

Northfield Development Opportunity

For Sale | 97 Northfield Road, Bedford, Ohio 44146

China Dragon

TIMKO'S
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ACTION CONTRACTORS, LLC

QUARTER
MILE FINISH

NORTHFIELD RD

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New Development
0.4 miles

CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

97 Northfield Road

- Compact infill development opportunity consisting of approximately 0.18 acres
- Excellent exposure along Northfield Road
- Flexible commercial zoning permits a broad range of uses
- Opportunity for vertical development
- Ideal for a highly visible owner-user building
- Hikma announcement of 300+ new jobs and \$50M in construction investment just 0.4 miles south of the site

Sale Price: Contact Broker

Availability

LAND AREA

0.18 Acres

ZONING

B-2 Retail



Proposed Permitted Buildings



Bedford, Ohio

Bedford, Ohio is a well-connected suburb located just southeast of Cleveland, offering strong access to major highways including I-480, I-271, and I-77. Its strategic location makes it an attractive spot for industrial users seeking efficient distribution routes throughout Northeast Ohio and beyond. The city is part of Cuyahoga County's established industrial corridor, with a longstanding base of manufacturers, suppliers, and service businesses that benefit from the region's skilled workforce and proximity to major markets.

In addition to its logistical advantages, Bedford provides a balance of affordability and accessibility. Industrial properties here often come with lower occupancy costs compared to nearby urban cores, while still maintaining convenient access to Cleveland Hopkins International Airport, Downtown Cleveland, and the Port of Cleveland. The surrounding area supports a range of complementary businesses, and the city's industrial parks and infrastructure have been developed to accommodate both heavy and light industrial users. For an investor or owner-user, Bedford offers a stable, connected location with room for operational growth.



Top Employers

Bedford Automile Dealerships: The Bedford Automile is a cluster of approximately 26 new and used car dealerships located in Bedford, including Jay Honda, which is currently under construction. Together, they employ around 1,700 people, making it one of the largest employment hubs in the city.

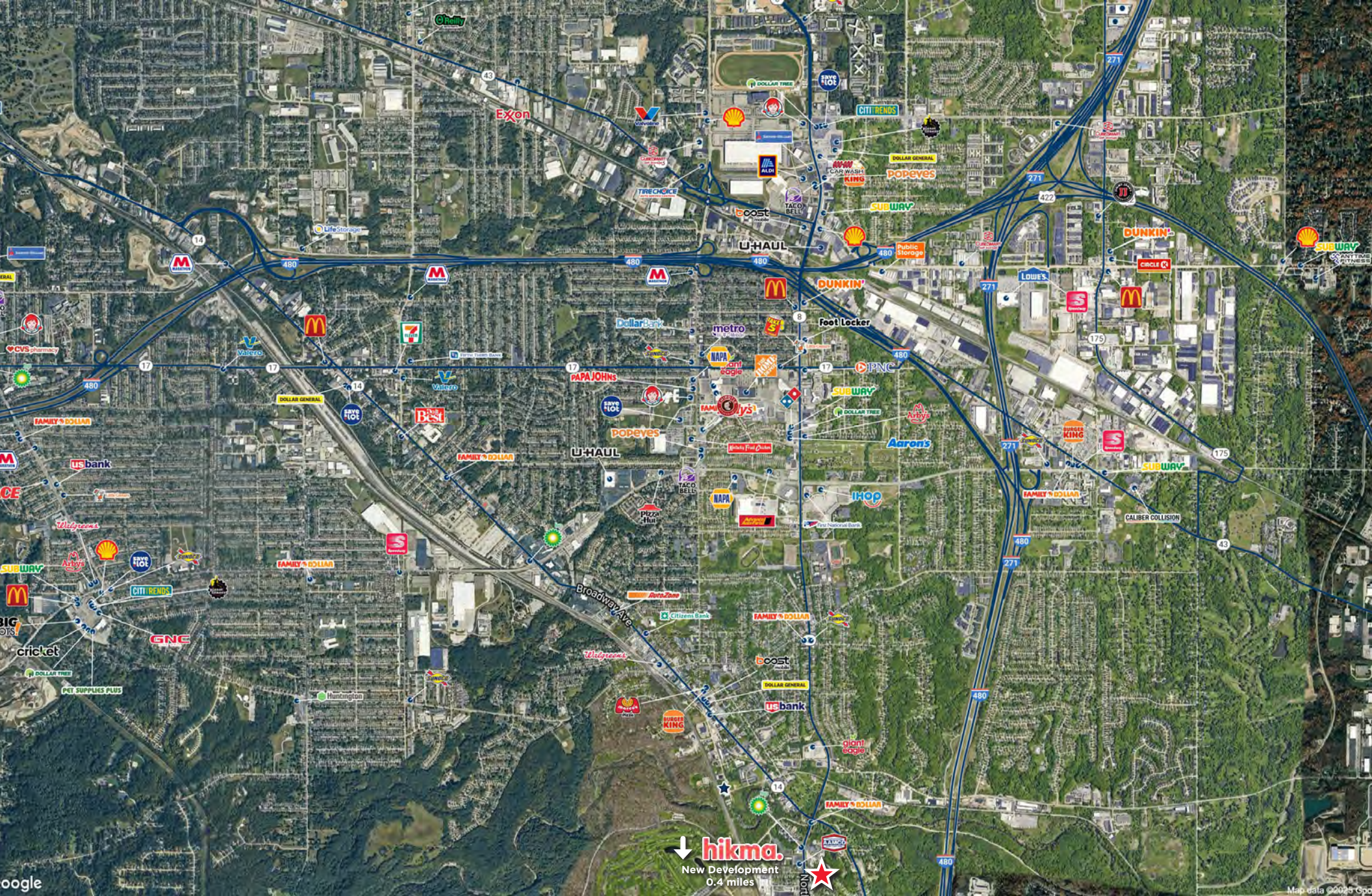
Art of Beauty (Zoya): Art of Beauty, known for the Zoya brand of nail polish and nail care products, is headquartered in Bedford and stands out as a notable local employer.

Lake Shore Electric: A longtime manufacturer of custom electrical power distribution and control equipment, Lake Shore Electric provides specialized solutions for industries nationwide and serves as a key employer in Bedford.

Coming Soon...

Hikma Pharmaceutical: Over 300 new jobs coming soon to the newly expanded manufacturing & research facility on Northfield Road. Hikma will invest a total of \$267M across its Columbus & Bedford facilities.

Ohio Department of Youth Services: Over 200 new jobs at the new \$5M+ 79,000 SF state government facility on Rockside Road.



134,175
Population
(5 Miles)

42.2
Median Age
(5 Miles)

58,638
Households
(5 Miles)

\$100,810
Average Income
(1 Mile)

6,747
Businesses
(5 Miles)

96,107
Employees
(5 Miles)

**97 NORTHFIELD ROAD
BEDFORD, OHIO 44146**

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