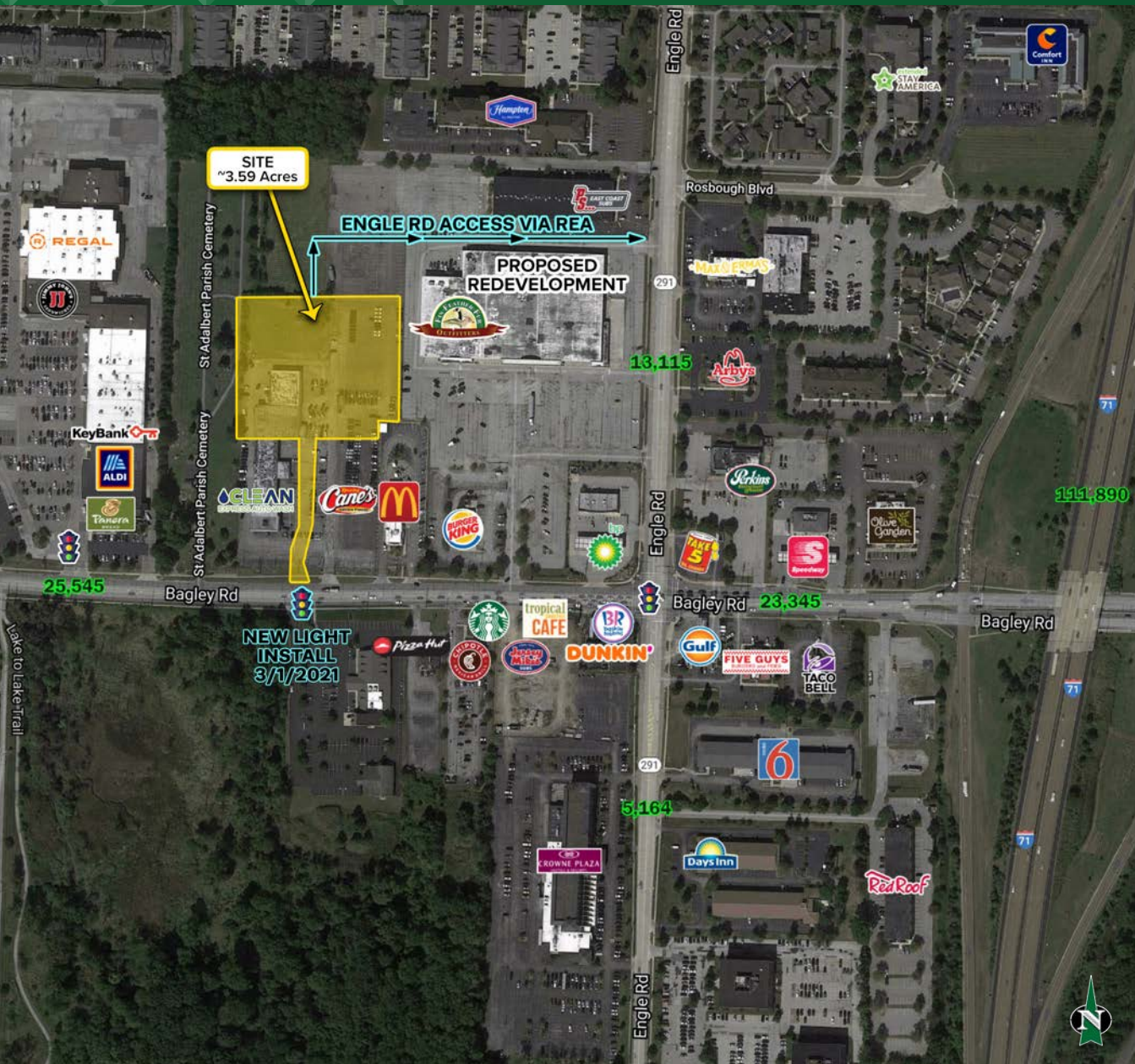


**AVAILABLE**

# 3.59 AC Prime Commercial Land

## 18170 Bagley Road, Middleburg Heights, OH 44130



### PROPERTY OVERVIEW

- Prime Bagley Road Retail Corridor Development Opportunity by Raising Canes and CLEan Express Auto Wash
- For Sale or Ground Lease
- Located at a new corner traffic light on Bagley Road (25,545 vpd)
- Multiple access points to Engle Road
- Monument Signage Available on Bagley Road

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,781	66,074	177,200
Households	1,839	27,876	77,228
Median HH Income	\$67,818	\$64,366	\$64,258
Average HH Income	\$82,751	\$80,339	\$80,827
Daytime Population	11,641	37,801	96,536



[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.

**Sean Wall**  
 216.861.5498  
 seanwall@hannacre.com

**AVAILABLE**

# 3.59 AC Prime Commercial Land

18170 Bagley Road, Middleburg Heights, OH 44130



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.

Sean Wall  
216.861.5498  
seanwall@hannacre.com

**AVAILABLE**

# 3.59 AC Prime Commercial Land

18170 Bagley Road, Middleburg Heights, OH 44130



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.

**Sean Wall**  
216.861.5498  
seanwall@hannacre.com

# AVAILABLE

# 3.59 AC Prime Commercial Land

## 18170 Bagley Road, Middleburg Heights, OH 44130

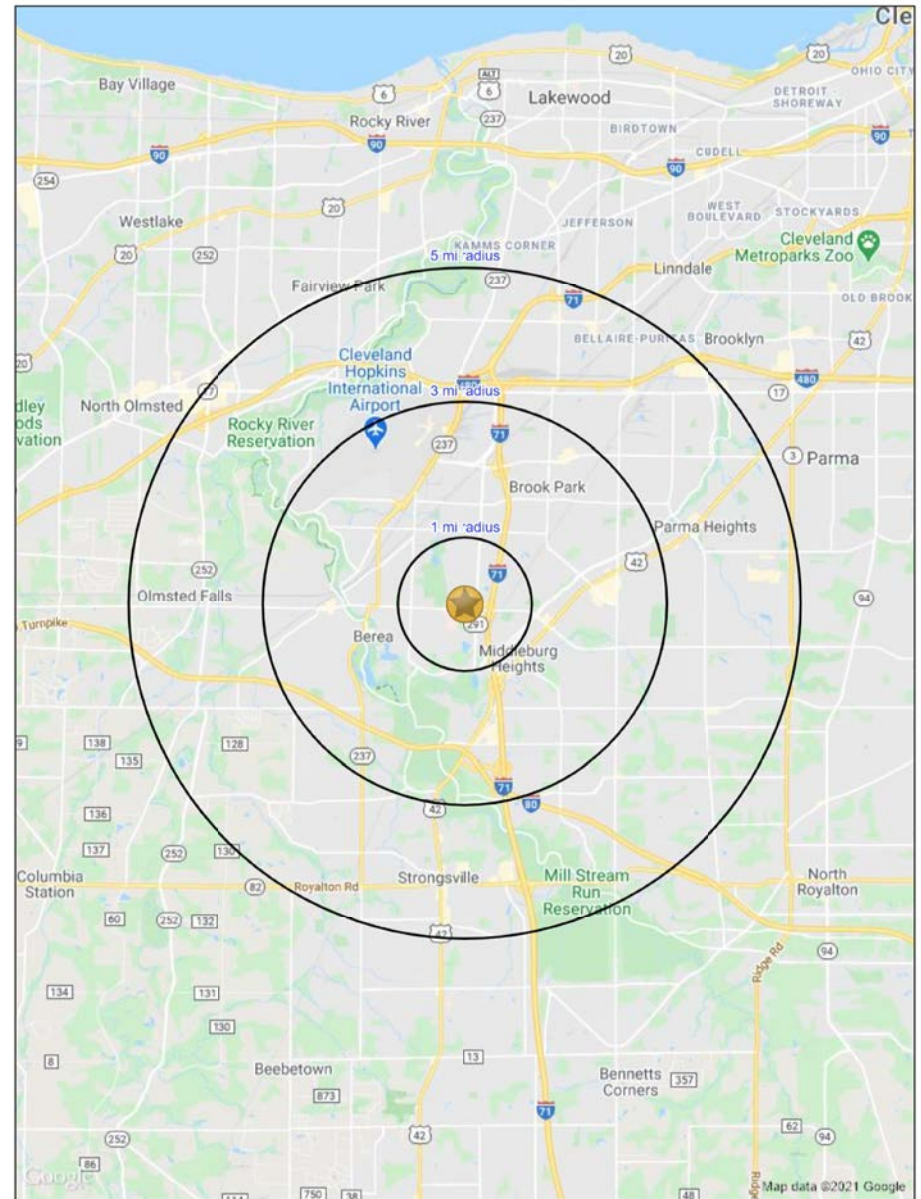
### SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3732/-81.8282

18170 Bagley Rd		1 mi radius	3 mi radius	5 mi radius
Cleveland, OH 44130				
POPULATION	2020 Estimated Population	4,781	66,074	177,200
	2025 Projected Population	4,566	62,386	167,169
	2010 Census Population	4,915	68,710	183,227
	2000 Census Population	4,617	70,818	185,694
	Projected Annual Growth 2020 to 2025	-0.9%	-1.1%	-1.1%
	Historical Annual Growth 2000 to 2020	0.2%	-0.3%	-0.2%
2020 Median Age	43.0	42.8	42.7	
HOUSEHOLDS	2020 Estimated Households	1,839	27,876	77,228
	2025 Projected Households	1,766	26,683	73,876
	2010 Census Households	1,879	28,627	78,796
	2000 Census Households	1,673	28,199	77,221
	Projected Annual Growth 2020 to 2025	-0.8%	-0.9%	-0.9%
	Historical Annual Growth 2000 to 2020	0.5%	-	-
RACE AND ETHNICITY	2020 Estimated White	89.3%	88.3%	86.2%
	2020 Estimated Black or African American	6.3%	5.2%	6.2%
	2020 Estimated Asian or Pacific Islander	2.2%	3.6%	3.6%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2020 Estimated Other Races	2.0%	2.8%	3.8%
	2020 Estimated Hispanic	3.1%	3.6%	5.2%
INCOME	2020 Estimated Average Household Income	\$82,751	\$80,339	\$80,827
	2020 Estimated Median Household Income	\$67,818	\$64,366	\$64,258
	2020 Estimated Per Capita Income	\$32,770	\$34,119	\$35,387
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.7%	2.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.9%	5.2%
	2020 Estimated High School Graduate	27.0%	31.8%	31.4%
	2020 Estimated Some College	20.7%	22.4%	22.5%
	2020 Estimated Associates Degree Only	8.5%	8.5%	8.8%
	2020 Estimated Bachelors Degree Only	23.6%	18.5%	18.7%
2020 Estimated Graduate Degree	13.1%	11.1%	10.8%	
BUSINESS	2020 Estimated Total Businesses	516	2,201	6,122
	2020 Estimated Total Employees	11,641	37,801	96,536
	2020 Estimated Employee Population per Business	22.5	17.2	15.8
	2020 Estimated Residential Population per Business	9.3	30.0	28.9

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



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.

**Sean Wall**  
 216.861.5498  
 seanwall@hannacre.com