

**FOR SALE**

# Gulf Gas Station

17777 Bagley Road, Middleburg Heights, OH 44130



## PROPERTY OVERVIEW

- Business and property for sale
- High density area
- Perfect for redevelopment
- Hard corner
- Many national retailers and restaurants in the area
- Offered for Sale at: \$1,400,000

*\*Do not approach tenant*

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,378	68,555	178,037
Households	2,489	30,302	80,818
Median HH Income	\$63,214	\$62,420	\$63,019
Average HH Income	\$77,835	\$78,270	\$79,262
Daytime Population	15,141	40,689	106,902

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Andrew Chess

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Dyann Davison

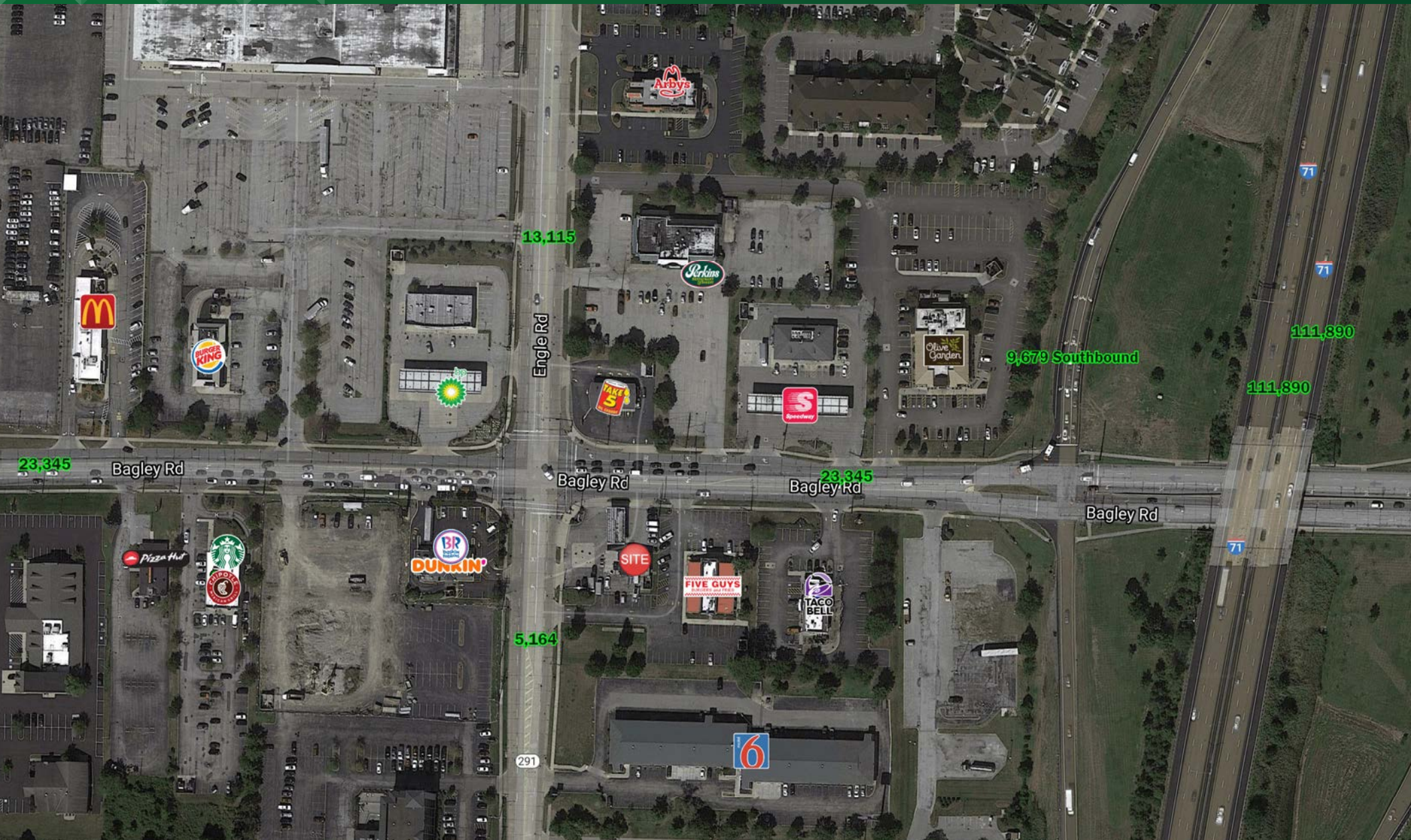
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### SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

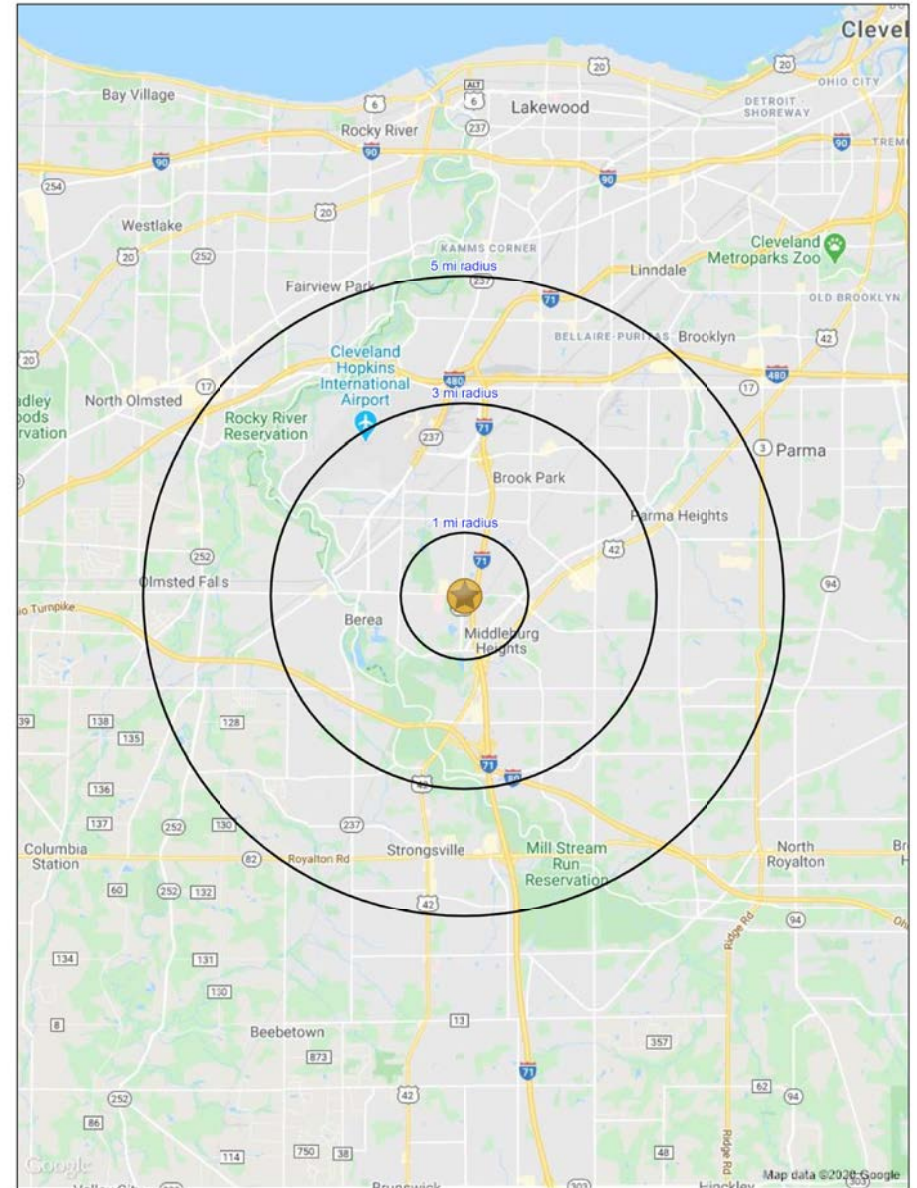
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3716/-81.8243

**17777 Bagley Rd**  
Cleveland, OH 44130

	1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>			
2020 Estimated Population	5,378	68,555	178,037
2025 Projected Population	5,178	68,749	172,122
2010 Census Population	5,483	70,949	182,974
2000 Census Population	5,143	73,238	185,615
Projected Annual Growth 2020 to 2025	-0.7%	-0.5%	-0.7%
Historical Annual Growth 2000 to 2020	0.2%	-0.3%	-0.2%
2020 Median Age	47.0	42.7	42.6
<b>HOUSEHOLDS</b>			
2020 Estimated Households	2,489	30,302	80,818
2025 Projected Households	2,336	28,802	78,250
2010 Census Households	2,398	29,598	78,380
2000 Census Households	2,146	29,129	78,871
Projected Annual Growth 2020 to 2025	-1.2%	-1.0%	-1.1%
Historical Annual Growth 2000 to 2020	0.8%	0.2%	0.3%
<b>RACE AND ETHNICITY</b>			
2020 Estimated White	91.8%	88.4%	86.2%
2020 Estimated Black or African American	4.1%	5.0%	6.1%
2020 Estimated Asian or Pacific Islander	2.2%	3.7%	3.8%
2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2020 Estimated Other Races	1.6%	2.7%	3.7%
2020 Estimated Hispanic	2.9%	3.6%	5.2%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$77,835	\$78,270	\$79,282
2020 Estimated Median Household Income	\$63,214	\$62,420	\$63,019
2020 Estimated Per Capita Income	\$36,448	\$34,814	\$36,140
<b>EDUCATION (AGE 25+)</b>			
2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.6%	2.5%
2020 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.1%	5.3%
2020 Estimated High School Graduate	25.9%	31.1%	30.5%
2020 Estimated Some College	23.6%	22.5%	22.7%
2020 Estimated Associates Degree Only	7.6%	8.1%	8.3%
2020 Estimated Bachelors Degree Only	23.3%	19.0%	19.3%
2020 Estimated Graduate Degree	13.3%	11.5%	11.4%
<b>BUSINESS</b>			
2020 Estimated Total Businesses	788	2,887	7,077
2020 Estimated Total Employees	15,141	40,689	106,902
2020 Estimated Employee Population per Business	19.7	14.2	15.1
2020 Estimated Residential Population per Business	7.0	23.9	25.2

The report was produced using data from private and government sources deemed to be reliable. The information here is provided without representation or warranty.



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