

AVAILABLE FOR LEASE

7095 Engle Rd, Middleburg Heights, OH 44130



CONTACT US:

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HANNA
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

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- 3,700 SF freestanding Arby's with existing drive thru available for lease
- 1.23 Acre parcel located just North of the Bagley & Engle Rd. intersection in the heart of the Middleburg Heights retail trade area
- Building positioned across the street from the new 93,000 SF Cleveland Clinic Family Health Center
- Trade area boasts high traffic counts with over 34,000 VPD on Bagley Rd. and 13,000 VPD on Engle Rd.
- Strong surrounding density and household incomes with regional accessibility from I-71
- Tenant's lease expiring on 12/31/23

2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	5,062	67,762	181,999
Households	2,373	29,437	81,385
Median HH Income	\$72,851	\$69,801	\$70,638
Average HH Income	\$95,976	\$96,748	\$93,888
Daytime Population	11,876	37,454	93,596

[View in Google Maps](#)



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MICRO AERIAL



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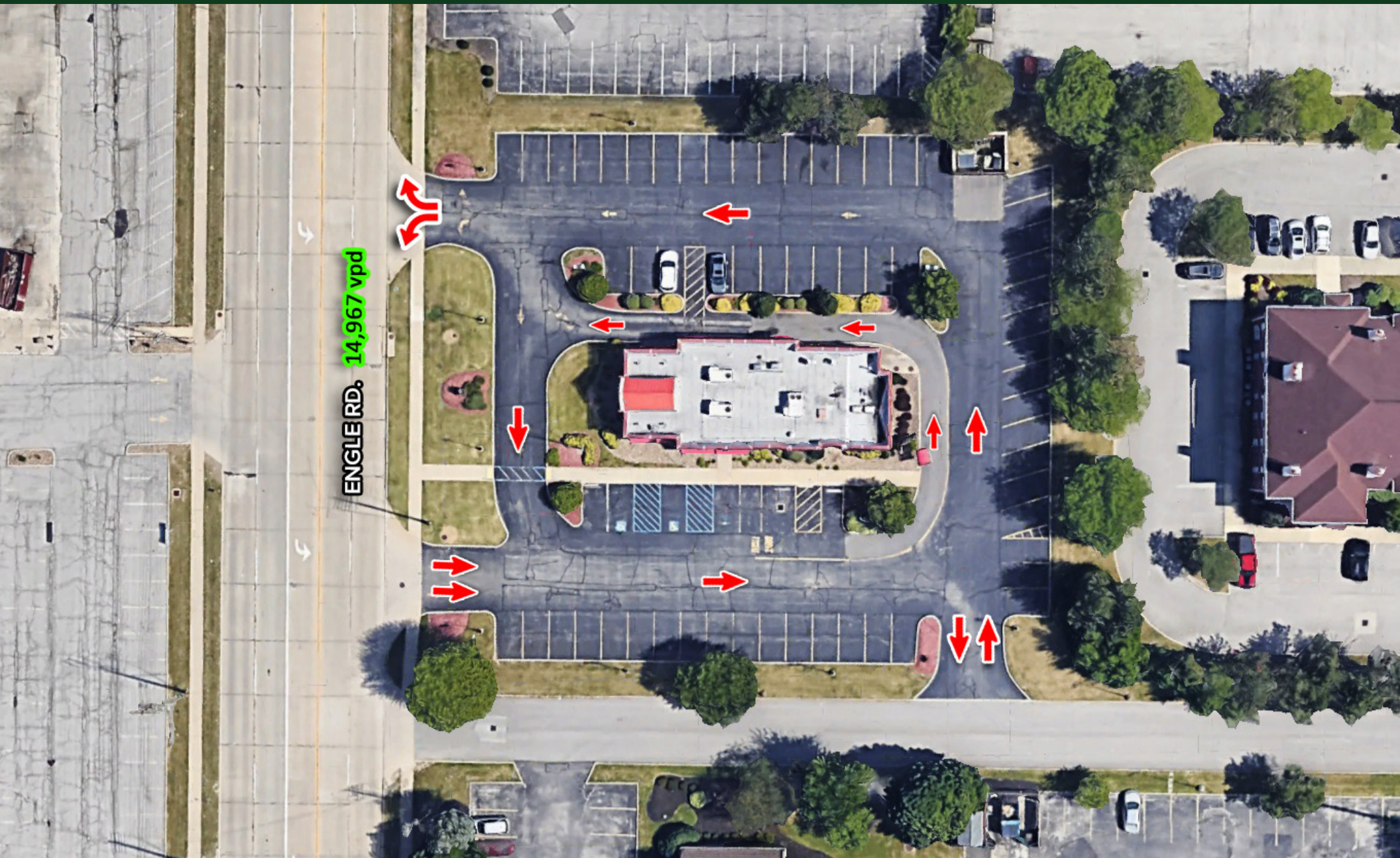
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SITE PLAN



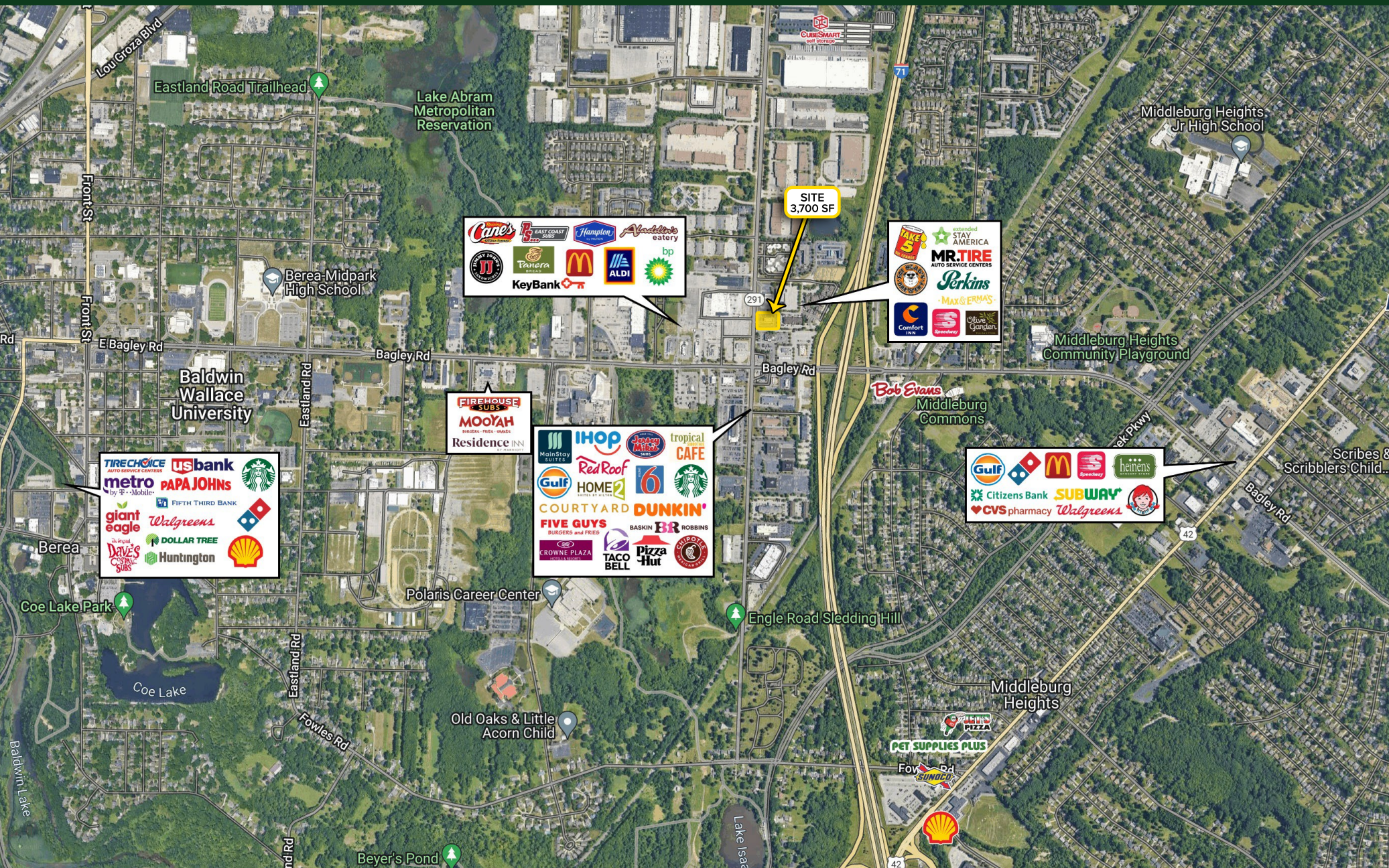
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