

# First Generation Retail Shell

For Sublease | 1085 Bagley Road, Berea, Ohio 44017





# 1085 Bagley Road

- New construction completed in 2024
- First-generation space delivered as a fully demised warm raw shell with plumbing rough-ins
- Drive-in, direct-to-suite access located at the rear of the building
- Prominent building façade signage available
- Strong visibility along Bagley Road with 23,149 VPD
- Approximately 7.5 years of lease term remaining

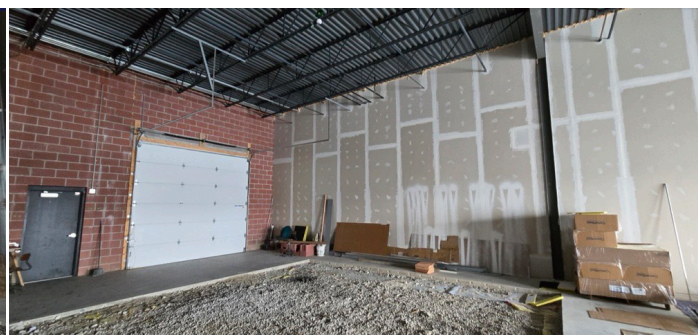
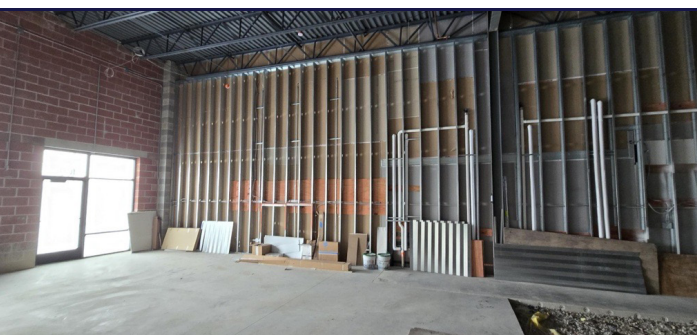
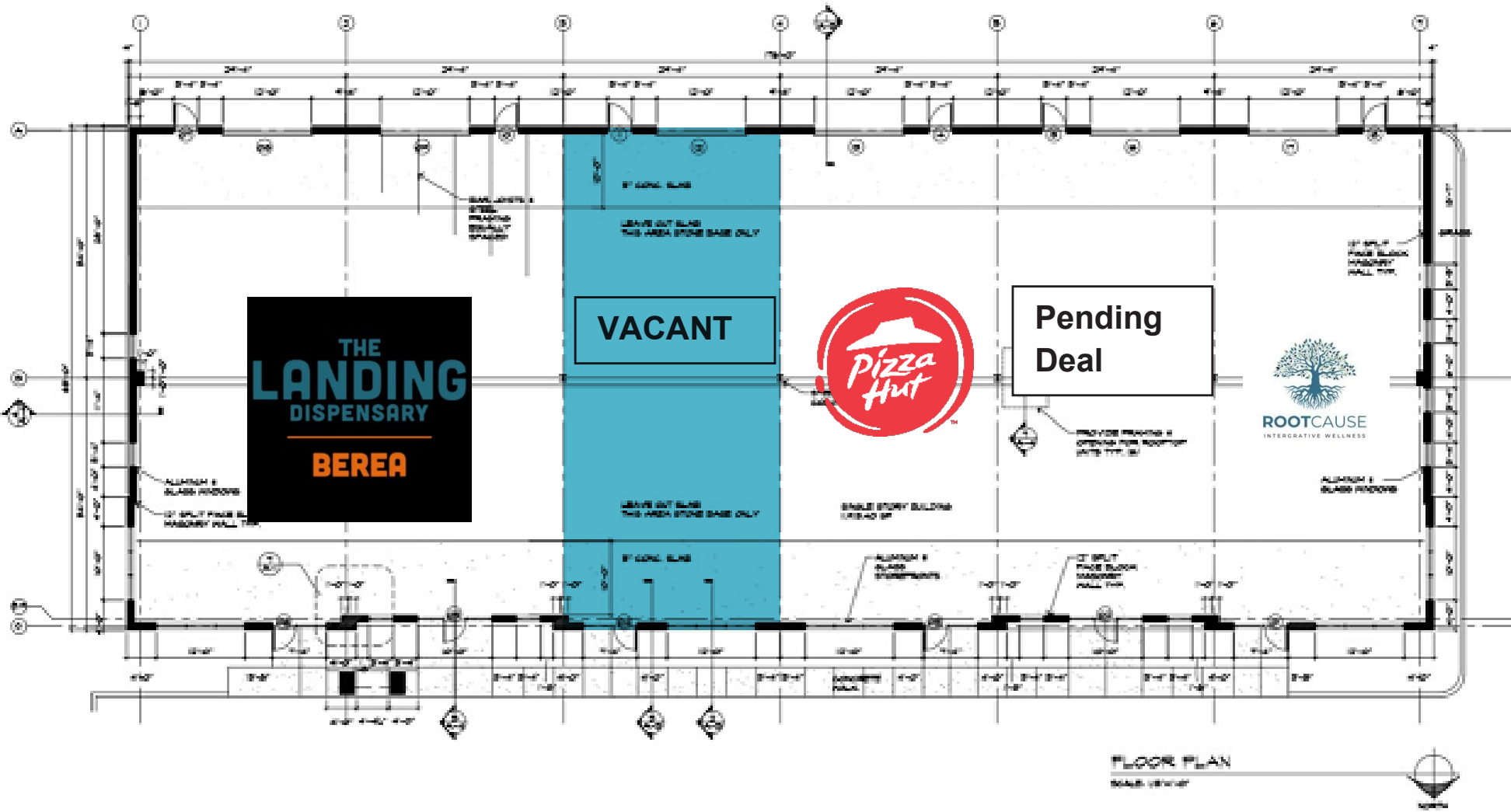


## Quick Stats

Available Space	2,000 SF
Year Built	2024
Use	Retail
Parking	Ample Surface Spaces
Sublease Through	05/31/2034
Lease Rate	\$18.00/SF NNN



# Site Plan







135,669

Population  
(2025 | 5 Mile)

44.4

Median Age  
(2025 | 5 Mile)

57,989

Households  
(2025 | 5 Mile)

\$119,823

Household Income  
(2025 | 5 Mile)

5,082

Total Businesses  
(2025 | 5 Mile)

69,745

Total Employees  
(2025 | 5 Mile)



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BEREA, OHIO 44017**

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