



Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	32,080 SF (70.2%)
Built	1984
Tenancy	Multiple
Available	2,380 - 9,560 SF
Max Contiguous	4,800 SF
Asking Rent	\$10.50 - 12.00 SF/Year/NNN
Frontage	677' on 130th St
Frontage	171' on Sprague Rd
Parking Spaces	3.90/1,000 SF; 151 Surface Spaces



Property Details

Land Area	3.25 AC (141,570 SF)	Zoning	GD, Middleburg Heigh
Building FAR	0.23	Parcel	374-26-008

For Lease Summary

Number of Spaces	3	% Leased	70.2%
Smallest Space	2,380 SF	Asking Rent	\$10.50 - 12.00 SF/Year
Max Contiguous	4,800 SF	Service Type	Triple Net
Vacant	9,560 SF	Retail Available	9,560 SF

Amenities

- Pylon Sign
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	7786	Retail	Direct	4,800	4,800	4,800	\$12.00 NNN	Vacant	Negotiable
P 1	7772	Retail	Direct	2,380	2,380	2,380	\$10.50 NNN	Vacant	Negotiable
P 1	7770	Retail	Direct	2,380	2,380	2,380	\$10.50 NNN	Vacant	Negotiable

Previous Sale

Sale Date	1/4/2008	Sale Type	Investment
Pro Forma Cap Rate	9.0%	Comp Status	Research Complete
Sale Price	\$3,300,000	Actual Cap Rate	7.9%
Comp ID	1473452		



Transportation

Parking Details	3.90/1,000 SF; 151 Surface Spaces		
Traffic Volume	12,753 on W Sprague Rd (2025); 11,409 on W 130th St (2025); 13,569 on W 130th St (2024); 13,512 on W 130th St (2025); 14,471 on W 130th St (2020); 12,804 on W Sprague Rd (2025); 10,933 on Cherokee Trl (2025); 10,926 on Cherokee Trl (2024); 13,771 on Abbey Rd (2018); 2,211 on W Sprague Rd (2025)		
Frontage	677' on 130th St; 171' on Sprague Rd		
Airport	Cleveland-Hopkins International		16 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Helen Foot Spa Inc	1	32,080	-	Apr 2026	-
Dollar General	1	7,925	7	Feb 2007	-
Rock Creek Kitchen & Bar	1	4,800	17	Jul 2008	-
Bistro on 130	1	2,400	16	Sep 2016	-
Edward Jones	1	1,500	2	May 2010	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Cuyahoga County	Cleveland, OH 44115	(216) 698-2299
True Owner	Fields Investments	Agoura Hills, CA 91301	(818) 719-8618
Property Management	Fields Investments	Agoura Hills, CA 91301	(818) 719-8618



18660 E Bagley Rd - Middleburg Medical Arts I

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	31,932 SF (72.2%)
Built	1976
Stories	5
Elevators	2 passenger
Typical Floor	5,140 SF
Tenancy	Multiple
Available	471 - 8,879 SF
Max Contiguous	2,724 SF
Asking Rent	\$21.00 SF/Year/MG
Parking Spaces	3.00/1,000 SF; 90 Surface Spaces



Property Details

Land Area	2.12 AC (92,347 SF)	Zoning	Commercial
Building FAR	0.35	Parcel	371-09-004
Owner Occupied	No		

For Lease Summary

Number of Spaces	7	% Leased	72.2%
Smallest Space	471 SF	Asking Rent	\$21.00 SF/Year
Max Contiguous	2,724 SF	Service Type	Modified Gross
Vacant	8,879 SF	Office/Medical Available	8,879 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	302	Office/Medical	Direct	958	2,717	2,717	\$21.00 MG	Vacant	Negotiable
P 3	303	Office/Medical	Direct	951	2,717	2,717	\$21.00 MG	Vacant	Negotiable
P 3	301	Office/Medical	Direct	808	2,717	2,717	\$21.00 MG	Vacant	Negotiable
P 3	305	Office/Medical	Direct	794	794	794	\$21.00 MG	Vacant	Negotiable
P 4	404	Office/Medical	Direct	2,644	2,644	2,644	\$21.00 MG	Vacant	Negotiable
P 4	401	Office/Medical	Direct	2,253	2,724	2,724	\$21.00 MG	Vacant	Negotiable
P 4	402	Office/Medical	Direct	471	2,724	2,724	\$21.00 MG	Vacant	Negotiable

Previous Sale

Sale Date	2/11/2022	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	5888606		



Transportation

Parking Details	3.00/1,000 SF; 90 Surface Spaces		
Traffic Volume	25,679 on Old Oak Blvd (2020); 24,411 on Old Oak Blvd (2025); 20,694 on Engle Rd (2025); 14,175 on Bagley Rd (2025); 19,683 on Engle Rd (2025); 8,265 on Bagley Rd (2020); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 26,479 on I- 71 (2025); 8,594 on Bagley Rd (2025)		
Airport	Cleveland-Hopkins International	9 min drive	
	Akron-Canton Regional	62 min drive	
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	70 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Florence Kimbo MD, LLC	4	2,470	16	Dec 2000	-
New Pathways Clinic	1	1,734	3	Aug 2020	-
Associates In Dermatology	5	1,732	11	Jul 2024	-
Kirlough Family Dentistry	3	1,500	10	Jan 1978	-
Dr. Thomas J. Cyphert DDS	5	700	2	Jul 1987	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	ALTERA MIDDLEBURG MEDICAL ARTS LLC	Dallas, TX 75206	-
True Owner	Altera Fund Advisors	Dallas, TX 75206	(214) 207-4090



Property Summary

RBA (% Leased)	75,000 SF (68.6%)
Built	2007
Stories	3
Elevators	2 passenger
Typical Floor	25,000 SF
Tenancy	Multiple
Available	2,967 - 23,541 SF
Max Contiguous	8,004 SF
Asking Rent	\$29.00 SF/Year/MG
Parking Spaces	4.88/1,000 SF; 366 Surface Spaces



Property Details

Land Area	5.78 AC (251,777 SF)	Owner Occupied	No
Building FAR	0.30	Zoning	OB
Slab to Slab	9'	Parcel	371-09-002

For Lease Summary

Number of Spaces	4	% Leased	68.6%
Smallest Space	2,967 SF	Asking Rent	\$29.00 SF/Year
Max Contiguous	8,004 SF	Service Type	Modified Gross
Vacant	23,541 SF	Office/Medical Available	23,541 SF

Amenities

- Bus Line
- High Ceilings
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	210	Office/Medical	Direct	2,967	2,967	2,967	\$29.00 MG	Vacant	Negotiable
P 3	350	Office/Medical	Direct	3,965 - 8,004	8,004	8,004	\$29.00 MG	Vacant	Negotiable
P 3	310	Office/Medical	Direct	4,039 - 8,004	8,004	8,004	\$29.00 MG	Vacant	Negotiable
P 3	300	Office/Medical	Direct	4,566	4,566	4,566	\$29.00 MG	Vacant	Negotiable

Previous Sale

Sale Date	2/11/2022	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	5888606		



Transportation

Parking Details	4.88/1,000 SF; 366 Surface Spaces		
Traffic Volume	25,679 on Old Oak Blvd (2020); 24,411 on Old Oak Blvd (2025); 20,694 on Engle Rd (2025); 14,175 on Bagley Rd (2025); 19,683 on Engle Rd (2025); 19,235 on Eastland Rd (2025); 4,968 on E Bagley Rd (2025); 5,537 on Bonds Pkwy (2025); 4,185 on E Bagley Rd (2025); 4,190 on E Bagley Rd (2024)		
Airport	Cleveland-Hopkins International		9 min drive
	Akron-Canton Regional		62 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	70 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Southwest General	1-3	75,000	45	Feb 2016	-
GSA Great Lakes Region 5	2	13,404	89	Aug 2022	Aug 2032
Premier Rheumatology Group & Infusion Llc	1	-	25	Oct 2025	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Altera Middleburg Medical Cent	Dallas, TX 75206	-
True Owner	Altera Fund Advisors	Dallas, TX 75206	(214) 207-4090



19695 Commerce Pky - Commerce Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Distribution

Property Summary

RBA (% Leased)	42,000 SF (34.4%)
Built	1999
Tenancy	Multiple
Available	27,573 SF
Max Contiguous	27,573 SF
Asking Rent	\$6.95 SF/Year/NNN
Clear Height	24'
Drive Ins	1 total
Docks	5 exterior
Levelers	None
Parking Spaces	3.34/1,000 SF; 123 Surface Spaces



Property Details

Land Area	3.06 AC (133,413 SF)	Power	200a/120 - 480v 3p 4w
Building FAR	0.31	Sprinklers	Wet
Crane	None	Zoning	Industrial
Cross Docks	None	Parcel	371-04-016

For Lease Summary

Number of Spaces	1	Asking Rent	\$6.95 SF/Year
Smallest Space	27,573 SF	Service Type	Triple Net
Max Contiguous	27,573 SF	CAM	\$3.64/SF
Vacant	27,573 SF	Industrial Available	27,573 SF
% Leased	34.4%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
Unit A	Industrial	Direct	27,573/8,523 Office	27,573	\$6.95 NNN	Vacant	Negotiable	5	1

Previous Sale

Sale Date	5/5/2021	Sale Type	Investment
Sale Price	\$3,330,487	Comp Status	Research Complete
Comp ID	7235368		

Transportation

Parking Details	3.34/1,000 SF; 123 Surface Spaces		
Traffic Volume	5,926 on Commerce Pkwy (2025); 9,978 on 1st Ave (2018); 6,120 on Eastland Rd (2025); 3,450 on Eastland Rd (2025); 3,418 on Eastland Rd (2018); 7,202 on Sheldon Rd (2018); 7,023 on Sheldon Rd (2025); 6,586 on Holland Rd (2025); 3,995 on Eastland Rd (2025); 26,939 on N Rocky River Dr (2024)		
Airport	Cleveland-Hopkins International		11 min drive
Pedestrian Friendly	30 - Somewhat friendly		



19695 Commerce Pky - Commerce Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Distribution

Transportation (Continued)

Cycling Friendly	60 - Moderately friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lifestone Union Gospel Press	1	27,614	25	Apr 2021	-
G S Flooring Designs Inc	1	13,746	4	Oct 2009	-

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Omega Middleburg OH LLC	-	-
True Owner	Omega Industrial Realty	Pacific Palisades, CA 90272	(818) 307-3022



6751 Engle Rd - Airport Executive Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Flex

Property Summary

RBA (% Leased)	28,214 SF (81.9%)
Built	1990
Tenancy	Multiple
Available	1,100 - 5,100 SF
Max Contiguous	2,000 SF
Asking Rent	\$12.00 SF/Year/MG
Clear Height	14'
Drive Ins	14 total/8' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.57/1,000 SF; 100 Surface Spaces



Property Details

Land Area	4.00 AC (174,029 SF)	Power	200a/208v 3p
Building FAR	0.16	Zoning	GI
Crane	None	Parcel	371-19-001

For Lease Summary

Number of Spaces	3	% Leased	81.9%
Smallest Space	1,100 SF	Asking Rent	\$12.00 SF/Year
Max Contiguous	2,000 SF	Service Type	Modified Gross
Total Available	5,100 SF	Office Available	1,100 SF
Vacant	5,100 SF	Industrial Available	4,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	F	Industrial	Direct	2,000/1,420 Office	2,000	2,000	\$12.00 MG	Vacant	Negotiable
P 1	K	Industrial	Direct	2,000/500 Office	2,000	2,000	\$12.00 MG	Vacant	Negotiable
P 1	B	Office	Direct	1,100/1,420 Office	1,100	1,100	Withheld	Vacant	Negotiable

Transportation

Parking Details	3.57/1,000 SF; 100 Surface Spaces		
Traffic Volume	107,351 on Sheldon Rd (2024); 108,070 on Sheldon Rd (2025); 14,369 on Englewood Dr (2024); 14,334 on Englewood Dr (2025); 11,405 on Sheldon Rd (2025); 7,453 on Engle Rd (2025); 2,351 on Sheldon Rd (2025); 6,855 on Grosse Dr (2025); 10,386 on Independence Ct (2025); 106,345 on Southway Dr (2025)		
Airport	Cleveland-Hopkins International		12 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	20 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		



6751 Engle Rd - Airport Executive Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Flex

Transportation (Continued)

Transit Friendly 0 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Breaking Through Intensive Therapy	1	5,000	3	Oct 2024	Oct 2029
Apis, Inc.	1	2,000	4	Jan 1992	-
Chester Industries	1	2,000	10	Nov 2013	-
Solventum Corporation	1	2,000	4	Apr 2013	-
Scioto Services	1	1,500	3	Dec 2017	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Developer	CubeSmart	Middleburg Heights, OH 44130	(440) 234-0700
Recorded Owner	Airport Executive Park LLC	-	-
True Owner	Amsdell Companies	Cleveland, OH 44135	(216) 458-0670
Property Management	CubeSmart	Middleburg Heights, OH 44130	(440) 234-0700



7251 Engle Rd - Plaza South I

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	56,320 SF (60.6%)
Built	1981
Stories	4
Elevators	2 passenger
Typical Floor	14,080 SF
Tenancy	Multiple
Available	668 - 22,178 SF
Max Contiguous	14,029 SF
Asking Rent	\$14.50 - 16.00 SF/Year/FS
Parking Spaces	4.17/1,000 SF; 676 Surface Spaces



Property Details

Land Area	2.95 AC (128,502 SF)	Owner Occupied	No
Building FAR	0.44	Zoning	OB
Core Factor	10%	Parcel	373-23-022
Slab to Slab	10'		

For Lease Summary

Number of Spaces	6	% Leased	60.6%
Smallest Space	668 SF	Asking Rent	\$14.50 - 16.00 SF/Year
Max Contiguous	14,029 SF	Service Type	Full Service
Vacant	22,178 SF	Office Available	22,178 SF

Amenities

- 24 Hour Access
- Conferencing Facility
- Fitness Center

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Office	Direct	1,401	1,401	1,401	\$16.00 FS	Vacant	Negotiable
P 1	115	Office	Direct	1,121	1,121	1,121	\$16.00 FS	Vacant	Negotiable
E 2	200	Office	Direct	14,029	14,029	14,029	\$14.50 FS	Vacant	Negotiable
P 3	301	Office	Direct	2,534	2,534	2,534	\$16.00 FS	Vacant	Negotiable
P 4	400	Office	Direct	2,425	2,425	2,425	\$16.00 FS	Vacant	Negotiable
P 4	401	Office	Direct	668	668	668	\$16.00 FS	Vacant	Negotiable

Previous Sale

Sale Date	12/9/2025	Sale Type	Investment
Sale Price	\$1,335,273	Comp Status	Research Complete
Comp ID	7485730	Sale Conditions	Bulk/Portfolio Sale +1



7251 Engle Rd - Plaza South I

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation

Parking Details	4.17/1,000 SF; 676 Surface Spaces		
Traffic Volume	8,594 on Bagley Rd (2025); 8,265 on Bagley Rd (2020); 19,683 on Engle Rd (2025); 26,479 on I- 71 (2025); 4,912 on Bagley Rd (2025); 7,139 on I- 71 (2025); 7,014 on I- 71 (2020); 20,694 on Engle Rd (2025); 14,175 on Bagley Rd (2025); 4,812 on Bagley Rd (2025)		
Airport	Cleveland-Hopkins International		14 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Verantis Environmental Solutions Group	3	9,533	63	Oct 2016	-
Hearing Doctors Of Ohio	1	4,328	5	Sep 2010	-
McManus Dosen & Co	4	3,800	14	Jan 1987	-
Sage Partners	1	3,166	4	Oct 2013	-
Smith Marshall, LLP	4	3,000	4	Dec 2019	-

Showing 5 of 10 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	7251 Engle Rd. LLC	Twinsburg, OH 44087	-
True Owner	7251 Engle Rd. LLC	Twinsburg, OH 44087	-
Property Management	Flair Group	Brecksville, OH 44141	(440) 838-1400



7271 Engle Rd - Plaza South III

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	56,320 SF (31.5%)
Built	1986
Stories	4
Elevators	2 passenger
Typical Floor	14,080 SF
Tenancy	Multiple
Available	1,211 - 38,593 SF
Max Contiguous	13,360 SF
Asking Rent	\$14.50 - 16.00 SF/Year/FS
Parking Spaces	4.75/1,000 SF; 250 Surface Spaces



Property Details

Land Area	2.84 AC (123,710 SF)	Owner Occupied	No
Building FAR	0.46	Zoning	OB
Core Factor	10%	Parcel	373-23-025
Slab to Slab	10'		

For Lease Summary

Number of Spaces	8	% Leased	31.5%
Smallest Space	1,211 SF	Asking Rent	\$14.50 - 16.00 SF/Year
Max Contiguous	13,360 SF	Service Type	Full Service
Vacant	38,593 SF	Office Available	38,593 SF

Amenities

- 24 Hour Access
- Conferencing Facility
- Fitness Center
- Food Service

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office	Direct	1,771	1,771	1,771	\$16.00 FS	Vacant	Negotiable
P 1	105	Office	Direct	1,673	1,673	1,673	\$16.00 FS	Vacant	Negotiable
P 1	101	Office	Direct	1,211	1,211	1,211	\$16.00 FS	Vacant	Negotiable
P 2	201	Office	Direct	9,966	9,966	9,966	\$16.00 FS	Vacant	Negotiable
P 3	307	Office	Direct	7,041	7,041	7,041	\$16.00 FS	Vacant	Negotiable
P 3	308	Office	Direct	1,975	1,975	1,975	\$16.00 FS	Vacant	Negotiable
P 3	309	Office	Direct	1,596	1,596	1,596	\$16.00 FS	Vacant	Negotiable
P 4	400	Office	Direct	13,360	13,360	13,360	\$14.50 FS	Vacant	Negotiable



7271 Engle Rd - Plaza South III

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Previous Sale

Sale Date	12/9/2025	Sale Type	Investment
Sale Price	\$1,476,583	Comp Status	Research Complete
Comp ID	7485730	Sale Conditions	Bulk/Portfolio Sale +1

Transportation

Parking Details	4.75/1,000 SF; 250 Surface Spaces	
Traffic Volume	4,912 on Bagley Rd (2025); 8,594 on Bagley Rd (2025); 4,812 on Bagley Rd (2025); 8,265 on Bagley Rd (2020); 19,683 on Engle Rd (2025); 7,139 on I- 71 (2025); 106,231 on Brookside Pkwy (2024); 7,014 on I- 71 (2020); 26,479 on I- 71 (2025); 20,694 on Engle Rd (2025)	
Airport	Cleveland-Hopkins International	14 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	10 - Not friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Crawford & Company Insurance Adjusters	3	9,210	20	Mar 1988	-
First Advantage	2	4,114	27	May 2019	-
ExamOne	1	1,408	9	Jun 2017	-
Weinstein & Associates	1	1,408	9	Jan 2019	-
ViaQuest	3	1,299	9	Aug 2025	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	7251 Engle Rd. LLC	Twinsburg, OH 44087	-
True Owner	7251 Engle Rd. LLC	Twinsburg, OH 44087	-
Property Management	Flair Group	Brecksville, OH 44141	(440) 838-1400



6902 Pearl Rd - Southland Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	34,842 SF (83.3%)
Built	1974
Stories	5
Elevators	2 passenger
Typical Floor	7,800 SF
Tenancy	Multiple
Available	456 - 12,116 SF
Max Contiguous	2,907 SF
Asking Rent	\$13.00 SF/Year
Parking Spaces	3.42/1,000 SF; Reserved Spaces Available; 150 Surface Spaces; Covered Spaces Available; Surface Tandem Spaces Available; Covered Tandem Spaces Available



Property Details

Land Area	1.48 AC (64,469 SF)	Owner Occupied	No
Building FAR	0.54	Zoning	GB
Core Factor	10%	Parcel	372-18-025
Slab to Slab	9'		

For Lease Summary

Number of Spaces	8	% Leased	83.3%
Smallest Space	456 SF	Asking Rent	\$13.00 SF/Year
Max Contiguous	2,907 SF	Office Available	12,116 SF
Vacant	5,821 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office	Direct	1,787	1,787	1,787	\$13.00 +UTIL	30 Days	1 - 20 Years
P 1	103	Office	Direct	456	456	456	\$13.00 MG	Vacant	Negotiable
P 3	300	Office	Direct	2,907	2,907	2,907	\$13.00 MG	Vacant	Negotiable
P 3	308	Office	Direct	890	890	890	\$13.00 +UTIL	30 Days	1 - 20 Years
P 3	311	Office	Direct	790	790	790	\$13.00 +UTIL	Vacant	1 - 20 Years
P 4	410	Office	Direct	1,668	1,668	1,668	\$13.00 +UTIL	Vacant	1 - 20 Years
P 4	425	Office	Direct	1,048	1,048	1,048	\$13.00 +UTIL	30 Days	1 - 20 Years
P 5	502	Office	Direct	2,570	2,570	2,570	\$13.00 +UTIL	30 Days	Negotiable



6902 Pearl Rd - Southland Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation

Parking Details	3.42/1,000 SF; Reserved Spaces Available; 150 Surface Spaces; Covered Spaces Available; Surface Tandem Spaces Available; Covered Tandem Spaces Available	
Traffic Volume	11,184 on S Parkway Dr (2020); 10,785 on S PkwyDr (2025); 17,706 on Smith Rd (2025); 24,921 on Southland Dr (2025); 6,119 on Smith Rd (2025); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 6,441 on Smith Rd (2025); 10,804 on Sunnyside Ave (2025); 12,165 on Pearl Rd (2025)	
Airport	Cleveland-Hopkins International	15 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
LE LLC	1	780	-	Jun 2020	-
Northcost Family Foundation	5	780	-	Jun 2020	-
Payee Support Services	2	780	-	Jun 2020	-
The Brow Goddess	4	780	-	Nov 2021	-
Holistic Helpers Home Healthcare LLC	3	546	-	Nov 2021	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Developers Realty, Inc	Solon, OH 44139	(440) 349-4805
True Owner	Developers Realty, Inc	Solon, OH 44139	(440) 349-4805
Property Management	Developers Realty, Inc	Solon, OH 44139	(440) 349-4805



7123 Pearl Rd - Commerce Place

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	72,856 SF (62.6%)
Built	1980
Stories	4
Elevators	2 passenger
Typical Floor	18,214 SF
Tenancy	Multiple
Available	550 - 27,243 SF
Max Contiguous	10,975 SF
Asking Rent	\$12.00 - 15.00 SF/Year/MG
Parking Spaces	4.41/1,000 SF; 300 Surface Spaces



Property Details

Land Area	3.65 AC (158,994 SF)	Owner Occupied	No
Building FAR	0.46	Zoning	Commercial
Core Factor	10%	Parcel	374-02-096
Slab to Slab	9'		

For Lease Summary

Number of Spaces	9	Asking Rent	\$12.00 - 15.00 SF/Year
Smallest Space	550 SF	Service Type	Modified Gross
Max Contiguous	10,975 SF	Office Available	24,239 SF
Total Available	27,243 SF	Retail Available	895 SF
Vacant	38,669 SF	Office/Retail Available	2,109 SF
% Leased	62.6%		

Amenities

- Conferencing Facility
- Fitness Center
- Food Service

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	109	Office/Retail	Direct	1,559	1,559	1,559	\$15.00 MG	Vacant	Negotiable
P 1	101	Retail	Direct	895	895	895	\$15.00 MG	Vacant	Negotiable
P 1	105	Office/Retail	Direct	550	550	550	\$12.00 +UTIL	Vacant	Negotiable
P 2	207	Office	Direct	2,685	4,720	4,720	\$12.00 MG	Vacant	Negotiable
P 2	203	Office	Direct	2,035	4,720	4,720	\$12.00 MG	Vacant	Negotiable
P 2	210	Office	Direct	1,528	1,528	1,528	\$12.00 MG	Vacant	Negotiable
P 3	305	Office	Direct	10,975	10,975	10,975	\$12.00 MG	Vacant	Negotiable
P 3	309A	Office	Direct	1,577	1,577	1,577	\$12.00 MG	Vacant	Negotiable
P 4	-	Office	Direct	5,439	5,439	5,439	\$12.00 MG	Vacant	Negotiable



7123 Pearl Rd - Commerce Place

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Previous Sale

Sale Date	1/20/2015	Comp Status	Research Complete
Sale Price	\$1,657,800	Actual Cap Rate	13.6%
Comp ID	3225881	Sale Conditions	Auction Sale
Sale Type	Investment		

Transportation

Parking Details	4.41/1,000 SF; 300 Surface Spaces	
Traffic Volume	19,001 on Bagley Rd (2025); 12,609 on Pearl Rd (2025); 19,855 on Pearl Rd (2024); 19,848 on Pearl Rd (2025); 21,206 on Big Creek Pkwy (2025); 19,470 on Big Creek Pkwy (2025); 6,165 on Bagley Rd (2025); 21,164 on Bagley Rd (2024); 6,441 on Smith Rd (2025); 3,634 on Bagley Rd (2025)	
Airport	Cleveland-Hopkins International	16 min drive
	Akron-Canton Regional	63 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Musical Theater Project	1	4,000	7	Jan 2021	-
Anselmo & Co	3	3,925	7	Jun 2013	-
Farmers Insurance	1	3,925	26	Mar 2011	-
US Navy Officer Recruiting	1	3,925	26	Jun 2013	-
Ditchey Geiger LLC	Unkwn	3,108	5	Jan 2019	-

Showing 5 of 17 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Commerce Place MH LLC	-	-
True Owner	AZ Management, Inc.	Beachwood, OH 44122	(833) 497-5412



7182 Pearl Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

GLA (% Leased)	36,500 SF (66.4%)
Built	2024
Tenancy	Multiple
Available	1,450 - 12,250 SF
Max Contiguous	6,200 SF
Asking Rent	\$30.00 SF/Year/NNN
Frontage	276' on Pearl Road
Frontage	Pearl Rd
Parking Spaces	5.48/1,000 SF; 200 Surface Spaces



Property Details

Land Area	4.87 AC (212,016 SF)	Zoning	GB
Building FAR	0.17	Parcel	372-28-002

For Lease Summary

Number of Spaces	5	% Leased	66.4%
Smallest Space	1,450 SF	Asking Rent	\$30.00 SF/Year
Max Contiguous	6,200 SF	Service Type	Triple Net
Vacant	12,250 SF	Retail Available	12,250 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Retail	Direct	6,050	6,050	6,050	\$30.00 NNN	Vacant	5 - 7 Years
P 1	B5	Retail	Direct	1,850	6,200	6,200	\$30.00 NNN	Vacant	5 - 7 Years
P 1	B2	Retail	Direct	1,450	6,200	6,200	\$30.00 NNN	Vacant	5 - 7 Years
P 1	B3	Retail	Direct	1,450	6,200	6,200	\$30.00 NNN	Vacant	5 - 7 Years
P 1	B4	Retail	Direct	1,450	6,200	6,200	\$30.00 NNN	Vacant	5 - 7 Years

Transportation

Parking Details	5.48/1,000 SF; 200 Surface Spaces		
Traffic Volume	19,001 on Bagley Rd (2025); 19,855 on Pearl Rd (2024); 19,848 on Pearl Rd (2025); 21,206 on Big Creek Pkwy (2025); 19,470 on Big Creek Pkwy (2025); 12,609 on Pearl Rd (2025); 6,165 on Bagley Rd (2025); 21,164 on Bagley Rd (2024); 3,634 on Bagley Rd (2025); 20,101 on Big Creek Pkwy (2025)		
Frontage	276' on Pearl Road		
Airport	Cleveland-Hopkins International		16 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		



7182 Pearl Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
India Grocers	1	36,500	-	Oct 2025	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Satta 99 Property Llc	Cleveland, OH 44130	-



16600 Sprague Rd - Interstate Plaza

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	60,000 SF (54.8%)
Built	1974
Stories	5
Elevators	2 passenger
Typical Floor	12,000 SF
Tenancy	Multiple
Available	307 - 31,750 SF
Max Contiguous	7,167 SF
Asking Rent	\$16.00 SF/Year/MG
Parking Spaces	3.88/1,000 SF; 176 Surface Spaces; 57 Covered Spaces



Property Details

Land Area	3.63 AC (158,123 SF)	Owner Occupied	No
Building FAR	0.38	Zoning	Commercial
Core Factor	10%	Parcel	374-18-007
Slab to Slab	9'		

For Lease Summary

Number of Spaces	21	% Leased	54.8%
Smallest Space	307 SF	Asking Rent	\$16.00 SF/Year
Max Contiguous	7,167 SF	Service Type	Modified Gross
Vacant	27,151 SF	Office Available	31,750 SF

Amenities

- Conferencing Facility
- Food Service
- Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P GRND	35	Office	Direct	2,955	2,955	2,955	\$16.00 MG	Vacant	3 - 5 Years
P GRND	90	Office	Direct	2,000	2,000	2,000	\$16.00 MG	Vacant	3 - 10 Years
P GRND	85	Office	Direct	1,108	1,108	1,108	\$16.00 MG	Vacant	3 - 5 Years
P 1	120	Office	Direct	3,917	3,917	3,917	\$16.00 MG	Vacant	3 - 10 Years
P 1	165	Office	Direct	748	748	748	\$16.00 MG	Vacant	1 - 5 Years
P 2	275	Office	Direct	2,070	2,070	2,070	\$16.00 MG	Vacant	1 - 10 Years
P 2	225	Office	Direct	1,350	1,811	1,811	\$16.00 MG	Vacant	1 - 5 Years
P 2	211	Office	Direct	570	877	877	\$16.00 MG	Vacant	1 - 10 Years
P 2	260	Office	Direct	500	830	830	\$16.00 MG	Vacant	1 - 3 Years
P 2	212	Office	Direct	461	1,811	1,811	\$16.00 MG	Vacant	1 - 10 Years



16600 Sprague Rd - Interstate Plaza

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	255	Office	Direct	330	830	830	\$16.00 MG	Vacant	1 - 3 Years
P 2	215	Office	Direct	307	877	877	\$16.00 MG	Vacant	1 - 10 Years
P 3	345 + 390	Office	Direct	701 - 4,599	5,525	5,525	\$16.00 MG	30 Days	1 - 5 Years
P 3	365	Office	Direct	1,550	1,550	1,550	\$16.00 MG	Vacant	1 - 5 Years
P 3	380	Office	Direct	836	836	836	\$16.00 MG	Vacant	1 - 5 Years
P 3	385	Office	Direct	495	5,525	5,525	\$16.00 MG	Vacant	1 - 5 Years
P 3	360	Office	Direct	431	5,525	5,525	\$16.00 MG	Vacant	1 - 5 Years
P 4	410 + 435	Office	Direct	522 - 3,361	7,167	7,167	\$16.00 MG	Vacant	1 - 5 Years
P 4	400	Office	Direct	2,820	7,167	7,167	\$16.00 MG	Vacant	1 - 10 Years
P 4	440	Office	Direct	986	7,167	7,167	\$16.00 MG	Vacant	1 - 10 Years
P 4	425	Office	Direct	356	356	356	\$16.00 MG	Vacant	1 - 3 Years

Previous Sale

Sale Date	1/31/2020	Sale Type	Investment
Sale Price	\$1,250,000	Comp Status	Research Complete
Comp ID	5040980		

Transportation

Parking Details	3.88/1,000 SF; 176 Surface Spaces; 57 Covered Spaces		
Traffic Volume	13,249 on FwyCir (2025); 15,223 on Mohawk Dr (2025); 6,266 on Pearl Rd (2020); 5,755 on Pearl Rd (2025); 11,214 on Pearl Rd (2025); 10,850 on Pearl Rd (2020); 33,130 on W Sprague Rd (2025); 33,169 on W Sprague Rd (2024); 30,259 on I- 71 (2025); 95,931 on W Sprague Rd (2024)		
Airport	Cleveland-Hopkins International		17 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
J A Doran & Associates Inc	GRND	3,900	46	Jul 2016	-
Corporate Screening Services Inc	3	3,898	11	Oct 2016	-
Fourth Dimension Wealth	4	3,526	5	Apr 2021	-
Reliable Solutions Group	1	1,551	-	May 2019	-
The Estate Planning Team	4	1,551	10	Apr 2021	-

Showing 5 of 13 Tenants



16600 Sprague Rd - Interstate Plaza

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Contacts

Type	Name	Location	Phone
Recorded Owner	Optimus Development, LLC	Strongsville, OH 44149	-
True Owner	Optimus Dev LLC	Strongsville, OH 44149	(440) 572-9444
Property Management	Mike Hudak	-	(440) 655-2897



6908 Engle Rd - Englewood Plaza 1

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Manufacturing

Property Summary

RBA (% Leased)	68,744 SF (75.3%)
Built	1975
Tenancy	Multiple
Available	16,957 SF
Max Contiguous	16,957 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	1 total/10' w x 12' h
Docks	16 exterior
Levelers	None
Parking Spaces	1.45/1,000 SF; 100 Surface Spaces



Property Details

Land Area	4.20 AC (182,952 SF)	Power	3p
Building FAR	0.38	Sprinklers	Wet
Crane	None	Zoning	GI
Cross Docks	None	Parcel	371-14-019

For Lease Summary

Number of Spaces	1	% Leased	75.3%
Smallest Space	16,957 SF	Asking Rent	Withheld
Max Contiguous	16,957 SF	Industrial Available	16,957 SF
Vacant	16,957 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
E	Industrial	Direct	16,957/925 Office	16,957	Withheld	Vacant	Negotiable	4	-

Transportation

Parking Details	1.45/1,000 SF; 100 Surface Spaces		
Traffic Volume	14,334 on Englewood Dr (2025); 14,369 on Englewood Dr (2024); 108,070 on Sheldon Rd (2025); 107,351 on Sheldon Rd (2024); 14,175 on Bagley Rd (2025); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 11,405 on Sheldon Rd (2025); 8,694 on I- 71 (2025); 20,694 on Engle Rd (2025)		
Airport	Cleveland-Hopkins International		12 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



6908 Engle Rd - Englewood Plaza 1

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Manufacturing

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Continental Carbonic Products	1	7,000	4	Oct 2011	-
D-BAT	1	6,200	20	Mar 2019	-
Cleveland Premium Pallets	1	2,500	16	Feb 2022	-
New Heights ABA	1	1,000	3	Dec 2017	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Harsax, Inc.	Garfield Heights, OH 44125	(440) 243-5500
True Owner	Harsax, Inc.	Garfield Heights, OH 44125	(440) 243-5500
Property Management	Harsax, Inc.	Garfield Heights, OH 44125	(440) 243-5500



7010 Engle Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	11,910 SF (69.4%)
Built/Renovated	1987/2004
Stories	1
Elevators	None
Typical Floor	11,910 SF
Tenancy	Multiple
Available	730 - 3,649 SF
Max Contiguous	2,919 SF
Asking Rent	Withheld
Parking Spaces	6.96/1,000 SF; 80 Surface Spaces



Property Details

Land Area	1.70 AC (74,052 SF)	Owner Occupied	No
Building FAR	0.16	Zoning	OB, Middleburg Heights
Core Factor	5%	Parcel	371-12-011

For Lease Summary

Number of Spaces	2	% Leased	69.4%
Smallest Space	730 SF	Asking Rent	Withheld
Max Contiguous	2,919 SF	Office/Medical Available	3,649 SF
Vacant	3,649 SF		

Amenities

- Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101	Office/Medical	Direct	2,919	2,919	2,919	Withheld	Vacant	Negotiable
P 1	100A	Office/Medical	Direct	730	730	730	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	4/3/2024	Sale Type	Investment
Sale Price	\$642,108	Comp Status	Research Complete
Comp ID	6703364	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	6.96/1,000 SF; 80 Surface Spaces	
Traffic Volume	14,175 on Bagley Rd (2025); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 14,334 on Englewood Dr (2025); 8,694 on I- 71 (2025); 26,479 on I- 71 (2025); 9,685 on I- 71 (2020); 14,369 on Englewood Dr (2024)	
Airport	Cleveland-Hopkins International	13 min drive



7010 Engle Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cleveland Clinic	1	11,094	20	Jul 2014	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Developer	Jefferson Park Properties	Warrensville Heights, OH 44128	(216) 464-2292
Recorded Owner	Jupiter Jefferson Llc	Frisco, TX 75035	(940) 331-5148
True Owner	Jupiter Texas Real Estate Investment Group	Frisco, TX 75035	(940) 331-5148
Property Management	Crescendo Commercial Realty	Independence, OH 44131	(440) 484-2200



7055 Engle Rd - Bldg 6

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	9,885 SF (100%)
Built	1986
Stories	1
Typical Floor	9,885 SF
Tenancy	Multiple
Available	10 - 6,655 SF
Max Contiguous	1,295 SF
Asking Rent	Withheld
Parking Spaces	4.05/1,000 SF; 40 Surface Spaces



Property Details

Land Area	3.98 AC (173,369 SF)	Zoning	Commercial
Building FAR	0.06	Parcel	371-22-806C (+1 more)
Owner Occupied	No		

For Lease Summary

Number of Spaces	11	% Leased	100%
Smallest Space	10 SF	Asking Rent	Withheld
Max Contiguous	1,295 SF	Office Available	6,655 SF
Vacant	0 SF		

Amenities

- 24 Hour Access
- Air Conditioning
- Central Heating
- Courtyard
- Partitioned Offices

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Open Plan for +15	Office	Coworking	1,075 - 1,295	1,295	1,295	Withheld	TBD	-
P 1	Open Plan for +10	Office	Coworking	480 - 1,185	1,185	1,185	Withheld	TBD	-
P 1	Office for 5	Office	Coworking	325 - 800	800	800	Withheld	TBD	-
P 1	Office for 3	Office	Coworking	150 - 650	650	650	Withheld	TBD	-
P 1	Office for 4	Office	Coworking	215 - 650	650	650	Withheld	TBD	-
P 1	Office for 1	Office	Coworking	80 - 550	550	550	Withheld	TBD	-
P 1		Office	Coworking	100 - 550	550	550	Withheld	TBD	-



7055 Engle Rd - Bldg 6

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Office for 2									
P 1	Mem- bership Cowork- ing	Office	Coworking	50 - 500	500	500	Withheld	TBD	-
P 1	Cowork- ing	Office	Coworking	100 - 325	325	325	Withheld	TBD	-
P 1	Mem- bership Office	Office	Coworking	80 - 100	100	100	Withheld	TBD	-
P 1	Virtual Office	Office	Coworking	10 - 50	50	50	Withheld	TBD	-

Previous Sale

Sale Date	9/15/2023	Comp ID	6523327
Sale Price	Withheld	Comp Status	Public Record

Transportation

Parking Details	4.05/1,000 SF; 40 Surface Spaces	
Traffic Volume	14,175 on Bagley Rd (2025); 9,643 on Engle Rd (2025); 9,298 on Engle Rd (2023); 19,683 on Engle Rd (2025); 8,694 on I- 71 (2025); 26,479 on I- 71 (2025); 20,694 on Engle Rd (2025); 9,685 on I- 71 (2020); 8,265 on Bagley Rd (2020); 22,330 on I- 71 (2025)	
Airport	Cleveland-Hopkins International	12 min drive
	Akron-Canton Regional	61 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Regus	1	8,825	-	Sep 2024	-
Anago Cleaning Systems	1	1,978	13	Oct 2011	-
Lice Centers of America	1	815	-	Sep 2016	-
Ohio Northern Companies	1	500	-	Jun 2013	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Robert L Gross	-	-



17851 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	11,910 SF (100%)
Built	1989
Stories	1
Elevators	None
Typical Floor	11,910 SF
Tenancy	Single
Available	11,910 SF
Max Contiguous	11,910 SF
Asking Rent	Withheld
Parking Spaces	5.52/1,000 SF; 80 Surface Spaces



Property Details

Land Area	1.35 AC (58,819 SF)	Owner Occupied	No
Building FAR	0.20	Zoning	OB, Middleburg Heights
Core Factor	5%	Parcel	371-12-017

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	11,910 SF	Asking Rent	Withheld
Max Contiguous	11,910 SF	Office Available	11,910 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	101	Office	Direct	11,910	11,910	11,910	Withheld	30 Days	Negotiable

Previous Sale

Sale Date	4/3/2024	Sale Type	Investment
Sale Price	\$625,720	Comp Status	Research Complete
Comp ID	6703364	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	5.52/1,000 SF; 80 Surface Spaces		
Traffic Volume	14,175 on Bagley Rd (2025); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 26,479 on I- 71 (2025); 8,694 on I- 71 (2025); 9,685 on I- 71 (2020); 8,265 on Bagley Rd (2020); 8,594 on Bagley Rd (2025)		
Airport	Cleveland-Hopkins International		13 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		



17851 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
WEST Forwarding Services	1	11,910	13	Oct 2009	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Jupiter Jefferson Llc	Frisco, TX 75035	(940) 331-5148
True Owner	Jupiter Texas Real Estate Investment Group	Frisco, TX 75035	(940) 331-5148
Property Management	Crescendo Commercial Realty	Independence, OH 44131	(440) 484-2200



18660 E Bagley Rd - Middleburg Medical Arts II

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	35,960 SF (72.8%)
Built	1984
Stories	4
Elevators	2 passenger
Typical Floor	8,990 SF
Tenancy	Multiple
Available	1,185 - 9,788 SF
Max Contiguous	2,860 SF
Asking Rent	\$21.00 SF/Year/MG
Parking Spaces	2.95/1,000 SF; 106 Surface Spaces



Property Details

Land Area	4.07 AC (177,289 SF)	Zoning	OB
Building FAR	0.20	Parcel	371-09-011
Owner Occupied	No		

For Lease Summary

Number of Spaces	5	% Leased	72.8%
Smallest Space	1,185 SF	Asking Rent	\$21.00 SF/Year
Max Contiguous	2,860 SF	Service Type	Modified Gross
Vacant	9,788 SF	Office/Medical Available	9,788 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	201	Office/Medical	Direct	1,737	1,737	1,737	\$21.00 MG	Vacant	Negotiable
P 2	204	Office/Medical	Direct	1,185	1,185	1,185	\$21.00 MG	Vacant	Negotiable
P 3	301	Office/Medical	Direct	1,528	1,528	1,528	\$21.00 MG	Vacant	Negotiable
P 4	407	Office/Medical	Direct	2,860	2,860	2,860	\$21.00 MG	Vacant	Negotiable
P 4	401	Office/Medical	Direct	2,478	2,478	2,478	\$21.00 MG	Vacant	Negotiable

Previous Sale

Sale Date	2/11/2022	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	5888606		



18660 E Bagley Rd - Middleburg Medical Arts II

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation

Parking Details	2.95/1,000 SF; 106 Surface Spaces	
Traffic Volume	25,679 on Old Oak Blvd (2020); 24,411 on Old Oak Blvd (2025); 20,694 on Engle Rd (2025); 14,175 on Bagley Rd (2025); 19,683 on Engle Rd (2025); 8,265 on Bagley Rd (2020); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 26,479 on I- 71 (2025); 8,594 on Bagley Rd (2025)	
Airport	Cleveland-Hopkins International	9 min drive
	Akron-Canton Regional	62 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	70 - Moderately friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Premier Physicians	1	5,166	8	Jun 1997	-
Paramount Medical Research and Consulting	1-3	3,583	11	Dec 2013	-
North Star Medical Research	2	2,248	3	Jun 2013	-
Thomas & Thomas Ophthalmology, Inc.	3	1,750	9	Jun 1998	-
Smile Center USA	4	1,000	3	Jun 2013	-

Showing 5 of 8 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	ALTERA MIDDLEBURG MEDICAL ARTS LLC	Dallas, TX 75206	-
True Owner	Altera Fund Advisors	Dallas, TX 75206	(214) 207-4090



16560 Commerce Ct

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	3,600 SF (100%)
Built	1995
Stories	1
Elevators	None
Typical Floor	3,600 SF
Tenancy	Single
Available	1,800 - 3,600 SF
Max Contiguous	3,600 SF
Asking Rent	\$17.25 SF/Year/+UTIL
Parking Spaces	6.39/1,000 SF; 23 Surface Spaces



Property Details

Land Area	0.82 AC (35,719 SF)	Zoning	Commercial
Building FAR	0.10	Parcel	374-18-006
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	Asking Rent	\$17.25 SF/Year
Smallest Space	1,800 SF	Service Type	Plus Utilities
Max Contiguous	3,600 SF	CAM	\$0.25/SF
Vacant	0 SF	Office Available	3,600 SF
% Leased	100%		

Amenities

- Air Conditioning
- Bus Line
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	1,800 - 3,600	3,600	3,600	\$17.25 +UTIL	30 Days	1 - 10 Years

Previous Sale

Sale Date	4/25/2007	Sale Type	Investment or Owner User
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	1309796		

Transportation

Parking Details	6.39/1,000 SF; 23 Surface Spaces	
Traffic Volume	15,223 on Mohawk Dr (2025); 13,249 on FwyCir (2025); 6,266 on Pearl Rd (2020); 5,755 on Pearl Rd (2025); 11,214 on Pearl Rd (2025); 10,850 on Pearl Rd (2020); 33,130 on W Sprague Rd (2025); 33,169 on W Sprague Rd (2024); 30,259 on I- 71 (2025); 95,931 on W Sprague Rd (2024)	
Airport	Cleveland-Hopkins International	17 min drive



16560 Commerce Ct

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Autism Learning Center	1	3,600	-	Jan 2020	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Developer	OMNI Smart Living	Solon, OH 44139	(216) 514-1950
Recorded Owner	Kayser Real Estate Development Llc	Newbury, OH 44065	-
True Owner	The Jeffery S. Watson Law Firm LTD.	Conneaut, OH 44030	(440) 599-2827



6745 Engle Rd - The Parkview Building

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	44,522 SF (60.6%)
Built/Renovated	1995/2003
Stories	3
Elevators	None
Typical Floor	14,840 SF
Tenancy	Multiple
Available	1,253 - 27,872 SF
Max Contiguous	9,054 SF
Asking Rent	\$16.50 SF/Year/FS
Parking Spaces	1.95/1,000 SF; 125 Surface Spaces



Property Details

Land Area	2.49 AC (108,464 SF)	Owner Occupied	No
Building FAR	0.41	Zoning	OB
Core Factor	1%	Parcel	371-17-034
Slab to Slab	9'		

For Lease Summary

Number of Spaces	7	% Leased	60.6%
Smallest Space	1,253 SF	Asking Rent	\$16.50 SF/Year
Max Contiguous	9,054 SF	Service Type	Full Service
Vacant	17,565 SF	Office Available	27,872 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Office	Direct	5,348	5,348	5,348	\$16.50 FS	Vacant	Negotiable
P 1	115	Office	Direct	3,307	3,307	3,307	\$16.50 FS	Vacant	Negotiable
P 1	120	Office	Direct	1,512	1,512	1,512	\$16.50 FS	Vacant	Negotiable
P 2	200	Office	Sublet	9,054	9,054	9,054	Withheld	30 Days	Thru Dec 2030
P 2	205	Office	Direct	5,628	5,628	5,628	\$16.50 FS	Vacant	Negotiable
P 2	215	Office	Direct	1,770	1,770	1,770	\$16.50 FS	Vacant	Negotiable
P 2	210	Office	Sublet	1,253	1,253	1,253	Withheld	30 Days	Thru Dec 2030

Transportation

Parking Details	1.95/1,000 SF; 125 Surface Spaces
Traffic Volume	11,405 on Sheldon Rd (2025); 107,351 on Sheldon Rd (2024); 7,453 on Engle Rd (2025); 108,070 on Sheldon Rd (2025); 6,855 on Grosse Dr (2025); 10,386 on Independence Ct (2025); 2,351 on Sheldon Rd (2025); 14,369 on Englewood Dr (2024); 14,334 on Englewood Dr (2025); 106,345 on Southway Dr (2025)
Airport	Cleveland-Hopkins International 12 min drive



6745 Engle Rd - The Parkview Building

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Pedestrian Friendly	30 - Somewhat friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	0 - Not friendly

Contacts

Type	Name	Location	Phone
Developer	CubeSmart	Middleburg Heights, OH 44130	(440) 234-0700
Recorded Owner	Airport Executive Park LLC	Cleveland, OH 44135	-
True Owner	Amsdell Companies	Cleveland, OH 44135	(216) 458-0670
Property Management	CubeSmart	Middleburg Heights, OH 44130	(440) 234-0700



6800-6898 Engle Rd - Englewood Mall

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Manufacturing

Property Summary

RBA (% Leased)	119,600 SF (100%)
Built	1968
Tenancy	Multiple
Available	24,025 - 72,225 SF
Max Contiguous	48,200 SF
Asking Rent	\$5.25 SF/Year/NNN
Clear Height	18'7"
Drive Ins	6 total
Docks	15 exterior
Levelers	None



Property Details

Land Area	2.85 AC (124,146 SF)	Power	Yes
Building FAR	0.96	Zoning	GI
Column Spacing	40'w x 40'd	Parcel	371-14-006

For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	24,025 SF	Asking Rent	\$5.25 SF/Year
Max Contiguous	48,200 SF	Service Type	Triple Net
Vacant	0 SF	Industrial Available	72,225 SF

Amenities

- Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
6800 Engle	Industrial	Direct	48,200/7,200 Office	48,200	\$5.25 NNN	30 Days	Negotiable	5	1
6898 End Unit	Industrial	Direct	24,025/3,500 Office	24,025	\$5.25 NNN	30 Days	Negotiable	2	1

Transportation

Traffic Volume	14,369 on Englewood Dr (2024); 14,334 on Englewood Dr (2025); 108,070 on Sheldon Rd (2025); 107,351 on Sheldon Rd (2024); 11,405 on Sheldon Rd (2025); 6,855 on Grosse Dr (2025); 7,453 on Engle Rd (2025); 10,386 on Independence Ct (2025); 14,175 on Bagley Rd (2025); 9,643 on Engle Rd (2025)	
Airport	Cleveland-Hopkins International	8 min drive
	Akron-Canton Regional	63 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	



6800-6898 Engle Rd - Englewood Mall

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Manufacturing

Transportation (Continued)

Transit Friendly 0 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AmeriMark Direct, LLC	1-2	52,647	249	Jan 1985	-
AMD Distribution	1	48,200	20	May 2024	May 2027

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	ENGLEWOOD PARK II LTD	Solon, OH 44139	-
True Owner	Chelm Properties Incorporated	Solon, OH 44139	(440) 349-4300
Property Management	Chelm Properties Incorporated	Solon, OH 44139	(440) 349-4300



6801 Engle Rd - Airport Executive Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Industrial

Property Summary

RBA (% Leased)	28,000 SF (93.8%)
Built	1987
Tenancy	Multiple
Available	1,750 SF
Max Contiguous	1,750 SF
Asking Rent	\$10.63 SF/Year/MG
Clear Height	12'6"
Drive Ins	16 total/10' w x 8' h
Levelers	None
Parking Spaces	200 Surface Spaces



Property Details

Land Area	2.53 AC (110,255 SF)	Zoning	Commercial
Building FAR	0.25	Parcel	371-19-007
Power	200a/		

For Lease Summary

Number of Spaces	1	% Leased	93.8%
Smallest Space	1,750 SF	Asking Rent	\$10.63 SF/Year
Max Contiguous	1,750 SF	Service Type	Modified Gross
Vacant	1,750 SF	Industrial Available	1,750 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
E	Industrial	Direct	1,750	1,750	\$10.63 MG	Vacant	Negotiable	-	-

Transportation

Parking Details	200 Surface Spaces	
Traffic Volume	14,369 on Englewood Dr (2024); 14,334 on Englewood Dr (2025); 108,070 on Sheldon Rd (2025); 107,351 on Sheldon Rd (2024); 11,405 on Sheldon Rd (2025); 7,453 on Engle Rd (2025); 6,855 on Grosse Dr (2025); 10,386 on Independence Ct (2025); 2,351 on Sheldon Rd (2025); 106,345 on Southway Dr (2025)	
Airport	Cleveland-Hopkins International	12 min drive
	Akron-Canton Regional	62 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	20 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	0 - Not friendly	



6801 Engle Rd - Airport Executive Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Industrial

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hott Associates Inc	1	3,692	200	Mar 2015	-
Kasputis Law Firm	1	3,105	4	Sep 2016	-
Mural Mike Bldg Contractors Inc	1	3,000	13	Sep 2016	-
Tyger Remodeling	1	3,000	6	Jun 2024	-
RSN Properties	1	1,500	10	Aug 2023	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Developer	CubeSmart	Middleburg Heights, OH 44130	(440) 234-0700
Recorded Owner	Amsdell & Amsdell	Cleveland, OH 44114	-
True Owner	Amsdell Companies	Cleveland, OH 44135	(216) 458-0670
Property Management	CubeSmart	Middleburg Heights, OH 44130	(440) 234-0700



6930 Engle Rd - Englebrook Business Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Light Manufacturing

Property Summary

RBA (% Leased)	38,106 SF (64.1%)
Built	1996
Tenancy	Multiple
Available	3,600 - 13,680 SF
Max Contiguous	6,480 SF
Asking Rent	\$6.00 SF/Year/MG
Clear Height	18'
Drive Ins	10 total/10' w x 12' h
Docks	12 exterior
Levelers	None
Parking Spaces	2.58/1,000 SF; 100 Surface Spaces



Property Details

Land Area	6.23 AC (271,379 SF)	Power	100a/208v 3p
Building FAR	0.14	Zoning	Industrial
Crane	None	Parcel	371-14-004
Cross Docks	None		

For Lease Summary

Number of Spaces	3	% Leased	64.1%
Smallest Space	3,600 SF	Asking Rent	\$6.00 SF/Year
Max Contiguous	6,480 SF	Service Type	Modified Gross
Total Available	13,680 SF	Industrial Available	3,600 SF
Vacant	13,680 SF	Flex Available	10,080 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Flex	Direct	6,480	6,480	6,480	\$6.00 MG	Vacant	3 Years
P 1	R	Industrial	Direct	3,600/675 Office	3,600	3,600	Withheld	Vacant	Negotiable
P 1	s	Flex	Direct	3,600	3,600	3,600	\$6.00 MG	Vacant	3 Years

Transportation

Parking Details	2.58/1,000 SF; 100 Surface Spaces		
Traffic Volume	14,334 on Englewood Dr (2025); 14,369 on Englewood Dr (2024); 14,175 on Bagley Rd (2025); 108,070 on Sheldon Rd (2025); 9,643 on Engle Rd (2025); 9,298 on Engle Rd (2023); 107,351 on Sheldon Rd (2024); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 8,694 on I- 71 (2025)		
Airport	Cleveland-Hopkins International		12 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		



Transportation (Continued)

Transit Friendly 0 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Family Entertainment Group	1	5,700	15	Apr 2024	-
Imperial Vending Co.	1	3,240	10	Mar 2010	-
Seasonstone Quartz	1	2,500	5	Dec 2017	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Englewood Plaza South LTD	Cleveland, OH 44130	-
True Owner	Harsax, Inc.	Garfield Heights, OH 44125	(440) 243-5500
Property Management	Harsax, Inc.	Garfield Heights, OH 44125	(440) 243-5500



6940 Engle Rd - Englebrook Business Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Flex

Property Summary

RBA (% Leased)	46,000 SF (60.2%)
Built	1987
Tenancy	Multiple
Available	18,321 SF
Max Contiguous	18,321 SF
Asking Rent	\$6.00 SF/Year/MG
Clear Height	18'
Drive Ins	3 total/10' w x 12' h
Docks	16 exterior
Levelers	None
Parking Spaces	2.17/1,000 SF; 100 Surface Spaces



Property Details

Land Area	3.16 AC (137,650 SF)	Power	100a/208v 3p
Building FAR	0.33	Zoning	GI
Crane	None	Parcel	371-14-002
Cross Docks	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$6.00 SF/Year
Smallest Space	18,321 SF	Service Type	Modified Gross
Max Contiguous	18,321 SF	CAM	\$1.30/SF
Vacant	18,321 SF	Flex Available	18,321 SF
% Leased	60.2%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Flex	Direct	18,321	18,321	18,321	\$6.00 MG	Vacant	5 Years

Transportation

Parking Details	2.17/1,000 SF; 100 Surface Spaces		
Traffic Volume	14,334 on Englewood Dr (2025); 14,369 on Englewood Dr (2024); 14,175 on Bagley Rd (2025); 108,070 on Sheldon Rd (2025); 9,643 on Engle Rd (2025); 9,298 on Engle Rd (2023); 20,694 on Engle Rd (2025); 107,351 on Sheldon Rd (2024); 19,683 on Engle Rd (2025); 8,694 on I- 71 (2025)		
Airport	Cleveland-Hopkins International		12 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



6940 Engle Rd - Englebrook Business Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Flex

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Health Aid Of Ohio Inc	1	15,000	60	Nov 2024	-
Gha Medical Equipment & Supplies Llc	1	-	-	Jun 2026	-

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Englewood Plaza South LTD	Cleveland, OH 44130	-
True Owner	Harsax, Inc.	Garfield Heights, OH 44125	(440) 243-5500



7261 Engle Rd - Plaza South II

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	56,320 SF (50.1%)
Built/Renovated	1983/1997
Stories	4
Elevators	2 passenger
Typical Floor	14,080 SF
Tenancy	Multiple
Available	1,034 - 28,083 SF
Max Contiguous	8,106 SF
Asking Rent	\$16.00 - 17.00 SF/Year/FS
Parking Spaces	4.54/1,000 SF; 220 Surface Spaces



Property Details

Land Area	3.29 AC (143,312 SF)	Owner Occupied	No
Building FAR	0.39	Zoning	OB
Core Factor	10%	Parcel	373-23-023
Slab to Slab	10'		

For Lease Summary

Number of Spaces	9	% Leased	50.1%
Smallest Space	1,034 SF	Asking Rent	\$16.00 - 17.00 SF/Year
Max Contiguous	8,106 SF	Service Type	Full Service
Vacant	28,083 SF	Office Available	28,083 SF

Amenities

- Conferencing Facility
- Fitness Center

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	110	Office	Direct	5,216 - 5,421	6,455	6,455	\$16.00 FS	Vacant	Negotiable
P 1	100	Office	Direct	1,264	1,264	1,264	\$16.00 FS	Vacant	Negotiable
P 1	106	Office	Direct	1,034	6,455	6,455	\$17.00 FS	Vacant	Negotiable
P 2	200	Office	Direct	8,106	8,106	8,106	\$16.00 FS	Vacant	Negotiable
P 2	203	Office	Direct	1,951	1,951	1,951	\$16.00 FS	Vacant	Negotiable
P 2	201	Office	Direct	1,746	1,746	1,746	\$16.00 FS	Vacant	Negotiable
P 3	300	Office	Direct	4,279	4,279	4,279	\$16.00 FS	Vacant	Negotiable
P 3	305	Office	Direct	2,502	2,502	2,502	\$16.00 FS	Vacant	Negotiable
P 3	306	Office	Direct	1,780	1,780	1,780	\$16.00 FS	Vacant	Negotiable



7261 Engle Rd - Plaza South II

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Previous Sale

Sale Date	12/9/2025	Sale Type	Investment
Sale Price	\$1,488,144	Comp Status	Research Complete
Comp ID	7485730	Sale Conditions	Bulk/Portfolio Sale +1

Transportation

Parking Details	4.54/1,000 SF; 220 Surface Spaces	
Traffic Volume	8,594 on Bagley Rd (2025); 8,265 on Bagley Rd (2020); 4,912 on Bagley Rd (2025); 7,139 on I- 71 (2025); 7,014 on I- 71 (2020); 19,683 on Engle Rd (2025); 26,479 on I- 71 (2025); 4,812 on Bagley Rd (2025); 20,694 on Engle Rd (2025); 106,231 on Brookside Pkwy (2024)	
Airport	Cleveland-Hopkins International	14 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Midwestern Career College	4	12,090	80	Oct 2024	-
GSA Great Lakes Region 5	1	5,421	36	Dec 2012	Nov 2027
Larock Healthcare Academy	4	1,990	13	Sep 2025	-
Dante Solutions	1	1,600	6	Oct 2022	Sep 2026
Skybox Financial	2	1,283	8	Sep 2018	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	7251 Engle Rd. LLC	Twinsburg, OH 44087	-
True Owner	7251 Engle Rd. LLC	Twinsburg, OH 44087	-
Property Management	Flair Group	Brecksville, OH 44141	(440) 838-1400



7530 Lucerne Dr - Islander II

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	48,631 SF (95.6%)
Built	1978
Stories	4
Elevators	2 passenger
Typical Floor	12,800 SF
Tenancy	Multiple
Available	1,460 - 6,917 SF
Max Contiguous	6,917 SF
Asking Rent	\$17.00 SF/Year/FS
Parking Spaces	3.08/1,000 SF; 150 Surface Spaces



Property Details

Land Area	7.46 AC (324,958 SF)	Owner Occupied	No
Building FAR	0.15	Zoning	Commercial
Core Factor	10%	Parcel	374-15-001

For Lease Summary

Number of Spaces	3	% Leased	95.6%
Smallest Space	1,460 SF	Asking Rent	\$17.00 SF/Year
Max Contiguous	6,917 SF	Service Type	Full Service
Vacant	8,664 SF	Office Available	6,917 SF

Amenities

- Conferencing Facility
- Fitness Center
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	303	Office	Direct	3,334	6,917	6,917	\$17.00 FS	09/2026	Negotiable
P 3	305	Office	Direct	2,123	6,917	6,917	\$17.00 FS	Vacant	Negotiable
P 3	302	Office	Direct	1,460	6,917	6,917	\$17.00 FS	09/2026	Negotiable

Transportation

Parking Details	3.08/1,000 SF; 150 Surface Spaces		
Traffic Volume	11,214 on Pearl Rd (2025); 10,850 on Pearl Rd (2020); 19,114 on Lucerne Dr (2018); 5,755 on Pearl Rd (2025); 6,266 on Pearl Rd (2020); 21,167 on Lucerne Dr (2018); 7,411 on Pearl Rd (2025); 5,978 on Pearl Rd (2020); 5,357 on Pearl Rd (2025); 23,576 on Fowles Rd (2025)		
Airport	Cleveland-Hopkins International		16 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		



7530 Lucerne Dr - Islander II

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ohio Education Association	1	3,200	11	Jun 2013	-
Corvel	4	3,000	3	Sep 2022	-
Mohawk Global	4	2,900	19	Jun 2017	-
Phillips, Mille & Costabile Co., L.P.A.	2	2,900	18	Dec 1992	-
Allen & Ramsey Co., LPA	2	2,500	4	Jan 2019	-

Showing 5 of 10 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	The Islander Company, LLC	Middleburg Heights, OH 44130	-
Property Management	Western Reserve - The Islander	Middleburg Heights, OH 44130	(440) 243-6222



7550 Lucerne Dr - Islander I

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	55,236 SF (68.7%)
Built	1978
Stories	4
Elevators	2 passenger
Typical Floor	13,448 SF
Tenancy	Multiple
Available	1,560 - 17,270 SF
Max Contiguous	5,776 SF
Asking Rent	\$17.00 SF/Year
Parking Spaces	4.11/1,000 SF; 150 Surface Spaces



Property Details

Land Area	7.46 AC (324,958 SF)	Owner Occupied	No
Building FAR	0.17	Zoning	Commercial
Core Factor	10%	Parcel	374-15-001

For Lease Summary

Number of Spaces	6	% Leased	68.7%
Smallest Space	1,560 SF	Asking Rent	\$17.00 SF/Year
Max Contiguous	5,776 SF	Office Available	17,270 SF
Vacant	17,270 SF		

Amenities

- Conferencing Facility
- Fitness Center
- Kitchen
- Security System
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	205	Office	Direct	2,960	2,960	2,960	\$17.00 FS	Vacant	Negotiable
P 2	204	Office	Direct	2,777	2,777	2,777	\$17.00 FS	Vacant	Negotiable
P 3	304	Office	Direct	1,896	1,896	1,896	\$17.00 FS	Vacant	Negotiable
P 4	405	Office	Direct	3,999	5,776	5,776	\$17.00 FS	Vacant	Negotiable
P 4	401	Office	Direct	1,560 - 3,861	3,861	3,861	\$17.00 FS	Vacant	Negotiable
P 4	-	Office	Direct	1,777	5,776	5,776	\$17.00 +ELEC	Vacant	Negotiable

Previous Sale

Sale Date	12/26/2012	Comp ID	2757050
Sale Price	\$1,100,000	Comp Status	Research Complete



7550 Lucerne Dr - Islander I

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation

Parking Details	4.11/1,000 SF; 150 Surface Spaces	
Traffic Volume	11,214 on Pearl Rd (2025); 10,850 on Pearl Rd (2020); 5,755 on Pearl Rd (2025); 6,266 on Pearl Rd (2020); 19,114 on Lucerne Dr (2018); 21,167 on Lucerne Dr (2018); 23,576 on Fowles Rd (2025); 7,411 on Pearl Rd (2025); 5,978 on Pearl Rd (2020); 5,357 on Pearl Rd (2025)	
Airport	Cleveland-Hopkins International	16 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
US Defense Criminal Investigative	3	4,665	31	Jan 2003	-
US Air Force Recruiting Office	1	3,315	22	Jun 2013	-
Nesco Resource	1	3,000	20	Mar 2017	-
Cross Country Mortgage	2	2,689	6	Feb 2022	-
Baldwin Group	3	1,896	12	Jan 1990	-

Showing 5 of 15 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	The Islander Company, LLC	Middleburg Heights, OH 44130	-
Property Management	Western Reserve - The Islander	Middleburg Heights, OH 44130	(440) 243-6222



Property Summary

RBA (% Leased)	10,665 SF (94.6%)
Built/Renovated	1975/2013
Stories	2
Elevators	None
Typical Floor	7,500 SF
Tenancy	Multiple
Available	580 SF
Max Contiguous	580 SF
Asking Rent	\$14.00 SF/Year/+ELEC
Parking Spaces	3.00/1,000 SF; 52 Surface Spaces



Property Details

Land Area	0.89 AC (38,768 SF)	Zoning	commercial
Building FAR	0.28	Parcel	372-32-007
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	94.6%
Smallest Space	580 SF	Asking Rent	\$14.00 SF/Year
Max Contiguous	580 SF	Service Type	Plus Electric
Vacant	580 SF	Office Available	580 SF

Amenities

- 24 Hour Access
- Property Manager on Site
- Security System
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	580	580	580	\$14.00 +ELEC	Vacant	3 - 10 Years

Previous Sale

Sale Date	12/20/2017	Comp ID	4115331
Sale Price	\$575,000	Comp Status	Public Record

Transportation

Parking Details	3.00/1,000 SF; 52 Surface Spaces		
Traffic Volume	17,706 on Smith Rd (2025); 10,785 on S PkwyDr (2025); 11,184 on S Parkway Dr (2020); 6,441 on Smith Rd (2025); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 10,804 on Sunnyside Ave (2025); 6,119 on Smith Rd (2025); 24,921 on Southland Dr (2025); 11,253 on Smith Rd (2025)		
Airport	Cleveland-Hopkins International		16 min drive
	Akron-Canton Regional		63 min drive
Pedestrian Friendly	50 - Fairly friendly		



Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eye Center Of Middleburg Heights	1	1,800	12	Jul 2016	-
Optical Inspirations	1	1,500	-	Jan 2022	-
A.L.I.C.E. Home Care	2	750	-	Jan 2022	-
Northeast Ohio Hearing Center	1	750	2	Jul 2016	-
Best Tax & Accounting	LL	525	2	Jan 2017	-

Showing 5 of 9 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	7003 Pearl Llc	Bay Village, OH 44140	-



7029 Pearl Rd - Shawnee Office Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	13,500 SF (100%)
Built	1990
Stories	1
Elevators	None
Typical Floor	13,500 SF
Tenancy	Multiple
Available	1,700 SF
Max Contiguous	1,700 SF
Asking Rent	\$12.50 SF/Year/MG
Parking Spaces	Surface Spaces Available



Property Details

Land Area	3.78 AC (164,866 SF)	Zoning	office/medical
Building FAR	0.08	Parcel	372-32-008
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,700 SF	Asking Rent	\$12.50 SF/Year
Max Contiguous	1,700 SF	Service Type	Modified Gross
Vacant	0 SF	Office Available	1,700 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	2	Office	Direct	1,700	1,700	1,700	\$12.50 MG	30 Days	3 - 5 Years

Previous Sale

Sale Date	8/4/2025	Comp Status	Research Complete
Sale Price	\$927,239	Actual Cap Rate	10.9%
Comp ID	7307330	Sale Conditions	Bulk/Portfolio Sale
Sale Type	Investment		

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	17,706 on Smith Rd (2025); 6,441 on Smith Rd (2025); 10,785 on S PkwyDr (2025); 11,184 on S Parkway Dr (2020); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 10,804 on Sunnyside Ave (2025); 6,119 on Smith Rd (2025); 24,921 on Southland Dr (2025); 19,001 on Bagley Rd (2025)	
Airport	Cleveland-Hopkins International	16 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	



7029 Pearl Rd - Shawnee Office Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
GardaWorld Security	1	3,950	15	May 2024	-
Brightstar Care Cuyahoga West	1	2,000	10	Aug 2021	-
CTAC	1	1,200	6	Nov 2022	-
Nations Lending Corp	1	1,050	7	Jul 2016	-
Morrison Express Corporation	1	1,000	7	Dec 2016	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Developer	Zaremba Management Company	Fairview Park, OH 44126	(440) 348-1850
Recorded Owner	Pearl Road Office Suites Llc	-	-
True Owner	Paresh R Patel	Willoughby Hills, OH 44094	(440) 585-5258
Property Management	Shawnee Office Associates	Westlake, OH 44145	-



7379 Pearl Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	13,000 SF (100%)
Built	1997
Stories	1
Elevators	None
Typical Floor	13,000 SF
Tenancy	Multiple
Available	2,460 SF
Max Contiguous	2,460 SF
Asking Rent	\$12.20 SF/Year/MG
Parking Spaces	3.08/1,000 SF; 40 Surface Spaces



Property Details

Land Area	1.10 AC (47,916 SF)	Zoning	OB
Building FAR	0.27	Parcel	374-06-011
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,460 SF	Asking Rent	\$12.20 SF/Year
Max Contiguous	2,460 SF	Service Type	Modified Gross
Vacant	0 SF	Office Available	2,460 SF

Amenities

- Air Conditioning
- Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	2,460	2,460	2,460	\$12.20 MG	30 Days	Negotiable

Previous Sale

Sale Date	12/2/2008	Sale Type	Investment
Sale Price	\$1,325,000	Comp Status	Research Complete
Comp ID	1628002	Sale Conditions	Sale Leaseback +1

Transportation

Parking Details	3.08/1,000 SF; 40 Surface Spaces
Traffic Volume	20,000 on Pine Hill Trl (2025); 21,083 on Bagley Rd (2025); 21,164 on Bagley Rd (2024); 4,784 on Lanier Dr (2025); 2,520 on Barriemore Ave (2018); 12,609 on Pearl Rd (2025); 20,757 on Webster Rd (2025); 19,855 on Pearl Rd (2024); 21,206 on Big Creek Pkwy (2025); 19,848 on Pearl Rd (2025)
Airport	Cleveland-Hopkins International 17 min drive Akron-Canton Regional 62 min drive



7379 Pearl Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
J M Thornburg & Associates Insurance Agency	1	3,000	20	Jul 2016	-
Dr. Donald Yezerski, DDS	1	1,200	8	Apr 2010	-
David D Briller Law Offices	1	1,000	8	Dec 1997	-
D Yezerski Inc	1	900	6	Jul 2016	-
Machor Insurance	1	600	5	Apr 2003	-

Showing 5 of 9 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Grace Christian & Missionary Alliance Church	Middleburg Heights, OH 44130	(440) 243-4885
True Owner	Grace Christian & Missionary Alliance Church	Middleburg Heights, OH 44130	(440) 243-4885



7554-7580 Pearl Rd - Georgetown Square

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	21,836 SF (100%)
Built	1990
Tenancy	Multiple
Available	1,700 SF
Max Contiguous	1,700 SF
Asking Rent	\$16.00 SF/Year/MG
Frontage	66' on Fowles Rd
Frontage	188' on Pearl Rd
Parking Spaces	3.66/1,000 SF; Surface Tandem Spaces Available; 80 Surface Spaces; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available



Property Details

Land Area	2.60 AC (113,256 SF)	Zoning	GB
Building FAR	0.19	Parcel	373-21-005

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,700 SF	Asking Rent	\$16.00 SF/Year
Max Contiguous	1,700 SF	Service Type	Modified Gross
Vacant	0 SF	Retail Available	1,700 SF

Amenities

- Pylon Sign
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,700	1,700	1,700	\$16.00 MG	30 Days	Negotiable

For Sale Summary

Asking Price	\$3,800,000 (\$174.03/SF)	Land	2.60 AC
Status	Under Contract	Built	1990
Cap Rate	8.0%	On Market	251 Days
Sale Type	Investment	Last Update	June 16, 2026

Transportation

Parking Details	3.66/1,000 SF; Surface Tandem Spaces Available; 80 Surface Spaces; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available
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7554-7580 Pearl Rd - Georgetown Square

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Transportation (Continued)

Traffic Volume	23,576 on Fowles Rd (2025); 7,411 on Pearl Rd (2025); 21,167 on Lucerne Dr (2018); 20,757 on Webster Rd (2025); 2,520 on Barriemore Ave (2018); 4,784 on Lanier Dr (2025); 19,114 on Lucerne Dr (2018); 9,506 on I- 71 (2020); 9,318 on I- 71 (2025); 3,110 on Brookside Pkwy (2025)		
Frontage	66' on Fowles Rd; 188' on Pearl Rd		
Airport	Cleveland-Hopkins International		12 min drive
	Akron-Canton Regional		60 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pet Supplies Plus	1	8,000	15	Apr 2005	-
Umi Sushi	1	3,400	7	Apr 2017	-
OneMain Financial	1	2,000	5	Nov 2016	-
Absolute Chiropractic, Inc	1	1,800	2	Dec 2015	-
Celtronics Smoke & Vape	1	1,615	-	Mar 2022	-

Showing 5 of 9 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Georgetown Square Prop	GATES MILLS, OH 44040	(216) 389-0597
True Owner	Georgetown Square Prop	GATES MILLS, OH 44040	(216) 389-0597



6944 W 130th St - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	109,309 SF (98.1%)
Built	1950
Tenancy	Single
Available	2,096 SF
Max Contiguous	2,096 SF
Asking Rent	Withheld
Frontage	473' on W 130th St
Frontage	460' on 130Th St
Parking Spaces	1,07/1,000 SF; Covered Spaces Available; 450 Surface Spaces



Property Details

Land Area	9.03 AC (393,347 SF)	Zoning	GB
Building FAR	0.28	Parcel	372-29-004

For Lease Summary

Number of Spaces	1	% Leased	98.1%
Smallest Space	2,096 SF	Asking Rent	Withheld
Max Contiguous	2,096 SF	Retail Available	2,096 SF
Vacant	2,096 SF		

Amenities

- Air Conditioning
- Bus Line
- Pylon Sign
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	29B	Retail	Direct	2,096	2,096	2,096	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	9/12/2023	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	6678033	Sale Conditions	Investment Triple Net +1

Transportation

Parking Details	1,07/1,000 SF; Covered Spaces Available; 450 Surface Spaces		
Traffic Volume	8,512 on Pearl Rd (2020); 8,212 on Pearl Rd (2025); 11,253 on Smith Rd (2025); 24,921 on Southland Dr (2025); 12,165 on Pearl Rd (2025); 17,706 on Smith Rd (2025); 11,184 on S Parkway Dr (2020); 10,785 on S PkwyDr (2025); 15,246 on Pearl Rd (2025); 21,053 on W 130th St (2025)		
Frontage	460' on 130Th St; 473' on W 130th St		
Airport	Cleveland-Hopkins International		17 min drive
Pedestrian Friendly	50 - Fairly friendly		



6944 W 130th St - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BJ's Wholesale Club	1	109,309	121	Oct 2006	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
True Owner	Global Net Lease	New York, NY 10019	(332) 265-2020



7088 W 130th St - State Farm

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	19,241 SF (100%)
Built	1985
Stories	1
Typical Floor	19,241 SF
Tenancy	Multiple
Available	19,241 SF
Max Contiguous	19,241 SF
Asking Rent	Withheld
Parking Spaces	4.10/1,000 SF; 80 Surface Spaces



Property Details

Land Area	5.41 AC (235,660 SF)	Zoning	Commercial
Building FAR	0.08	Parcel	374-01-019
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	19,241 SF	Asking Rent	Withheld
Max Contiguous	19,241 SF	Office Available	19,241 SF
Vacant	19,241 SF		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Sublet	19,241	19,241	19,241	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	12/20/2016	Comp ID	3957252
Sale Price	Withheld	Comp Status	Public Record

Transportation

Parking Details	4.10/1,000 SF; 80 Surface Spaces		
Traffic Volume	12,115 on Smith Rd (2025); 12,292 on Smith Rd (2020); 11,253 on Smith Rd (2025); 8,512 on Pearl Rd (2020); 8,212 on Pearl Rd (2025); 11,069 on Bagley Rd (2025); 9,721 on N Linden Ln (2025); 10,381 on W 130th St (2025); 12,165 on Pearl Rd (2025); 24,921 on Southland Dr (2025)		
Airport	Cleveland-Hopkins International		17 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		



7088 W 130th St - State Farm

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
McCarthy, Burgess & Wolff	1	19,534	130	Mar 2025	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	7088 West 130th Street Llc	Bedford Heights, OH 44146	-
True Owner	McCarthy, Burgess & Wolff	Bedford Heights, OH 44146	(440) 735-5100



18055 Bagley Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

GLA (% Leased)	2,520 SF (0.0%)
Built/Renovated	1975/1985
Tenancy	Single
Available	2,520 SF
Max Contiguous	2,520 SF
Asking Rent	Withheld
Frontage	104' on Bagley Rd
Parking Spaces	15.87/1,000 SF; 40 Surface Spaces; Covered Spaces Available



Property Details

Land Area	3.38 AC (147,233 SF)	Zoning	GB
Building FAR	0.02	Parcel	373-03-005

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,520 SF	Asking Rent	Withheld
Max Contiguous	2,520 SF	Retail Available	2,520 SF
Vacant	2,520 SF		

Amenities

- Bus Line
- Pylon Sign
- Restaurant
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	2,520	2,520	2,520	Withheld	Vacant	1 - 10 Years

For Sale Summary

Asking Price	Withheld	Built/Renovated	1975/1985
Status	Active	On Market	211 Days
Sale Type	Investment or Owner User	Last Update	April 29, 2026
Land	3.38 AC		

Previous Sale

Sale Date	7/30/2025	Sale Type	Investment
Sale Price	\$775,000	Comp Status	Research Complete
Comp ID	7309950	Sale Conditions	High Vacancy Property



18055 Bagley Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Transportation

Parking Details	15.87/1,000 SF; 40 Surface Spaces; Covered Spaces Available		
Traffic Volume	20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 14,175 on Bagley Rd (2025); 8,265 on Bagley Rd (2020); 8,594 on Bagley Rd (2025); 26,479 on I- 71 (2025); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 7,139 on I- 71 (2025); 7,014 on I- 71 (2020)		
Frontage	104' on Bagley Rd		
Airport	Cleveland-Hopkins International		13 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Asset Manager	VEREIT, Inc.	Winter Park, FL 32789	(407) 775-7001
Recorded Owner	Silverstein Firm Llc	-	-
Recorded Owner	SILVERSTEIN FIRM LLC	-	-



6629 Engle Rd - Sheldon-Engle Building

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Warehouse

Property Summary

RBA (% Leased)	27,340 SF (87.6%)
Built	1989
Tenancy	Multiple
Available	3,400 SF
Max Contiguous	3,400 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	9 total/10' w x 14' h
Docks	3 exterior
Levelers	None
Parking Spaces	10.00/1,000 SF; 64 Surface Spaces



Property Details

Land Area	2.45 AC (106,722 SF)	Sprinklers	Wet
Building FAR	0.26	Zoning	GB
Crane	None	Parcel	371-17-001
Cross Docks	None		

For Lease Summary

Number of Spaces	1	% Leased	87.6%
Smallest Space	3,400 SF	Asking Rent	Withheld
Max Contiguous	3,400 SF	Office/Retail Available	3,400 SF
Vacant	3,400 SF		

Amenities

- Air Conditioning

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
6629	Office/Re-tail	Direct	3,400	3,400	Withheld	Vacant	1 - 10 Years	-	-

Transportation

Parking Details	10.00/1,000 SF; 64 Surface Spaces		
Traffic Volume	7,453 on Engle Rd (2025); 11,405 on Sheldon Rd (2025); 10,386 on Independence Ct (2025); 6,855 on Grosse Dr (2025); 14,912 on Holland Rd (2025); 106,345 on Southway Dr (2025); 107,351 on Sheldon Rd (2024); 2,351 on Sheldon Rd (2025); 14,369 on Englewood Dr (2024); 3,857 on Engle Rd (2025)		
Airport	Cleveland-Hopkins International		11 min drive
	Akron-Canton Regional		64 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		



6629 Engle Rd - Sheldon-Engle Building

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Warehouse

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
CrossFit	1	20,000	-	Jun 2018	-
RMS Aquaculture Inc	1	15,939	15	Aug 2007	-
Medicina Medical	1	4,898	6	Sep 2017	-
Strong Tower Crossfit	1	4,747	3	Jan 2015	-
Subway	1	1,500	7	May 2004	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Sheldon Engle Prop Ltd	Middleburg Heights, OH 44130	-
True Owner	Sheldon Engle Prop Ltd	Middleburg Heights, OH 44130	-



6749 Engle Rd - Airport Executive Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Light Manufacturing

Property Summary

RBA (% Leased)	30,240 SF (100%)
Built/Renovated	1995/2003
Tenancy	Multiple
Available	30,240 SF
Max Contiguous	30,240 SF
Asking Rent	Withheld
Clear Height	12'6"
Drive Ins	14 total/8' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.31/1,000 SF; 100 Surface Spaces



Property Details

Land Area	4.16 AC (181,156 SF)	Power	200a/
Building FAR	0.17	Zoning	GI
Crane	None	Parcel	371-20-007

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	30,240 SF	Asking Rent	Withheld
Max Contiguous	30,240 SF	Flex Available	30,240 SF
Vacant	0 SF		

Amenities

- Bio-Tech/ Lab Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	A-N	Flex	Sublet	30,240	30,240	30,240	Withheld	30 Days	Thru Dec 2029

Transportation

Parking Details	3.31/1,000 SF; 100 Surface Spaces		
Traffic Volume	107,351 on Sheldon Rd (2024); 108,070 on Sheldon Rd (2025); 14,369 on Englewood Dr (2024); 14,334 on Englewood Dr (2025); 11,405 on Sheldon Rd (2025); 7,453 on Engle Rd (2025); 2,351 on Sheldon Rd (2025); 6,855 on Grosse Dr (2025); 10,386 on Independence Ct (2025); 106,345 on Southway Dr (2025)		
Airport	Cleveland-Hopkins International		12 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	20 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



6749 Engle Rd - Airport Executive Park

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Airport Submarket



Light Manufacturing

Contacts

Type	Name	Location	Phone
Developer	CubeSmart	Middleburg Heights, OH 44130	(440) 234-0700
Recorded Owner	Airport Executive Park Llc	Cleveland, OH 44135	-
True Owner	Amsdell Companies	Cleveland, OH 44135	(216) 458-0670



7050 Engle Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	11,370 SF (66.0%)
Built/Renovated	1987/1989
Stories	1
Elevators	None
Typical Floor	11,370 SF
Tenancy	Multiple
Available	150 - 3,862 SF
Max Contiguous	2,028 SF
Asking Rent	Withheld
Parking Spaces	7.04/1,000 SF; 80 Surface Spaces



Property Details

Land Area	1.65 AC (71,874 SF)	Zoning	OB, Middleburg Heights
Building FAR	0.16	Parcel	371-12-018
Owner Occupied	No		

For Lease Summary

Number of Spaces	5	% Leased	66.0%
Smallest Space	150 SF	Asking Rent	Withheld
Max Contiguous	2,028 SF	Office Available	3,862 SF
Vacant	3,862 SF		

Amenities

- Bus Line
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	103	Office	Direct	2,028	2,028	2,028	Withheld	Vacant	Negotiable
P 1	107	Office	Direct	1,275	1,275	1,275	Withheld	Vacant	Negotiable
P 1	105	Office	Direct	227	227	227	Withheld	Vacant	Negotiable
P 1	E15	Office	Direct	182	182	182	Withheld	Vacant	Negotiable
P 1	E13	Office	Direct	150	150	150	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	4/3/2024	Sale Type	Investment
Sale Price	\$835,000	Comp Status	Research Complete
Comp ID	6703364	Sale Conditions	Bulk/Portfolio Sale



7050 Engle Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation

Parking Details	7.04/1,000 SF; 80 Surface Spaces	
Traffic Volume	14,175 on Bagley Rd (2025); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 26,479 on I- 71 (2025); 8,694 on I- 71 (2025); 9,685 on I- 71 (2020); 8,265 on Bagley Rd (2020); 8,594 on Bagley Rd (2025)	
Airport	Cleveland-Hopkins International	13 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
USA Vein Clinics	1	1,655	5	Oct 2021	Oct 2026
Humanistic Counseling Center	1	1,500	10	Aug 2021	-
Crystal Earth Magic	1	1,081	-	Aug 2021	-
Renewed Vitality Clinic	1	1,000	7	Feb 2022	Feb 2027
Essential Elements Massage	1	500	1	Nov 2021	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Jupiter Jefferson Llc	Frisco, TX 75035	(940) 331-5148
True Owner	Jupiter Texas Real Estate Investment Group	Frisco, TX 75035	(940) 331-5148
Property Management	Crescendo Commercial Realty	Independence, OH 44131	(440) 484-2200



17951 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	11,910 SF (68.5%)
Built	1990
Stories	1
Elevators	None
Typical Floor	11,910 SF
Tenancy	Multiple
Available	3,757 SF
Max Contiguous	3,757 SF
Asking Rent	Withheld
Parking Spaces	6.67/1,000 SF; 80 Surface Spaces



Property Details

Land Area	1.25 AC (54,450 SF)	Owner Occupied	No
Building FAR	0.22	Zoning	OB, Middleburg Heights
Core Factor	8%	Parcel	371-12-016

For Lease Summary

Number of Spaces	1	% Leased	68.5%
Smallest Space	3,757 SF	Asking Rent	Withheld
Max Contiguous	3,757 SF	Office/Medical Available	3,757 SF
Vacant	3,757 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101A	Office/Medical	Direct	3,757	3,757	3,757	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	4/3/2024	Sale Type	Investment
Sale Price	\$927,600	Comp Status	Research Complete
Comp ID	6703364	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	6.67/1,000 SF; 80 Surface Spaces		
Traffic Volume	14,175 on Bagley Rd (2025); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 26,479 on I- 71 (2025); 8,694 on I- 71 (2025); 8,265 on Bagley Rd (2020); 9,685 on I- 71 (2020); 14,334 on Englewood Dr (2025)		
Airport	Cleveland-Hopkins International		13 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		



17951 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Transit Friendly 10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Stella Luna	1	5,970	7	Apr 2022	Mar 2027
Thriveworks	1	2,030	14	Jun 2022	Jun 2029

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Developer	Bart Simon	OH	-
True Owner	Jupiter Texas Real Estate Investment Group	Frisco, TX 75035	(940) 331-5148
Property Management	Crescendo Commercial Realty	Independence, OH 44131	(440) 484-2200



18000 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	11,910 SF (59.5%)
Built	1991
Stories	1
Elevators	None
Typical Floor	11,910 SF
Tenancy	Multiple
Available	4,826 SF
Max Contiguous	4,826 SF
Asking Rent	Withheld
Parking Spaces	6.72/1,000 SF; 80 Surface Spaces



Property Details

Land Area	1.10 AC (47,916 SF)	Owner Occupied	No
Building FAR	0.25	Zoning	OB, Middleburg Heights
Core Factor	5%	Parcel	371-12-014

For Lease Summary

Number of Spaces	1	% Leased	59.5%
Smallest Space	4,826 SF	Asking Rent	Withheld
Max Contiguous	4,826 SF	Office Available	4,826 SF
Vacant	4,826 SF		

Amenities

- Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	103	Office	Direct	4,826	4,826	4,826	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	4/3/2024	Sale Type	Investment
Sale Price	\$880,092	Comp Status	Research Complete
Comp ID	6703364	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	6.72/1,000 SF; 80 Surface Spaces		
Traffic Volume	14,175 on Bagley Rd (2025); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 9,643 on Engle Rd (2025); 9,298 on Engle Rd (2023); 14,334 on Englewood Dr (2025); 14,369 on Englewood Dr (2024); 26,479 on I- 71 (2025); 25,679 on Old Oak Blvd (2020); 24,411 on Old Oak Blvd (2025)		
Airport	Cleveland-Hopkins International		13 min drive
Pedestrian Friendly	50 - Fairly friendly		



18000 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Caretenders	1	6,000	40	Jul 2016	-
Ashworth Knuff & Co. CPA's Inc.	1	3,000	20	Oct 2006	-

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Jupiter Jefferson Llc	Frisco, TX 75035	(940) 331-5148
True Owner	Jupiter Texas Real Estate Investment Group	Frisco, TX 75035	(940) 331-5148
Property Management	Crescendo Commercial Realty	Independence, OH 44131	(440) 484-2200



18051 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	11,910 SF (92.9%)
Built	1992
Stories	1
Elevators	None
Typical Floor	11,910 SF
Tenancy	Multiple
Available	843 SF
Max Contiguous	843 SF
Asking Rent	Withheld
Parking Spaces	4.44/1,000 SF; 80 Surface Spaces



Property Details

Land Area	1.28 AC (55,757 SF)	Zoning	OB, Middleburg Heights
Building FAR	0.21	Parcel	371-12-015
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	92.9%
Smallest Space	843 SF	Asking Rent	Withheld
Max Contiguous	843 SF	Office Available	843 SF
Vacant	843 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	103	Office	Direct	843	843	843	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	4/3/2024	Sale Type	Investment
Sale Price	\$865,266	Comp Status	Research Complete
Comp ID	6703364	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	4.44/1,000 SF; 80 Surface Spaces		
Traffic Volume	14,175 on Bagley Rd (2025); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 26,479 on I- 71 (2025); 25,679 on Old Oak Blvd (2020); 24,411 on Old Oak Blvd (2025); 14,334 on Englewood Dr (2025); 8,694 on I- 71 (2025)		
Airport	Cleveland-Hopkins International		13 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		



18051 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
DonorPoint	1	3,603	24	Aug 2021	-
Strategic Real Estate Coach	1	3,602	10	Aug 2022	-
Cuyahoga County Homebuyers	1	1,792	12	Feb 2015	-
Genesis Recovery & Wellness	1	1,178	8	Jun 2022	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Jupiter Jefferson Llc	Frisco, TX 75035	(940) 331-5148
True Owner	Jupiter Texas Real Estate Investment Group	Frisco, TX 75035	(940) 331-5148
Property Management	Crescendo Commercial Realty	Independence, OH 44131	(440) 484-2200



18100 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	11,910 SF (69.3%)
Built	1997
Stories	1
Elevators	None
Typical Floor	11,910 SF
Tenancy	Multiple
Available	603 - 6,012 SF
Max Contiguous	2,353 SF
Asking Rent	Withheld
Parking Spaces	6.72/1,000 SF; 80 Surface Spaces



Property Details

Land Area	1.10 AC (47,916 SF)	Owner Occupied	No
Building FAR	0.25	Zoning	Office Building
Core Factor	8%	Parcel	371-12-003

For Lease Summary

Number of Spaces	3	% Leased	69.3%
Smallest Space	603 SF	Asking Rent	Withheld
Max Contiguous	2,353 SF	Office Available	2,141 SF
Total Available	6,012 SF	Medical Available	3,871 SF
Vacant	3,659 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Medical	Direct	2,353	2,353	2,353	Withheld	30 Days	Negotiable
P 1	101	Office	Direct	2,141	2,141	2,141	Withheld	Vacant	Negotiable
P 1	103	Medical	Direct	603 - 1,518	1,518	1,518	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	4/3/2024	Sale Type	Investment
Sale Price	\$837,019	Comp Status	Research Complete
Comp ID	6703364	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	6.72/1,000 SF; 80 Surface Spaces	
Traffic Volume	14,175 on Bagley Rd (2025); 20,694 on Engle Rd (2025); 19,683 on Engle Rd (2025); 14,334 on Englewood Dr (2025); 25,679 on Old Oak Blvd (2020); 24,411 on Old Oak Blvd (2025); 9,643 on Engle Rd (2025); 9,298 on Engle Rd (2023); 14,369 on Englewood Dr (2024); 26,479 on I- 71 (2025)	
Airport	Cleveland-Hopkins International	13 min drive



18100 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vitalant	1	1,000	4	Jul 2016	-
Allstar Surety Bonds	1	865	5	Feb 2023	-
Vivo Infusion	1	-	3	Nov 2025	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Jupiter Jefferson Llc	Frisco, TX 75035	(940) 331-5148
True Owner	Jupiter Texas Real Estate Investment Group	Frisco, TX 75035	(940) 331-5148
Property Management	Crescendo Commercial Realty	Independence, OH 44131	(440) 484-2200



6801-6859 Pearl Rd - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	88,253 SF (13.8%)
Built/Renovated	1950/1998
Tenancy	Multiple
Available	1,560 - 76,050 SF
Max Contiguous	27,900 SF
Asking Rent	Withheld
Frontage	246' on 130th St
Frontage	744' on Pearl Rd
Parking Spaces	3.11/1,000 SF; 300 Surface Spaces; Covered Spaces Available



Property Details

Land Area	8.98 AC (391,165 SF)	Zoning	GB, Middleburg
Building FAR	0.23	Parcel	372-29-001

For Lease Summary

Number of Spaces	11	% Leased	13.8%
Smallest Space	1,560 SF	Asking Rent	Withheld
Max Contiguous	27,900 SF	Retail Available	76,050 SF
Vacant	76,050 SF		

Amenities

- Restaurant
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	6849B	Retail	Direct	27,900	27,900	27,900	Withheld	Vacant	Negotiable
P 1	41C	Retail	Direct	17,700	17,700	17,700	Withheld	Vacant	Negotiable
P 1	07	Retail	Direct	6,095	6,095	6,095	Withheld	Vacant	Negotiable
P 1	07	Retail	Direct	6,095	6,095	6,095	Withheld	Vacant	Negotiable
P 1	03	Retail	Direct	4,700	4,700	4,700	Withheld	Vacant	Negotiable
P 1	05	Retail	Direct	3,220	3,220	3,220	Withheld	Vacant	Negotiable
P 1	05	Retail	Direct	3,220	3,220	3,220	Withheld	Vacant	Negotiable
P 1	04	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
P 1	04	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
P 1	10	Retail	Direct	1,560	1,560	1,560	Withheld	Vacant	Negotiable
P 1	10	Retail	Direct	1,560	1,560	1,560	Withheld	Vacant	Negotiable



6801-6859 Pearl Rd - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Previous Sale

Sale Date	3/11/2026	Sale Type	Investment
Sale Price	\$11,827,709	Comp Status	Research Complete
Comp ID	7571377		

Transportation

Parking Details	3,111/1,000 SF; 300 Surface Spaces; Covered Spaces Available		
Traffic Volume	12,165 on Pearl Rd (2025); 24,921 on Southland Dr (2025); 15,246 on Pearl Rd (2025); 21,053 on W 130th St (2025); 13,944 on Big Creek Pkwy (2025); 8,615 on Scenic Park Oval (2018); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 6,076 on W 130th St (2025); 11,184 on S Parkway Dr (2020)		
Frontage	246' on 130th St; 744' on Pearl Rd		
Airport	Cleveland-Hopkins International		16 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Crunch Fitness	1	27,900	14	Dec 2024	Dec 2034
UFC Gym	1	20,000	-	Nov 2025	-
Dollar Tree	1	11,500	9	Jul 2008	-
Five Below	1	8,000	-	Sep 2025	-
Third Federal Savings & Loan	1	6,276	20	Jun 2011	-

Showing 5 of 11 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	PMAT Southland LLC	-	-
True Owner	PMAT	Covington, LA 70433	(202) 780-7628
Property Management	Brixxmor Property Group Inc.	Cincinnati, OH 45231	(513) 521-4350



6849-6871 Pearl Rd - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	176,094 SF (44.3%)
Built/Renovated	1950/1986
Tenancy	Multiple
Available	1,500 - 98,132 SF
Max Contiguous	73,856 SF
Asking Rent	Withheld
Frontage	193' on 130th St
Frontage	892' on Pearl Rd
Parking Spaces	8.86/1,000 SF; 1500 Surface Spaces



Property Details

Land Area	17.92 AC (780,504 SF)	Zoning	SC
Building FAR	0.23	Parcel	372-29-001

For Lease Summary

Number of Spaces	8	% Leased	44.3%
Smallest Space	1,500 SF	Asking Rent	Withheld
Max Contiguous	73,856 SF	Retail Available	98,132 SF
Vacant	98,132 SF		

Amenities

- Drive Thru
- Pylon Sign
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	26	Retail	Direct	73,856	73,856	73,856	Withheld	Vacant	1 - 10 Years
P 1	28	Retail	Direct	5,400	5,400	5,400	Withheld	Vacant	Negotiable
P 1	28	Retail	Direct	5,400	5,400	5,400	Withheld	Vacant	Negotiable
P 1	03	Retail	Direct	4,700	4,700	4,700	Withheld	Vacant	Negotiable
P 1	39	Retail	Direct	2,750	2,750	2,750	Withheld	Vacant	Negotiable
P 1	27	Retail	Direct	2,263	2,263	2,263	Withheld	Vacant	Negotiable
P 1	27	Retail	Direct	2,263	2,263	2,263	Withheld	Vacant	Negotiable
P 1	36	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	3/11/2026	Sale Type	Investment
Sale Price	\$20,834,503	Comp Status	Research Complete
Comp ID	7571377		



6849-6871 Pearl Rd - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Transportation

Parking Details	8.86/1,000 SF; 1500 Surface Spaces		
Traffic Volume	24,921 on Southland Dr (2025); 12,165 on Pearl Rd (2025); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 11,253 on Smith Rd (2025); 17,706 on Smith Rd (2025); 11,184 on S Parkway Dr (2020); 10,785 on S PkwyDr (2025); 15,246 on Pearl Rd (2025); 21,053 on W 130th St (2025)		
Frontage	193' on 130th St; 892' on Pearl Rd		
Airport	Cleveland-Hopkins International		16 min drive
	Akron-Canton Regional		65 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Giant Eagle	1	86,239	90	Feb 2025	-
Marc's	1	73,856	9	Oct 2006	-
Applebee's	1	4,250	-	Apr 2026	-
Cato	1	4,000	6	Jan 2019	-
Bath & Body Works	1	3,240	20	Jan 2014	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	PMAT Southland LLC	-	-
True Owner	PMAT	Covington, LA 70433	(202) 780-7628
Property Management	Brixxmor Property Group Inc.	Cincinnati, OH 45231	(513) 521-4350



6869-6901 Pearl Rd - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	61,470 SF (36.7%)
Built/Renovated	1963/1991
Tenancy	Multiple
Available	990 - 38,901 SF
Max Contiguous	29,887 SF
Asking Rent	Withheld
Frontage	222' on Pearl Rd
Frontage	293' on Southland Dr
Parking Spaces	5.06/1,000 SF; 300 Surface Spaces



Property Details

Land Area	4.59 AC (199,729 SF)	Zoning	SC
Building FAR	0.31	Parcel	372-29-001

For Lease Summary

Number of Spaces	7	% Leased	36.7%
Smallest Space	990 SF	Asking Rent	Withheld
Max Contiguous	29,887 SF	Retail Available	38,901 SF
Vacant	38,901 SF		

Amenities

- Property Manager on Site
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	2A	Retail	Direct	29,887	29,887	29,887	Withheld	Vacant	Negotiable
P 1	25	Retail	Direct	1,933	1,933	1,933	Withheld	Vacant	Negotiable
P 1	25	Retail	Direct	1,933	1,933	1,933	Withheld	Vacant	Negotiable
P 1	22B	Retail	Direct	1,584	1,584	1,584	Withheld	Vacant	Negotiable
P 1	22B	Retail	Direct	1,584	1,584	1,584	Withheld	Vacant	Negotiable
P 1	19	Retail	Direct	990	990	990	Withheld	Vacant	Negotiable
P 1	19	Retail	Direct	990	990	990	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	3/11/2026	Sale Type	Investment
Sale Price	\$9,578,779	Comp Status	Research Complete
Comp ID	7571377		



6869-6901 Pearl Rd - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Transportation

Parking Details	5.06/1,000 SF; 300 Surface Spaces	
Traffic Volume	24,921 on Southland Dr (2025); 12,165 on Pearl Rd (2025); 15,246 on Pearl Rd (2025); 11,184 on S Parkway Dr (2020); 10,785 on S PkwyDr (2025); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 17,706 on Smith Rd (2025); 21,053 on W 130th St (2025); 6,119 on Smith Rd (2025)	
Frontage	222' on Pearl Rd; 293' on Southland Dr	
Airport	Cleveland-Hopkins International	16 min drive
	Akron-Canton Regional	64 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Verizon	1	1,758	4	Jan 2019	-
Bank of America	1	1,650	1	Nov 2020	-
Great Clips	1	1,512	-	Jun 2011	-
Charley's	1	1,450	8	Apr 2021	-
Pierogies Of Cleveland	1	990	3	Aug 2017	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	PMAT Southland LLC	-	-
True Owner	PMAT	Covington, LA 70433	(202) 780-7628
Property Management	Brixxmor Property Group Inc.	Cincinnati, OH 45231	(513) 521-4350



6875-6877 Pearl Rd - Southland Shopping Center

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	163,464 SF (81.7%)
Built/Renovated	1956/1971
Tenancy	Multiple
Available	30,000 SF
Max Contiguous	30,000 SF
Asking Rent	Withheld
Frontage	412' on Smith Rd
Parking Spaces	2.34/1,000 SF; 350 Surface Spaces



Property Details

Land Area	41.35 AC (1,801,190 SF)	Zoning	SC
Building FAR	0.09	Parcel	372-29-001

For Lease Summary

Number of Spaces	1	% Leased	81.7%
Smallest Space	30,000 SF	Asking Rent	Withheld
Max Contiguous	30,000 SF	Retail Available	30,000 SF
Vacant	30,000 SF		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	2A	Retail	Direct	30,000	30,000	30,000	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	2/6/2025	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	7093886	Sale Conditions	Redevelopment Project

Transportation

Parking Details	2.34/1,000 SF; 350 Surface Spaces	
Traffic Volume	8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 24,921 on Southland Dr (2025); 17,706 on Smith Rd (2025); 11,184 on S Parkway Dr (2020); 10,785 on S PkwyDr (2025); 11,253 on Smith Rd (2025); 12,165 on Pearl Rd (2025); 6,119 on Smith Rd (2025); 15,246 on Pearl Rd (2025)	
Frontage	412' on Smith Rd	
Airport	Cleveland-Hopkins International	16 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	



Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cleveland Furniture Bank	1	163,464	23	Apr 2026	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	City Of Middleburg Heights Oh	Middleburg Heights, OH 44130	(440) 234-8811
True Owner	City Of Middleburg Heights Oh	Middleburg Heights, OH 44130	(440) 234-8811



Property Summary

Center Type	Power Center
GLA (% Leased)	86,640 SF (62.8%)
Built	1959
Tenancy	Multiple
Available	1,500 - 21,950 SF
Max Contiguous	17,700 SF
Asking Rent	Withheld
Frontage	210' on Pearl Rd
Parking Spaces	2.49/1,000 SF; 250 Surface Spaces



Property Details

Land Area	8.82 AC (384,016 SF)	Zoning	SC
Building FAR	0.23	Parcel	372-29-001

For Lease Summary

Number of Spaces	3	Vacant Not Available	10,263 SF
Smallest Space	1,500 SF	% Leased	62.8%
Max Contiguous	17,700 SF	Asking Rent	Withheld
Vacant	32,213 SF	Retail Available	21,950 SF

Amenities

- Pylon Sign
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	41C	Retail	Direct	17,700	17,700	17,700	Withheld	Vacant	Negotiable
P 1	39	Retail	Direct	2,750	2,750	2,750	Withheld	Vacant	Negotiable
P 1	36	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	3/11/2026	Sale Type	Investment
Sale Price	\$11,508,884	Comp Status	Research Complete
Comp ID	7571377		

Transportation

Parking Details	2.49/1,000 SF; 250 Surface Spaces
Traffic Volume	24,921 on Southland Dr (2025); 17,706 on Smith Rd (2025); 11,184 on S Parkway Dr (2020); 10,785 on S PkwyDr (2025); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 6,119 on Smith Rd (2025); 12,165 on Pearl Rd (2025); 6,441 on Smith Rd (2025); 10,804 on Sunnyside Ave (2025)
Frontage	210' on Pearl Rd



Transportation (Continued)

Airport	Cleveland-Hopkins International	16 min drive
	Akron-Canton Regional	64 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Marshalls	1	28,004	30	Aug 2011	-
OfficeMax	1	20,936	13	Dec 2012	-
Petco	1	12,000	14	Jul 2016	-
America's Best Contacts & Eyeglasses	1	3,750	5	Oct 2024	-
Miracle-Ear	1	1,000	5	May 2012	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	PMAT Southland LLC	-	-
True Owner	PMAT	Covington, LA 70433	(202) 780-7628
Property Management	Brixmor Property Group Inc.	Cincinnati, OH 45231	(513) 521-4350



6900 Pearl Rd - Medical Arts

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	38,370 SF (79.6%)
Built	2008
Stories	3
Typical Floor	12,790 SF
Tenancy	Multiple
Available	2,180 - 7,830 SF
Max Contiguous	5,650 SF
Asking Rent	Withheld
Parking Spaces	5.00/1,000 SF; 178 Surface Spaces



Property Details

Land Area	3.37 AC (146,797 SF)	Owner Occupied	No
Building FAR	0.26	Zoning	GB
Slab to Slab	10'	Parcel	372-18-026

For Lease Summary

Number of Spaces	2	% Leased	79.6%
Smallest Space	2,180 SF	Asking Rent	Withheld
Max Contiguous	5,650 SF	Office/Medical Available	7,830 SF
Vacant	7,830 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office/Medical	Direct	2,180	2,180	2,180	Withheld	Vacant	Negotiable
P 3	300	Office/Medical	Direct	5,650	5,650	5,650	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	10/27/2022	Comp Status	Research Complete
Sale Price	\$9,418,933	Actual Cap Rate	6.4%
Comp ID	6206032	Sale Conditions	Bulk/Portfolio Sale
Sale Type	Investment		

Transportation

Parking Details	5.00/1,000 SF; 178 Surface Spaces		
Traffic Volume	11,184 on S Parkway Dr (2020); 10,785 on S PkwyDr (2025); 17,706 on Smith Rd (2025); 24,921 on Southland Dr (2025); 6,119 on Smith Rd (2025); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 6,441 on Smith Rd (2025); 10,804 on Sunnyside Ave (2025); 12,165 on Pearl Rd (2025)		
Airport	Cleveland-Hopkins International		15 min drive
	Akron-Canton Regional		64 min drive



6900 Pearl Rd - Medical Arts

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Southwest Urology	2	10,000	50	Jun 2013	-
Pearl Road Surgery Center	1	8,820	17	Jun 2013	-
Helios Clinical Research	3	3,091	3	Dec 2013	Jun 2026
Sunrise Medical Laboratories	3	978	1	Jul 2021	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	6900 Pearl Road Owner LLC	Jupiter, FL 33458	-
True Owner	CalSTRS	West Sacramento, CA 95605	(800) 228-5453
True Owner	Rendina Development Company of America	Jupiter, FL 33458	(561) 630-5055
Property Management	Altair Real Estate Services	Erie, PA 16501	(814) 833-2741



7017 Pearl Rd - Arcadian Office Bldg

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Property Summary

RBA (% Leased)	10,200 SF (100%)
Built	1990
Stories	2
Elevators	1 passenger
Typical Floor	5,100 SF
Tenancy	Multiple
Available	500 SF
Max Contiguous	500 SF
Asking Rent	Withheld
Parking Spaces	4.71/1,000 SF; 40 Surface Spaces



Property Details

Land Area	0.84 AC (36,590 SF)	Zoning	OB
Building FAR	0.28	Parcel	372-32-006
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	500 SF	Asking Rent	Withheld
Max Contiguous	500 SF	Office Available	500 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	1F	Office	Direct	500	500	500	Withheld	30 Days	Negotiable

Previous Sale

Sale Date	9/15/2020	Sale Type	Investment
Sale Price	\$495,000	Comp Status	Public Record
Comp ID	5233969		

Transportation

Parking Details	4.71/1,000 SF; 40 Surface Spaces	
Traffic Volume	17,706 on Smith Rd (2025); 6,441 on Smith Rd (2025); 10,785 on S PkwyDr (2025); 11,184 on S Parkway Dr (2020); 8,212 on Pearl Rd (2025); 8,512 on Pearl Rd (2020); 10,804 on Sunnyside Ave (2025); 6,119 on Smith Rd (2025); 24,921 on Southland Dr (2025); 11,253 on Smith Rd (2025)	
Airport	Cleveland-Hopkins International	16 min drive
	Akron-Canton Regional	63 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	



7017 Pearl Rd - Arcadian Office Bldg

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Office

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mackay Engineering & Surveying	2	3,200	14	Mar 2001	-
State Farm Insurance Agent, Middleburg Heights, Oh	1	1,800	12	Mar 1996	-
State Farm	Unkwn	1,300	9	Mar 2022	-
Ohio Ramp	1	1,200	8	Jul 2016	-
Corporate Investigative Services, Inc.	1	-	8	May 2023	-

Showing 5 of 8 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Rocket Structures Llc	Middleburg Heights, OH 44130	-
True Owner	Sandpiper Realty	singer island, FL 33404	(561) 863-9962
Property Management	Sunnyside Realty	Middleburg Heights, OH 44130	(440) 239-7717



7250 Pearl Rd - Middleburg Plaza

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	2,030 SF (43.4%)
Built/Renovated	1977/1983
Tenancy	Multiple
Available	1,150 SF
Max Contiguous	1,150 SF
Asking Rent	Withheld
Frontage	129' on Bagley Rd
Frontage	161' on Pearl Rd
Parking Spaces	7.39/1,000 SF; 15 Surface Spaces



Property Details

Land Area	0.58 AC (25,265 SF)	Zoning	GB, Middleburg Hghts
Building FAR	0.08	Parcel	372-28-009

For Lease Summary

Number of Spaces	1	% Leased	43.4%
Smallest Space	1,150 SF	Asking Rent	Withheld
Max Contiguous	1,150 SF	Retail Available	1,150 SF
Vacant	1,150 SF		

Amenities

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	1,150 SF Dri-ve-Thru	Retail	Direct	1,150	1,150	1,150	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	11/1/2022	Comp ID	6317388
Sale Price	Withheld	Comp Status	Public Record

Transportation

Parking Details	7.39/1,000 SF; 15 Surface Spaces
Traffic Volume	19,001 on Bagley Rd (2025); 19,855 on Pearl Rd (2024); 21,164 on Bagley Rd (2024); 19,848 on Pearl Rd (2025); 21,206 on Big Creek Pkwy (2025); 12,609 on Pearl Rd (2025); 19,470 on Big Creek Pkwy (2025); 21,083 on Bagley Rd (2025); 20,000 on Pine Hill Trl (2025); 6,165 on Bagley Rd (2025)
Frontage	129' on Bagley Rd; 161' on Pearl Rd



7250 Pearl Rd - Middleburg Plaza

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Transportation (Continued)

Airport	Cleveland-Hopkins International	15 min drive
	Akron-Canton Regional	62 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Laith Llc	-	-



7259 Pearl Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Property Summary

GLA (% Leased)	10,300 SF (0.0%)
Built/Renovated	2000/2006
Tenancy	Single
Available	10,300 SF
Max Contiguous	10,300 SF
Asking Rent	Withheld
Frontage	186' on PEARL RD
Frontage	310' on BAGLEY RD



Property Details

Land Area	1.39 AC (60,548 SF)	Zoning	GB
Building FAR	0.17	Parcel	374-06-001

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	10,300 SF	Asking Rent	Withheld
Max Contiguous	10,300 SF	Retail Available	10,300 SF
Vacant	10,300 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	Former CVS	Retail	Direct	10,300	10,300	10,300	Withheld	Vacant	Negotiable

Transportation

Traffic Volume	21,164 on Bagley Rd (2024); 12,609 on Pearl Rd (2025); 19,001 on Bagley Rd (2025); 19,855 on Pearl Rd (2024); 19,848 on Pearl Rd (2025); 21,206 on Big Creek Pkwy (2025); 21,083 on Bagley Rd (2025); 20,000 on Pine Hill Trl (2025); 19,470 on Big Creek Pkwy (2025); 3,634 on Bagley Rd (2025)	
Frontage	310' on BAGLEY RD; 186' on PEARL RD	
Airport	Cleveland-Hopkins International	15 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	S E Pearl & Bagley Ltd	Lakewood, OH 44107	-
True Owner	The Landes Group	Dallas, TX 75201	(214) 572-2020



7259 Pearl Rd

Middleburg Heights, Ohio 44130 (Cuyahoga County) - Southwest Submarket



Retail

Contacts (Continued)

Type	Name	Location	Phone
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