



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



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	-	-



Property Summary

Land Area - Gross	11.79 AC (513,572 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	RSL
Proposed Use	Apartment Units, Apartment Units - Senior, Health Care, Hospitality, Hotel, Medical, Mixed Use, Office, Retail
Parcel	371-08-009, 371-08-010, 371-08-013, 371-08-014, 371-08-015



Property Details

Improvements	None
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	527' on Bagley Rd
Zoning	RSL
Zoning Description	Zoned RSL - Senior Living
Proposed Use	Apartment Units, Apartment Units - Senior, Health Care, Hospitality, Hotel, Medical, Mixed Use, Office, Retail
Parcel	371-08-009, 371-08-010, 371-08-013, 371-08-014, 371-08-015

For Sale Summary

Asking Price	\$1,750,000 (\$148,430.87/AC)	Land	11.79 AC (513,572 SF)
Status	Active	On Market	436 Days
Sale Type	Investment	Last Update	May 20, 2026

Transportation

Traffic Volume	24,411 on Old Oak Blvd (2025); 25,679 on Old Oak Blvd (2020); 19,235 on Eastland Rd (2025); 5,537 on Bonds Pkwy (2025); 4,968 on E Bagley Rd (2025); 4,185 on E Bagley Rd (2025); 4,190 on E Bagley Rd (2024); 17,382 on Eastland Rd (2018); 20,694 on Engle Rd (2025); 14,175 on Bagley Rd (2025)		
Airport	Cleveland-Hopkins International		14 min drive
	Akron-Canton Regional		63 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Bagley Holdings Llc	Cleveland, OH 44130	-
True Owner	Bagley Holdings Llc	Cleveland, OH 44130	-



19697 Commerce Pky - Amsdell Commerce Park Land

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



Land

Property Summary

Land Area - Gross	4.86 AC (211,702 SF)
Zoning	Industrial
Parcel	371-03-010



Property Details

Frontage	261'1" on SHELDON RD
Zoning	Industrial
Parcel	371-03-010

For Sale Summary

Asking Price	\$900,000 (\$185,185.19/AC)	Land	4.86 AC (211,702 SF)
Status	Active	On Market	344 Days
Sale Type	Investment	Last Update	June 8, 2026

Transportation

Traffic Volume	6,120 on Eastland Rd (2025); 9,978 on 1st Ave (2018); 5,926 on Commerce Pkwy (2025); 7,202 on Sheldon Rd (2018); 3,418 on Eastland Rd (2018); 3,450 on Eastland Rd (2025); 7,023 on Sheldon Rd (2025); 6,586 on Holland Rd (2025); 3,995 on Eastland Rd (2025); 1,712 on Holland Rd (2020)		
Airport	Cleveland-Hopkins International		10 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Tony P Figliano	Cleveland, OH 44130	-



6749 Eastland Rd - Vitanza Rental Properties II

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



Warehouse

Property Summary

RBA	28,800 SF
Built	1998
Tenancy	Multiple
Asking Rent	Withheld
Clear Height	18'
Drive Ins	3 total/10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.08/1,000 SF; 60 Surface Spaces



Property Details

Land Area	3.04 AC (132,422 SF)	Sprinklers	Wet
Building FAR	0.22	Zoning	Industrial
Crane	None	Parcel	371-04-002
Power	200a/120 - 208v 3p		

For Sale Summary

Asking Price	\$2,499,000 (\$86.77/SF)	Land	3.04 AC
Status	Active	Built	1998
Cap Rate	6.7%	On Market	709 Days
Sale Type	Investment or Owner User	Last Update	May 20, 2026
RBA	28,800 SF		

Transportation

Parking Details	2.08/1,000 SF; 60 Surface Spaces	
Traffic Volume	5,926 on Commerce Pkwy (2025); 3,450 on Eastland Rd (2025); 9,978 on 1st Ave (2018); 6,120 on Eastland Rd (2025); 3,418 on Eastland Rd (2018); 7,202 on Sheldon Rd (2018); 7,023 on Sheldon Rd (2025); 4,278 on Thacker St (2025); 23,176 on N Rocky River Dr (2020); 26,939 on N Rocky River Dr (2024)	
Airport	Cleveland-Hopkins International	11 min drive
Pedestrian Friendly	30 - Somewhat friendly	
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
Trapped! Escape Room	1	500	-	Dec 2017	-
AIT Worldwide Logistics	1	-	8	Oct 2005	-
Cdc Middleburg Heights	1	-	12	Dec 2018	-



6749 Eastland Rd - Vitanza Rental Properties II

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Showing 3 of 3 Tenants					

Contacts

Type	Name	Location	Phone
Recorded Owner	Salvatore A. & Basil Vitanza	Middleburg Heights, OH 44130	(330) 558-0096
True Owner	Salvatore A. & Basil Vitanza	Middleburg Heights, OH 44130	(330) 558-0096



Engle Lake Dr - Engle Lake - 4.6 Acres

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



Land

Property Summary

Land Area - Gross	4.66 AC (202,990 SF)
Zoning	Motor Services
Parcel	371-21-007



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	I-71
Zoning	Motor Services
Parcel	371-21-007

For Sale Summary

Asking Price	Withheld	Land	4.66 AC (202,990 SF)
Status	Active	On Market	4,369 Days
Sale Type	Investment or Owner User	Last Update	June 2, 2026

Transportation

Traffic Volume	9,298 on Engle Rd (2023); 9,643 on Engle Rd (2025); 8,694 on I- 71 (2025); 9,685 on I- 71 (2020); 14,334 on Englewood Dr (2025); 14,175 on Bagley Rd (2025); 108,070 on Sheldon Rd (2025); 14,369 on Englewood Dr (2024); 26,479 on I- 71 (2025); 22,330 on I- 71 (2025)		
Airport	Cleveland-Hopkins International		13 min drive
	Akron-Canton Regional		62 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Engle Road Land Purchase Company Llc	Cleveland, OH 44130	-
True Owner	Harsax, Inc.	Garfield Heights, OH 44125	(440) 243-5500

Property Summary

Land Area - Gross	6.51 AC (283,576 SF)
Zoning	General Business
Density Allowed	General Business
Proposed Use	Office
Parcel	374-17-008



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	I-71, Freeway Cir
Zoning	General Business
Proposed Use	Office
Parcel	374-17-008

For Sale Summary

Asking Price	\$1,000,000 (\$153,609.83/AC)	Land	6.51 AC (283,576 SF)
Status	Active	On Market	253 Days
Sale Type	Investment or Owner User	Last Update	June 17, 2026

Previous Sale

Sale Date	2/19/2019	Sale Type	Investment
Sale Price	Withheld	Comp Status	Public Record
Comp ID	4679046		

Transportation

Traffic Volume	6,266 on Pearl Rd (2020); 5,755 on Pearl Rd (2025); 13,249 on FwyCir (2025); 10,850 on Pearl Rd (2020); 11,214 on Pearl Rd (2025); 30,259 on I- 71 (2025); 33,130 on W Sprague Rd (2025); 33,169 on W Sprague Rd (2024); 5,978 on Pearl Rd (2020); 5,357 on Pearl Rd (2025)	
Airport	Cleveland-Hopkins International	17 min drive
	Akron-Canton Regional	61 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



7830 Freeway Cir

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



Office

Property Summary

RBA	12,800 SF
Built	1978
Stories	1
Elevators	None
Typical Floor	12,800 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	4.22/1,000 SF; 67 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.10 AC (91,476 SF)	Zoning	GB
Building FAR	0.14	Parcel	374-18-003
Owner Occupied	Yes		

For Sale Summary

Asking Price	\$1,100,000 (\$85.94/SF)	Land	2.10 AC
Status	Active	Built	1978
Sale Type	Owner User	On Market	420 Days
RBA	12,800 SF	Last Update	June 17, 2026

Previous Sale

Sale Date	12/28/2004	Sale Type	Owner User
Sale Price	\$1,115,500	Comp Status	Research Complete
Comp ID	984421	Sale Conditions	Purchase By Tenant

Transportation

Parking Details	4.22/1,000 SF; 67 Surface Spaces; Covered Spaces Available	
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	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	10 - Not friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Barrette Outdoor Living	1	12,800	23	May 2001	-



7830 Freeway Cir

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



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Barrette Outdoor Living	Middleburg Heights, OH 44130	(877) 265-2220
True Owner	Barrette Outdoor Living	Middleburg Heights, OH 44130	(877) 265-2220



6850 Pearl Rd - Pearl Plaza

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



Land

Property Summary

Land Area - Gross	2.70 AC (117,612 SF)
Topography	Rolling
On-Sites	Raw land
Current Use	None
Zoning	CC
Proposed Use	Commercial



Property Details

Improvements	None
Zoning	CC
Zoning Description	Commercial
Proposed Use	Commercial

Land For Lease Summary

Lot Size for Lease	1.00 - 2.70 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

For Sale Summary

Asking Price	Withheld	Land	2.70 AC (117,612 SF)
Status	Active	On Market	799 Days
Sale Type	Owner User	Last Update	June 4, 2026

Transportation

Traffic Volume	24,921 on Southland Dr (2025); 15,246 on Pearl Rd (2025); 8,615 on Scenic Park Oval (2018); 13,944 on Big Creek Pkwy (2025); 12,165 on Pearl Rd (2025); 21,053 on W 130th St (2025); 11,839 on Big Creek Pkwy (2025); 6,076 on W 130th St (2025); 6,119 on Smith Rd (2025); 11,184 on S Parkway Dr (2020)		
Airport	Cleveland-Hopkins International		16 min drive
	Akron-Canton Regional		65 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		



7183 Pearl Rd

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



Land

Property Summary

Land Area - Gross	0.69 AC (30,056 SF)
Topography	Level
On-Sites	Raw land
Zoning	GB
Proposed Use	Restaurant, Retail
Parcel	374-02-026



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Frontage	125' on Pearl Rd
Zoning	GB
Proposed Use	Restaurant, Retail
Parcel	374-02-026

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$499,900 (\$724,492.75/AC)	On Market	496 Days
Status	Under Contract	Last Update	June 8, 2026
Sale Type	Investment or Owner User	Sale Conditions	Ground Lease (Leased Fee) +1
Land	0.69 AC (30,056 SF)		

Previous Sale

Sale Date	9/29/2022	Sale Type	Investment
Sale Price	Withheld	Comp Status	Public Record
Comp ID	6163011		

Transportation

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); 21,164 on Bagley Rd (2024); 19,470 on Big Creek Pkwy (2025); 6,165 on Bagley Rd (2025); 3,634 on Bagley Rd (2025); 21,083 on Bagley 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		

Property Summary

Land Area - Gross	1.14 AC (49,658 SF)
Zoning	Commercial
Parcel	373-26-036



Property Details

Zoning	Commercial
Parcel	373-26-036

Land For Lease Summary

Lot Size for Lease	1.14 AC	Term	Negotiable
Asking Rent	\$36,842.00/AC	Outparcel	No

Lease Notes

Land Lease - Commercial property. Located on 1.14 acres!. Excellent location close to highways, airport, Metroparks, Middleburg Hts. community center, restaurants, shopping and the library! Zoned commercial and must be used for commercial purposes only.

For Sale Summary

Asking Price	\$350,000 (\$307,017.54/AC)	Land	1.14 AC (49,658 SF)
Status	Active	On Market	356 Days
Sale Type	Investment or Owner User	Last Update	June 3, 2026

Transportation

Traffic Volume	21,164 on Bagley Rd (2024); 19,855 on Pearl Rd (2024); 21,083 on Bagley Rd (2025); 19,001 on Bagley Rd (2025); 20,000 on Pine Hill Trl (2025); 21,206 on Big Creek Pkwy (2025); 19,848 on Pearl Rd (2025); 12,609 on Pearl Rd (2025); 19,470 on Big Creek Pkwy (2025); 3,634 on Bagley Rd (2025)		
Airport	Cleveland-Hopkins International		15 min drive
	Akron-Canton Regional		62 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		