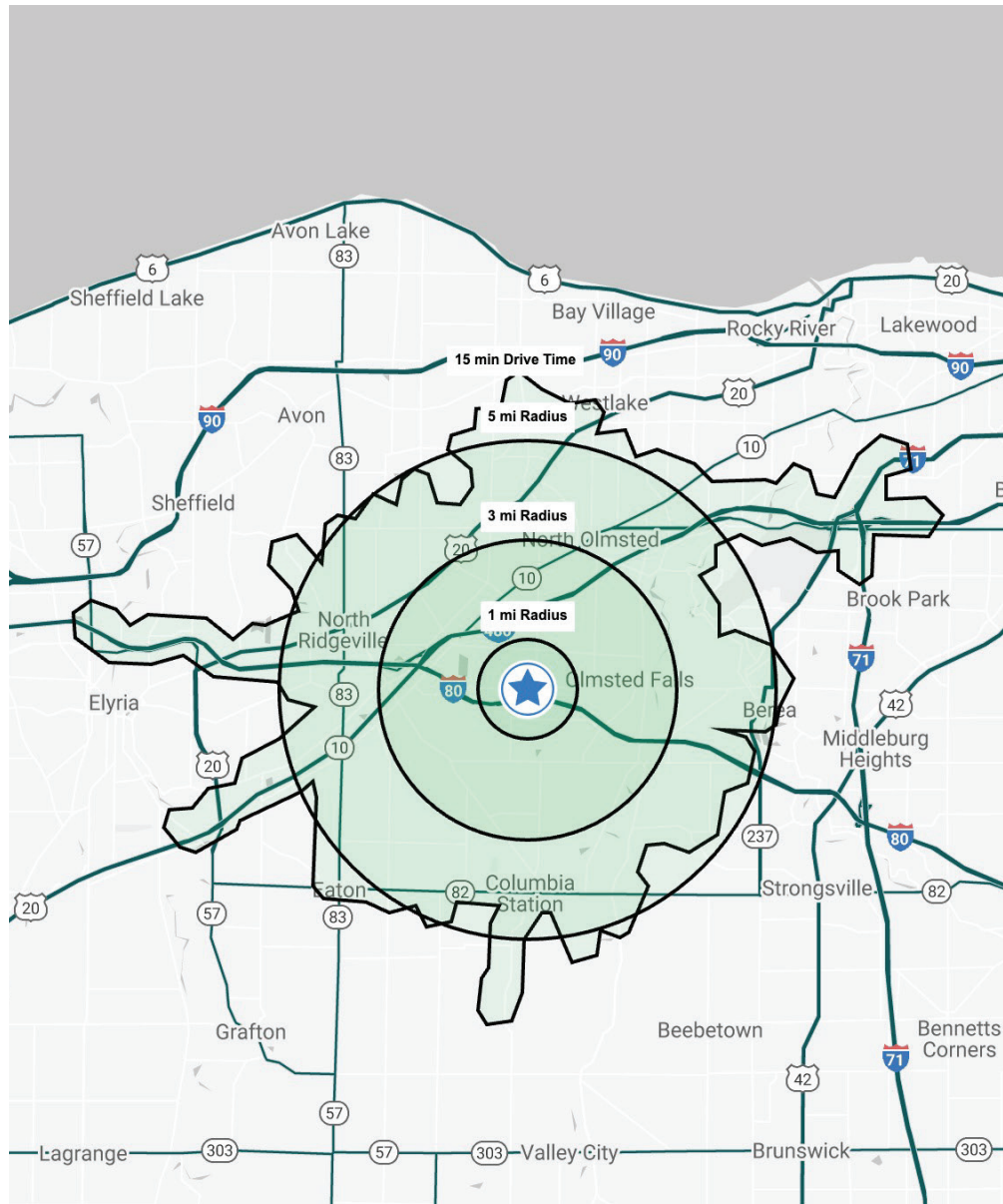
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	4,394	40,594	112,531	140,901
	HOUSEHOLDS			
	1,648	16,852	46,896	59,378
	MEDIAN AGE			
	38.1	45.5	44.7	44.2
	AVERAGE HH INCOME			
	\$172,208	\$134,872	\$129,691	\$126,581
	MEDIAN HH INCOME			
	\$147,154	\$104,685	\$96,651	\$94,489
	BUSINESSES			
	85	890	3,387	4,788
	EMPLOYEES			
	872	8,054	37,385	55,302
	EDUCATION: BACHELORS +			
	51.5%	40.0%	39.5%	38.2%



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