

Property Summary Report

7251 Engle Rd - Plaza South I



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1981
RBA	56,320 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	9.34 AC
Zoning	Office
Parcels	373-23-022

FOR LEASE

Smallest Space	668 SF	Office Avail	22,611 SF
Max Contiguous	14,029 SF		
# of Spaces	5		
Vacant	22,611 SF		
% Leased	59.9%		
Rent	\$16.25		
Service Type	Full Service Gross		

BUILDING AMENITIES

- 24 Hour Access
- Conferencing Facility
- Fitness Center

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	109	Office	Direct	1,709	1,709	1,709	\$16.25/FS	Vacant	Negotiable
P 2nd	200/201	Office	Direct	14,029	14,029	14,029	\$16.25/FS	Vacant	Negotiable
P 3rd	301	Office	Direct	2,534	2,534	2,534	\$16.25/FS	Vacant	Negotiable
P 4th	402	Office	Direct	3,671	3,671	3,671	\$16.25/FS	Vacant	Negotiable
P 4th	401	Office	Direct	668	668	668	\$16.25/FS	Vacant	Negotiable

SALE

For Sale	Part of a Portfolio - \$8,100,000 (\$50.31/SF)
Sale Type	Investment
Properties	3
Status	Active

TRANSPORTATION

Parking	676 available (Surface);Ratio of 4.17/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (37)

Property Summary Report

7251 Engle Rd - Plaza South I



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Verantis Environmental Solutions Group	9,533 SF	Associated Software Consultants	6,096 SF
Hearing Doctors Of Ohio	4,328 SF	CutterCroix	4,200 SF
McManus Dosen & Co	3,800 SF	Sage Partners	3,166 SF
Smith Marshall, LLP	3,000 SF	University Hospitals	985 SF

PROPERTY CONTACTS

Sales Company	Newmark 1300 E 9th St Cleveland, OH 44114 (216) 861-3040 (p) (216) 453-3093 (f)	Sales Company	Newmark 1 E 4th St Cincinnati, OH 45202 (513) 241-2300 (p) (513) 241-2654 (f)
True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Recorded Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)
Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)		

BUILDING NOTES

Plaza South 1 includes a landscaped, park-like setting, a coffee shop, conference rooms, and a health club. Ample surface parking available.

SALE HIGHLIGHTS

- Three well-maintained four-story buildings totaling 159,304 SF on 9.03 acres.
- Strategically located in Middleburg Heights near I-71 providing immediate access to all major highways and Cleveland Hopkins International Airport.
- Prime location near a growing number of corporate headquarters for a variety of industries.

Property Summary Report

7261 Engle Rd - Plaza South II

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1983
Year Renov	1997
RBA	48,363 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	3.29 AC
Zoning	OB
Parcels	373-23-023

BUILDING AMENITIES

- Conferencing Facility
- Fitness Center

FOR LEASE

Smallest Space	1,700 SF	Office Avail	18,538 SF
Max Contiguous	8,106 SF		
# of Spaces	5		
Vacant	18,538 SF		
% Leased	61.7%		
Rent	\$16.50		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office	Direct	1,951	1,951	1,951	\$16.50/FS	Vacant	Negotiable
P 2nd	200	Office	Direct	8,106	8,106	8,106	\$16.50/FS	Vacant	Negotiable
P 3rd	305	Office	Direct	2,502	2,502	2,502	\$16.50/FS	Vacant	Negotiable
P 3rd	300	Office	Direct	4,279	4,279	4,279	\$16.50/FS	Vacant	Negotiable
P 3rd	306	Office	Direct	1,700	1,700	1,700	\$16.50/FS	Vacant	Negotiable

Property Summary Report

7261 Engle Rd - Plaza South II



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRANSPORTATION	
For Sale	Part of a Portfolio - \$8,100,000 (\$50.31/SF)	Parking	220 available (Surface);Ratio of 4.54/1,000 SF
Sale Type	Investment	Airport	13 min drive to Cleveland Hopkins International Airport
Properties	3	Walk Score	Car-Dependent (34)
Status	Active		

TENANTS			
Beckett College	13,545 SF	Prometric	1,780 SF
Dante Solutions	1,600 SF	Powerseller	1,200 SF
Keystone Financial Planning	1,000 SF	Midland Recruiters	750 SF

PROPERTY CONTACTS			
Sales Company	Newmark	Sales Company	Newmark
	1300 E 9th St Cleveland, OH 44114 (216) 861-3040 (p) (216) 453-3093 (f)		1 E 4th St Cincinnati, OH 45202 (513) 241-2300 (p) (513) 241-2654 (f)
True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Recorded Owner	Plaza South Consolidated LLC 6960-7000 S Edgerton Rd Brecksville, OH 44141
Previous True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)

BUILDING NOTES
3 building business park with expansion capabilities. 2 conference rooms, a coffee shop and exercise area with men's and women's showers.

SALE HIGHLIGHTS
<ul style="list-style-type: none">Three well-maintained four-story buildings totaling 159,304 SF on 9.03 acres.Strategically located in Middleburg Heights near I-71 providing immediate access to all major highways and Cleveland Hopkins International Airport.Prime location near a growing number of corporate headquarters for a variety of industries.

Property Summary Report

7271 Engle Rd - Plaza South Three



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1986
RBA	56,320 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	2.84 AC
Zoning	Commercial
Parcels	373-23-025

BUILDING AMENITIES

- Conferencing Facility
- Food Service
- Fitness Center

FOR LEASE

Smallest Space	1,696 SF	Office Avail	21,582 SF
Max Contiguous	13,660 SF		
# of Spaces	5		
Vacant	21,582 SF		
% Leased	61.7%		
Rent	\$16.25		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	120	Office	Direct	2,480	2,480	2,480	\$16.25/FS	Vacant	Negotiable
P 1st	100	Office	Direct	1,771	1,771	1,771	\$16.25/FS	Vacant	Negotiable
P 3rd	309	Office	Direct	1,696	1,696	1,696	\$16.25/FS	Vacant	Negotiable
P 3rd	308	Office	Direct	1,975	1,975	1,975	\$16.25/FS	Vacant	Negotiable
P 4th	400	Office	Direct	13,660	13,660	13,660	\$16.25/FS	Vacant	Negotiable

SALE

For Sale	Part of a Portfolio - \$8,100,000 (\$50.31/SF)
Sale Type	Investment
Properties	3
Status	Active

TRANSPORTATION

Parking	250 available (Surface);Ratio of 4.75/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (34)

Property Summary Report

7271 Engle Rd - Plaza South Three



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Corporate Screening Services	14,080 SF	Crawford & Company Insurance Adjusters	9,210 SF
ExamOne	1,408 SF	Weinstein & Associates	1,408 SF
ViaQuest	704 SF	Richard J Stahl III Law Office	600 SF

PROPERTY CONTACTS

Sales Company	Newmark 1300 E 9th St Cleveland, OH 44114 (216) 861-3040 (p) (216) 453-3093 (f)	Sales Company	Newmark 1 E 4th St Cincinnati, OH 45202 (513) 241-2300 (p) (513) 241-2654 (f)
True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Recorded Owner	Plaza South Consolidated LLC 6940 Edgerton Rd Brecksville, OH 44141
Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)		

BUILDING NOTES

3 building park with expansion capabilities. Includes 2 conference rooms, coffee shop and exercise area with men's and women's showers.

SALE HIGHLIGHTS

- Three well-maintained four-story buildings totaling 159,304 SF on 9.03 acres.
- Strategically located in Middleburg Heights near I-71 providing immediate access to all major highways and Cleveland Hopkins International Airport.
- Prime location near a growing number of corporate headquarters for a variety of industries.

Property Summary Report

19697 Commerce Pky - Amsdell Commerce Park Land



Middleburg Heights, OH 44130 - Southwest Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	4.86 AC
Land SF - Gross	211,702 SF
Parcels	371-03-010

ZONING & USAGE

Zoning	Industrial
--------	------------

TRAFFIC & FRONTAGE

Traffic Volume	5,775 on Sheldon Rd & Eastland Rd W (2022) 9,978 on Eastland Rd & 1st Ave S (2018)
----------------	---

Made with TrafficMetrix Products

TRANSPORTATION

Airport	10 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (10)

SALE

For Sale	\$900,000 (\$185,185/AC - \$4.25/SF)
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	CBRE 950 Main Ave Cleveland, OH 44113 (216) 687-1800 (p) (216) 363-6466 (f)
Recorded Owner	Tony P Figliano 6675 Eastland Rd Cleveland, OH 44130

Sales Company	CBRE 301 Grant St Pittsburgh, PA 15219 (412) 471-9500 (p) (412) 471-0995 (f)
---------------	--

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	8,963 on Rosbough Dr & Engle Rd NW (2022) 25,093 on Bagley Rd & I- 71 E (2022)
Frontage	I-71
Made with TrafficMetrix Products	

TRANSPORTATION	
Airport	12 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

6912 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail Bank
Tenancy	Single
Year Built	2013
GLA	5,192 SF
Stories	1
Typical Floor	5,192 SF

LAND

Land Acres	0.89 AC
Parcels	372-18-024

TENANTS

KeyBank	5,192 SF
---------	----------

SALE

For Sale	\$2,200,000 (\$423.73/SF)
Cap Rate	5.22%
Sale Type	Investment
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	11,184 on Smith Rd & S Parkway Dr NW (2020)
	22,520 on Pearl Rd & Southland Dr NE (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (59)

PROPERTY CONTACTS

Sales Company	Cushman & Wakefield CRESCO Real Estate 6100 Rockside Woods Blvd Independence, OH 44131 (216) 520-1200 (p) (216) 520-1828 (f)	True Owner	George Ketigian Buck Hill Falls, PA 18323 (516) 741-0941 (p)
Recorded Owner	Vic-Armen Realty III LLC 234 Old Hemlock Ln Buck Hill Falls, PA 18323 (516) 521-6089 (p)	Recorded Owner	Vic-Armen Realty LLC

Property Summary Report

7183 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	0.70 AC
Land SF - Gross	30,492 SF
Topography	Level
Parcels	374-02-026

ZONING & USAGE

Zoning	GB
Proposed Use	Restaurant, Retail

CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer,
----------------	--

TRAFFIC & FRONTAGE

Traffic Volume	17,478 on Pearl Rd & Bagley Rd SW (2022) 21,076 on Pearl Road & Pine Hill Trl SW (2020)
Frontage	125' on Pearl Rd

Made with TrafficMetrix Products

TRANSPORTATION

Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (60)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

Last Sale

Sold Price	Not Disclosed
Date	Sep 2022
Sale Type	Investment

LEASE

Available AC	0.70 AC
Available SF	30,492 SF
Term	Negotiable
Outparcel	No

LEASE NOTES

.70 acre lot available for lease. Property is nearby many major retailers including Walgreens, Subway, and Domino's. 7183 Pearl Rd receives excellent exposure with over 21,000 vehicles per day.

Property Summary Report

7183 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Sales Company



Cushman & Wakefield | CRESCO Real Estate

6100 Rockside Woods Blvd

Independence, OH 44131

(216) 520-1200 (p)

(216) 520-1828 (f)

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

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	19,090 on Pearl Rd & Bagley Rd NE (2022) 21,076 on Pearl Road & Pine Hill Trl SW (2020)
Frontage	219' on Pearl Road

Made with TrafficMetrix Products

TRANSPORTATION

Airport	16 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (64)

PROPERTY CONTACTS

Sales Company	Research In Progress 501 S 5th St Richmond, VA 23219	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		

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

ZONING & USAGE

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

TRAFFIC & FRONTAGE

Traffic Volume	25,630 on Pearl Rd & Main St S (2017) 35,004 on Pearl Rd & Main St N (2018)
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 (35)

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 6100 Rockside Woods Blvd 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