7554-7580 Pearl Rd - Georgetown Square

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

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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	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	$4,100,000 ($187.76/SF)	Land	2.60 AC
Status	Active	Built	1990
Cap Rate	7.4%	On Market	369 Days
Sale Type	Investment	Last Update	October 8, 2026

Previous Sale

Sale Date	9/9/2026	Sale Type	Investment
Sale Price	Withheld	Comp Status	In Progress
Comp ID	7835446		

2026 CoStar Group - Licensed to CoStar Group - 1322476

Transportation

Parking Details	Surface Tandem Spaces Available; 80 Surface Spaces; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available
Traffic Volume	24,036 on Fowles Rd (2026); 7,513 on Pearl Rd (2026); 20,283 on Pearl Road (2026); 21,172 on Webster Rd (2026); 4,813 on Lanier Dr (2026); 9,349 on I- 71 (2026); 3,112 on Brookside Pkwy (2026); 2,144 on Barriemore Ave (2026); 20,283 on Pearl Road (2026); 10,183 on Pearl Rd (2026)
Frontage	66' on Fowles Rd; 188' 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	20 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pet Supplies Plus	1	6,500	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 Properties	Middleburg Heights, OH 44130	-
True Owner	Georgetown Square Prop	GATES MILLS, OH 44040	(216) 389-0597

2026 CoStar Group - Licensed to CoStar Group - 1322476

Property Summary

RBA	10,472 SF
Built	1985
Stories	1
Elevators	None
Typical Floor	8,453 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	3.15 AC (137,214 SF)	Zoning	OB
Building FAR	0.08	Parcel	371-09-001
Owner Occupied	No		

Amenities

- Bus Line

For Sale Summary

Asking Price	$1,325,000 ($126.53/SF)	Land	3.15 AC
Status	Active	Built	1985
Cap Rate	7.2%	On Market	110 Days
Sale Type	Investment or Owner User	Last Update	September 23, 2026
RBA	10,472 SF		

Previous Sale

Sale Date	8/11/2017	Sale Type	Investment
Sale Price	$625,000	Comp Status	Public Record
Comp ID	3976531		

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	24,518 on Old Oak Blvd (2026); 20,979 on Engle Rd (2026); 14,306 on Bagley Rd (2026); 20,516 on Bagley Road (2026); 19,383 on Eastland Rd (2026); 4,998 on E Bagley Rd (2026); 4,245 on E Bagley Rd (2026); 5,540 on Bonds Pkwy (2026); 20,899 on East Bagley Road (2026); 9,709 on Engle Rd (2026)	
Airport	Cleveland-Hopkins International	14 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

2026 CoStar Group - Licensed to CoStar Group - 1322476

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Labbad / Southwest General	1	1,685	-	Nov 2018	-
Robert J Keating Inc	1	1,350	9	Jul 2016	-
Dolce Organic Salon Med Spa & Salt Room	1	-	12	Sep 2024	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	18820 Bagley Llc	Strongsville, OH 44149	-
True Owner	Dolce Organic Salon	Strongsville, OH 44136	(440) 238-5514

2026 CoStar Group - Licensed to CoStar Group - 1322476

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	538 Days
RBA	12,800 SF	Last Update	October 7, 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	13,329 on FwyCir (2026); 15,252 on Mohawk Dr (2026); 5,757 on Pearl Rd (2026); 10,810 on Pearl Rd (2026); 8,824 on Pearl Rd (2026); 33,625 on W Sprague Rd (2026); 34,076 on Pearl Road (2026); 30,569 on I- 71 (2026); 34,076 on Pearl Road (2026)	
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	-

2026 CoStar Group - Licensed to CoStar Group - 1322476

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration

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

2026 CoStar Group - Licensed to CoStar Group - 1322476

Property Summary

Land Area - Gross	0.78 AC (33,977 SF)
Zoning	GB – General Business
Proposed Use	Commercial, Retail
Parcel	372-18-029



Property Details

Frontage	75'2" on PEARL RD, 75' on Pearl Road
Zoning	GB – General Business
Zoning Description	Zoned GB – General Business with extensive allowable uses including retail, service, medical and office
Proposed Use	Commercial, Retail
Parcel	372-18-029

Land For Lease Summary

Lot Size for Lease	0.78 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

For Sale Summary

Asking Price	Withheld	Land	0.78 AC (33,977 SF)
Status	Active	On Market	78 Days
Sale Type	Investment	Last Update	October 8, 2026

Previous Sale

Sale Date	10/24/2025	Sale Type	Owner User
Sale Price	Withheld	Comp Status	Public Record
Comp ID	7383608		

Transportation

Traffic Volume	8,259 on Smith Road (2026); 10,875 on S PkwyDr (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 6,155 on Smith Rd (2026); 10,915 on Sunnyside Ave (2026); 6,479 on Smith Rd (2026); 18,834 on West 130th Street (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026)	
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	

2026 CoStar Group - Licensed to CoStar Group - 1322476

Property Summary

GLA (% Leased)	7,900 SF (24.1%)
Built	1973
Tenancy	Multiple
Available	6,000 SF
Max Contiguous	6,000 SF
Asking Rent	Withheld
Frontage	100' on Pearl Road



Property Details

Parcel	372-30-013

For Lease Summary

Number of Spaces	1	% Leased	24.1%
Smallest Space	6,000 SF	Asking Rent	Withheld
Max Contiguous	6,000 SF	Retail Available	6,000 SF
Vacant	6,000 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	-	Retail	Direct	6,000	6,000	6,000	Withheld	Vacant	Negotiable

For Sale Summary

Asking Price	Withheld	Built	1973
Status	Active	On Market	40 Days
Sale Type	Investment or Owner User	Last Update	September 30, 2026

Previous Sale

Sale Date	6/24/2022	Comp ID	6095781
Sale Price	$500,000	Comp Status	Public Record

Transportation

Traffic Volume	8,259 on Smith Road (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 10,875 on S PkwyDr (2026); 6,155 on Smith Rd (2026); 6,479 on Smith Rd (2026); 10,915 on Sunnyside Ave (2026); 11,253 on Smith Rd (2025); 18,834 on West 130th Street (2026); 11,219 on West 130th Street (2026)	
Frontage	100' on Pearl Road	
Airport	Cleveland-Hopkins International	15 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	

2026 CoStar Group - Licensed to CoStar Group - 1322476

Transportation (Continued)

Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
NTB-National Tire & Battery	1	6,000	11	Jun 2009	-
Top Level Gaming	1	6,000	-	Aug 2018	-
The Keyless Shop	1	1,900	2	Oct 2017	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	6933 Pearl Road Llc	-	-

2026 CoStar Group - Licensed to CoStar Group - 1322476

6 16500 W Sprague Rd - Staffco Building

Middleburg Heights, OH 44130 (Cuyahoga County) - Middleburg Hts/Parma Submarket

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Flex

Property Summary

RBA	11,080 SF
Built	1973
Tenancy	Multiple
Asking Rent	Withheld
Drive Ins	None
Levelers	None
Parking Spaces	30 Surface Spaces



Property Details

Land Area	2.00 AC (87,120 SF)	Zoning	GB, Middleburg Hgts.
Building FAR	0.13	Parcel	374-18-005

For Sale Summary

Asking Price	$1,050,000 ($94.77/SF)	Land	2.00 AC
Status	Active	Built	1973
Sale Type	Owner User	On Market	67 Days
RBA	11,080 SF	Last Update	October 12, 2026

Previous Sale

Sale Date	8/3/2006	Sale Type	Investment
Sale Price	$650,000	Comp Status	Research Complete
Comp ID	1149415		

Transportation

Parking Details	30 Surface Spaces	
Traffic Volume	15,252 on Mohawk Dr (2026); 13,329 on FwyCir (2026); 5,757 on Pearl Rd (2026); 10,810 on Pearl Rd (2026); 8,824 on Pearl Rd (2026); 33,625 on W Sprague Rd (2026); 25,034 on Pearl Road (2026); 30,569 on I- 71 (2026); 34,076 on Pearl Road (2026)	
Frontage	427' on W Sprague	
Airport	Cleveland-Hopkins International	16 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
Staffco-Campisano	1	3,000	30	May 2016	-

2026 CoStar Group - Licensed to CoStar Group - 1322476

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	SM Investment Properties, LTD	Cleveland, OH 44116	(440) 331-5100
True Owner	Staffco-Campisano	Middleburg Heights, OH 44130	(440) 891-9900

7 18055 Bagley Rd

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

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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	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	329 Days
Sale Type	Investment or Owner User	Last Update	September 24, 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

2026 CoStar Group - Licensed to CoStar Group - 1322476

Transportation

Parking Details	40 Surface Spaces; Covered Spaces Available	
Traffic Volume	20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 14,306 on Bagley Rd (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026); 26,654 on I- 71 (2026); 9,709 on Engle Rd (2026); 20,899 on I 71 (2026); 7,134 on I- 71 (2026); 6,397 on I- 71 (2026)	
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	10 - Not 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	-	-

2026 CoStar Group - Licensed to CoStar Group - 1322476

19170 Bagley Rd - PRIME Vacant Land in N.E. OHIO

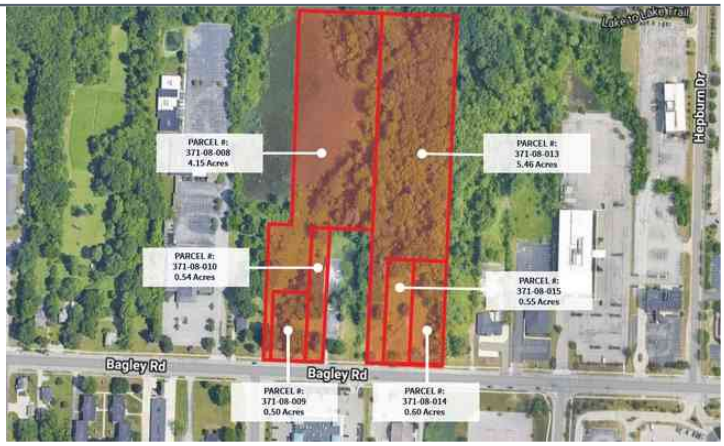
Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

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Land

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	554 Days
Sale Type	Investment	Last Update	October 5, 2026

Transportation

Traffic Volume	24,518 on Old Oak Blvd (2026); 19,383 on Eastland Rd (2026); 5,540 on Bonds Pkwy (2026); 4,998 on E Bagley Rd (2026); 20,899 on East Bagley Road (2026); 4,245 on E Bagley Rd (2026); 20,979 on Engle Rd (2026); 14,306 on Bagley Rd (2026); 20,516 on Bagley Road (2026); 17,880 on Tressel St (2026)	
Airport	Cleveland-Hopkins International	14 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	-

2026 CoStar Group - Licensed to CoStar Group - 1322476

9 19697 Commerce Pky - Amsdell Commerce Park Land

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

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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	462 Days
Sale Type	Investment	Last Update	October 12, 2026

Transportation

Traffic Volume	6,128 on Eastland Rd (2026); 5,953 on Commerce Pkwy (2026); 3,471 on Eastland Rd (2026); 7,017 on Sheldon Rd (2026); 6,604 on Holland Rd (2026); 4,020 on Eastland Rd (2026); 1,686 on Holland Rd (2026); 1,578 on Holland Rd (2026); 194 on Eastland Rd (2026); 6,509 on Holland Rd (2026)	
Airport	Cleveland-Hopkins International	10 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	10 - Not friendly	

Contacts

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

2026 CoStar Group - Licensed to CoStar Group - 1322476

10 6749 Eastland Rd - Vitanza Rental Properties II

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

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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	827 Days
Sale Type	Investment or Owner User	Last Update	October 6, 2026
RBA	28,800 SF		

Transportation

Parking Details	2.08/1,000 SF; 60 Surface Spaces	
Traffic Volume	5,953 on Commerce Pkwy (2026); 3,471 on Eastland Rd (2026); 6,128 on Eastland Rd (2026); 7,017 on Sheldon Rd (2026); 4,304 on Thacker St (2026); 6,604 on Holland Rd (2026); 27,360 on N Rocky River Dr (2026); 9,633 on Thacker St (2026); 9,587 on Front Street (2026); 6,787 on Front St (2026)	
Airport	Cleveland-Hopkins International	10 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	-

2026 CoStar Group - Licensed to CoStar Group - 1322476

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

2026 CoStar Group - Licensed to CoStar Group - 1322476

11 Engle Lake Dr - Engle Lake - 4.6 Acres

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

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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	4,487 Days
Sale Type	Investment or Owner User	Last Update	October 7, 2026

Transportation

Traffic Volume	9,709 on Engle Rd (2026); 8,861 on I- 71 (2026); 14,831 on Englewood Dr (2026); 14,306 on Bagley Rd (2026); 108,368 on Sheldon Rd (2026); 26,654 on I- 71 (2026); 20,899 on I 71 (2026); 22,637 on I- 71 (2026); 3,938 on Bagley Rd (2026)	
Airport	Cleveland-Hopkins International	12 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

2026 CoStar Group - Licensed to CoStar Group - 1322476

12 7823 Freeway Cir - 6.51 AC Development Site

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

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Land

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	Freeway Cir, I-71
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	371 Days
Sale Type	Investment or Owner User	Last Update	October 5, 2026

Previous Sale

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

Transportation

Traffic Volume	5,757 on Pearl Rd (2026); 13,329 on FwyCir (2026); 10,810 on Pearl Rd (2026); 8,824 on Pearl Rd (2026); 34,076 on Pearl Road (2026); 30,569 on I- 71 (2026); 33,625 on W Sprague Rd (2026); 34,076 on Pearl Road (2026); 34,076 on I 71 (2026)	
Airport	Cleveland-Hopkins International	16 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	10 - Not friendly	

2026 CoStar Group - Licensed to CoStar Group - 1322476

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	917 Days
Sale Type	Owner User	Last Update	August 11, 2026

Transportation

Traffic Volume	19,765 on Pearl Road (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026); 18,834 on West 130th Street (2026); 16,051 on Pearl Road (2026); 14,141 on Big Creek Pkwy (2026); 21,464 on W 130th St (2026); 12,002 on Big Creek Pkwy (2026); 6,111 on W 130th St (2026); 6,155 on Smith Rd (2026)	
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	

2026 CoStar Group - Licensed to CoStar Group - 1322476

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

For Sale Summary

Asking Price	$499,900 ($724,492.75/AC)	On Market	614 Days
Status	Active	Last Update	October 1, 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	19,286 on Bagley Rd (2026); 12,782 on Pearl Road (2026); 20,436 on Pearl Rd (2026); 21,272 on Big Creek Pkwy (2026); 20,283 on Pearl Road (2026); 20,443 on Bagley Road (2026); 6,202 on Bagley Rd (2026); 20,347 on Bagley Road (2026); 3,656 on Bagley Rd (2026); 20,859 on Bagley Rd (2026)	
Airport	Cleveland-Hopkins International	15 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

2026 CoStar Group - Licensed to CoStar Group - 1322476

15 7280 Pearl Rd - Vacant Land 7280 Pearl Rd, Middleburg Hts, OH

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

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Land

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	474 Days
Sale Type	Investment or Owner User	Last Update	August 5, 2026

Transportation

Traffic Volume	20,283 on Pearl Road (2026); 12,782 on Pearl Road (2026); 20,859 on Bagley Rd (2026); 19,286 on Bagley Rd (2026); 20,086 on Pine Hill Trl (2026); 21,272 on Big Creek Pkwy (2026); 20,436 on Pearl Rd (2026); 20,443 on Bagley Road (2026); 3,656 on Bagley Rd (2026); 6,202 on Bagley Rd (2026)	
Airport	Cleveland-Hopkins International	15 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

2026 CoStar Group - Licensed to CoStar Group - 1322476

16 6768 Pearl Road Rd

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

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Retail

Property Summary

GLA	3,714 SF
Built	2024
Tenancy	Single
Asking Rent	Withheld
Frontage	302' on PEARL RD
Parking Spaces	9.15/1,000 SF; 34 Surface Spaces



Property Details

Land Area	1.03 AC (44,867 SF)	Zoning	GB
Building FAR	0.08	Parcel	372-20-049

Amenities

- Corner Lot
- Drive Thru
- Pylon Sign
- Restaurant
- Signage
- Signalized Intersection

For Sale Summary

Asking Price	$2,492,000 ($670.98/SF)	Built	2024
Status	Active	On Market	63 Days
Cap Rate	6.0%	Last Update	October 1, 2026
Sale Type	Investment	Sale Conditions	Investment Triple Net
Land	1.03 AC		

Transportation

Parking Details	9.15/1,000 SF; 34 Surface Spaces	
Traffic Volume	19,765 on Pearl Road (2026); 18,834 on West 130th Street (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026); 16,051 on Pearl Road (2026); 21,464 on W 130th St (2026); 14,141 on Big Creek Pkwy (2026); 6,111 on W 130th St (2026); 12,002 on Big Creek Pkwy (2026); 4,995 on Lawnwood Ave (2026)	
Frontage	302' 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
McAlister's Deli	1	3,429	75	Mar 2024	Mar 2039

2026 CoStar Group - Licensed to CoStar Group - 1322476

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Wetgo Operating Llc	-	-
True Owner	Gregory Baker	Hamilton, OH 45013	-