

Property Summary Report

14980 Bagley Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail Freestanding
Year Built	1973
GLA	2,562 SF
Stories	1
Typical Floor	2,562 SF
Construction	Reinforced Concrete

LAND

Land Acres	0.33 AC
Zoning	LRB, Middleburg
Parcels	374-02-095

EXPENSES

Taxes	\$2.43/SF (2020)
-------	------------------

TENANTS

Millennium Tanning	-
--------------------	---

SALE

For Sale	\$399,000 (\$155.74/SF)
Sale Type	Investment or Owner User
Status	Active

Last Sale

Sold Price	\$251,000 (\$97.97/SF)
Date	Jun 2003
Sale Type	Owner User

TRAFFIC & FRONTAGE

Traffic Volume	13,017 on Bagley Rd & Pearl Rd NW (2018) 21,439 on Bagley Road & Big Creek Pkwy NW (2020)
Frontage	87' on Bagley

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	14 available (Surface);Ratio of 5.46/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (58)



Property Summary Report

14980 Bagley Rd



Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Sales Company	Gentile Real Estate LLC 37040 Colorado Ave Avon, OH 44011 (440) 212-7711 (p)	True Owner	Millennium Tanning 14980 Bagley Rd Middleburg Heights, OH 44130 (440) 888-8267 (p)
Recorded Owner	Ca-Mil Holdings Llc 14980 Bagley Rd Cleveland, OH 44130		



BUILDING NOTES

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

SALE HIGHLIGHTS

- Next to McDonalds
- Across the street from CVS
- High Traffic



Property Summary Report

17777 Bagley Rd

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	2 Star Retail Service Station
Tenancy	Single
Year Built	1967
GLA	1,653 SF
Stories	1
Typical Floor	1,653 SF

LAND

Land Acres	0.50 AC
Zoning	Commercial
Parcels	373-23-001

EXPENSES

Taxes	\$10.31/SF (2020)
-------	-------------------

TENANTS

Gulf	2,500 SF
------	----------

SPACE FEATURES

- 24 Hour Access

SALE

For Sale	\$1,400,000 (\$846.95/SF)
Sale Type	Investment or Owner User
Status	Active

Last Sale

Sold Price	\$571,000 (\$345.43/SF)
Date	Jun 2006
Financing	1st Mortgage: Not Available Bal/Pmt: \$325,000/-

TRAFFIC & FRONTAGE

Traffic Volume	38,263 on Bagley Rd & Engle Rd W (2018)
	34,036 on Bagley Rd & Engle Rd W (2020)
Frontage	125' on E Bagley
	105' on Engle Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	19 available (Surface); Ratio of 10.40/1,000 SF
Airport	8 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (46)



Property Summary Report

17777 Bagley Rd



Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Primary Leasing Company	Lee Hronek (216) 789-6881 (p)	Sales Company	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)
True Owner	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)	Recorded Owner	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)

SALE HIGHLIGHTS

- Business and property for sale
- High density area
- Perfect for redevelopment
- Hard corner
- Many national retailers and restaurants in the area
- Do not approach tenant



Property Summary Report

Engle Lake Dr - Engle Lake - 4.6 Acres



Middleburg Heights, OH 44130 - Southwest Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	4.66 AC
Land SF - Gross	202,990 SF
Parcels	371-21-007

ZONING & USAGE

Zoning	Motor Services
--------	----------------

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
----------------	--

TRAFFIC & FRONTAGE

Traffic Volume	8,239 on Rosbough Dr & Engle Rd NW (2018) 36,579 on Bagley Rd & I- 71 W (2018)
Frontage	I-71

Made with TrafficMetrix® Products

TRANSPORTATION

Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (32)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	 Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)	True Owner	 Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)
Recorded Owner	Engle Road Land Purchase Company Llc 6908 Engle Rd Cleveland, OH 44130		



Property Summary Report

Engle Lake Dr - Engle Lake - 4.6 Acres



Middleburg Heights, OH 44130 - Southwest Submarket

SALE HIGHLIGHTS

- Great Highway Access.
- Located just off the I-71/Bagley Road exit.



Property Summary Report

7250 Pearl Rd - 7250 Pearl Road

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail Service Station (Neighborhood Center)
Tenancy	Single
Year Built	1977
Year Renov	1983
GLA	2,030 SF
Stories	1
Typical Floor	2,030 SF
Docks	None
Construction	Reinforced Concrete

LAND

Land Acres	0.58 AC
Zoning	GB, Middleburg Hghts
Parcels	372-28-009

EXPENSES

Taxes	\$7.68/SF (2020)
-------	------------------

TENANTS

Gulf	2,500 SF	Pearl Bagley Gulf	-
------	----------	-------------------	---

SPACE FEATURES

- 24 Hour Access
- Signage
- Pylon Sign
- Signalized Intersection

SALE

For Sale	\$1,200,000 (\$591.13/SF)
Sale Type	Investment or Owner User
Status	Active

Last Sale

Sold Price	\$500,000 (\$246.31/SF)
Date	Nov 2003
Sale Type	Owner User
Financing	1st Mortgage: Lorain National Bank Bal/Pmt: \$440,000/-



Property Summary Report

7250 Pearl Rd - 7250 Pearl Road



Middleburg Heights, OH 44130 - Southwest Submarket

TRAFFIC & FRONTAGE

Traffic Volume	17,831 on Pearl Rd & Bagley Rd SW (2018)
	21,439 on Bagley Road & Big Creek Pkwy NW (2020)
Frontage	129' on Bagley Rd
	161' on Pearl Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	15 available (Surface);Ratio of 7.39/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (60)

PROPERTY CONTACTS

Sales Company	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)	True Owner	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)
Recorded Owner	Gorczyca Jerome J 7250 Pearl Rd Cleveland, OH 44130		

BUILDING NOTES

Location Corner: NW

Property Description: Full Service Gas Station



Property Summary Report

7300 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	2 Star Retail Storefront Condo
Tenancy	Multi
Year Built	1970
GLA	20,000 SF
Stories	1
Typical Floor	20,000 SF

LAND

Land Acres	2.18 AC
Zoning	commercial
Parcels	373-26-037, 373-26-038

EXPENSES

Taxes	\$1.01/SF (2020)
-------	------------------

TENANTS

Pins and Needles	21,118 SF
------------------	-----------

SALE

For Sale	2 Condos - Price Not Disclosed
Sale Type	Owner User
Properties	2
Status	Pending

TRAFFIC & FRONTAGE

Traffic Volume	20,952 on Pearl Rd & Bagley Rd NE (2020) 21,439 on Bagley Road & Big Creek Pkwy NW (2020)
Frontage	219' on Pearl Road

Made with TrafficMetrix® Products

TRANSPORTATION

Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (62)

PROPERTY CONTACTS

Sales Company	Arnold J. Eisenberg, Inc. 24500 Chagrin Blvd Beachwood, OH 44122 (216) 831-6773 (p) (216) 831-3869 (f)	True Owner	Brostek Jim 7300 Pearl Rd Middleburg Heights, OH 44130 (440) 243-6400 (p)
Recorded Owner	Corbricon Ventures Llc 305 Valley Brook Oval Hinckley, OH 44233		



Property Summary Report

7300 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING NOTES

- Attractive 20,000 sq. ft. Retail Building on 2.2 Acres
- Near Busy Intersection of Pearl Rd. & Bagley Rd.
- Approximately One Mile from Two I-71 Exchanges
- Beautiful Open Showroom, Large Warehouse & Receiving Areas
- For Sale or Lease, flexible terms



Property Summary Report

7834 Pearl Rd - 7834 Pearl Road Land



Middleburg Heights, OH 44130 - Southwest Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	5.77 AC
Land SF - Gross	251,341 SF
Parcels	373-18-015

ZONING & USAGE

Zoning	R1-A; RMP
Proposed Use	Commercial, MultiFamily, Retail

TRAFFIC & FRONTAGE

Traffic Volume	25,630 on Pearl Rd & Main St S (2017)
	90,200 on I- 71 & W Sprague Rd N (2017)
Frontage	507' on Pearl Road
	472' on Sprague Road

Made with TrafficMetrix® Products

TRANSPORTATION

Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (34)

SALE

For Sale	\$750,000 (\$129,983/AC - \$2.98/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Cushman & Wakefield CRESCO Real Estate
	3 Summit Park Dr Independence, OH 44131 (216) 520-1200 (p) (216) 520-1828 (f)



Recorded Owner	McGinnis-Marston Llc 101 W Prospect Ave Cleveland, OH 44115
----------------	---

LAND NOTES

Considerable new retail development in area. Easy access to Cleveland and suburbs via I-71, I-480 & I-80.

SALE HIGHLIGHTS

- 5.77 acres of prime land for Commercial Development
- Approximately 510' of frontage along Pearl Road

