

# FOR SALE or LEASE

**13179 Smith Road  
Middleburg Hts, Ohio**

**Approximately 3,900 sf available**



**Description:** Freestanding building located just off the SW corner of Smith and W. 130th Street, across from Southland Plaza. The building sits on .56 acres.

**Nearby Tenants:** Giant Eagle, Marc's, BJ's Wholesale, Joann Fabrics, Office Max, Dollar Tree, Marshalls, Party City, Goodwill, Petco, etc.

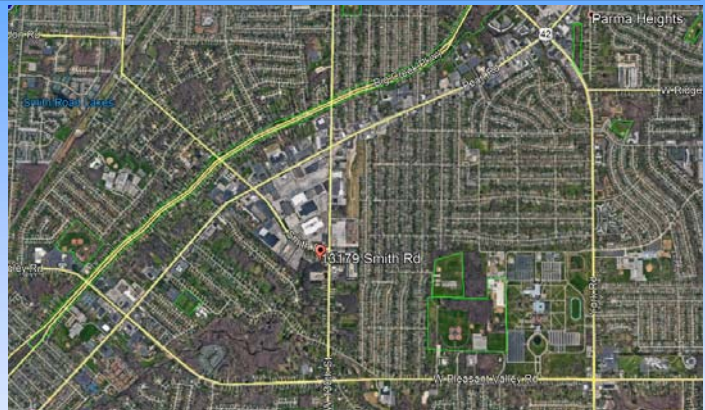
## Demographics:

### Population:

1 mile: 8,951  
3 miles: 84,472  
5 miles: 213,625

### Median Household Income:

1 mile: \$55,295  
3 miles: \$54,793  
5 miles: \$54,612



For more information contact:  
**Craig Cohen**  
[Craig@CohenCommercialGroup.com](mailto:Craig@CohenCommercialGroup.com)



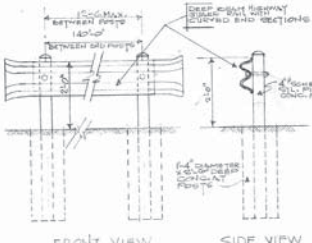
**Cohen Commercial Group**  
6151 Wilson Mills Road, Suite 100  
Highland Hts, Ohio 44143  
(216) 223-5060

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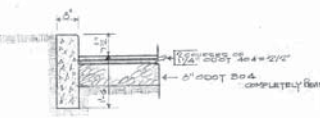
RECENT SURVEY COMMUNICATION OF LAND USE - RICHNESS.

CLASSIFICATION OF BLDG.  
MERCHANTILE (SAC 4101-2-27)  
NO. OF OCCUPANTS - SAC 4101-2-27  
SALER AREA - SELLER PER PERSON  
RECEIVING - SELLER PER PERSON

PARKING RATIO  
SIC 53 PER 1000 S.F.A. 24.88  
ST SPACES PROVIDED.



HIGHWAY RAIL ALONG WEST SIDE OF SITE  
SCALE 1/4" = 1'-0"

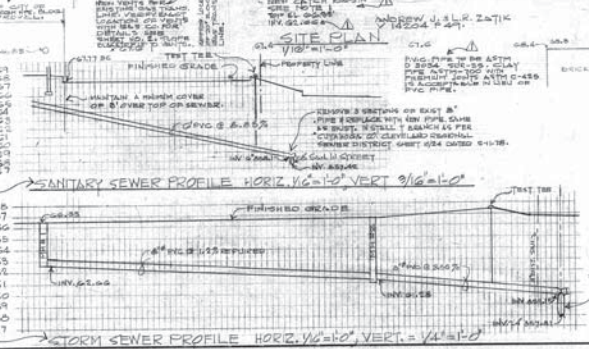


TYPICAL CONC CURB & ASPHALT PAVING  
3/4" x 12"

NOTES

NOTE: THIS MANHOLE & SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CLEVELAND STANDARD SPECIFICATIONS FOR SEWER INSTALLATION AND CONSTRUCTION. SEE CLEVELAND COUNTY, CLEVELAND REGIONAL SEWER DISTRICT DESIGN STANDARDS DRAWINGS OBTAINABLE FROM CLEVELAND ENGINEERING CENTER, CUYAHOGA COUNTY, OHIO.

COMPLETELY REVISED 2-0



SANITARY SEWER PROFILE HORIZ. 1/4" = 10', VERT. = 1/4" = 1'-0"  
STORM SEWER PROFILE HORIZ. 1/4" = 10', VERT. = 1/4" = 1'-0"

BENCH MARK 'M' IN HYDRANT  
15' SOUTH OF CENTER HYDRANT  
ON WEST SIDE OF WEST  
150TH ST. ELEV. 56.745

EXISTING SITE DATA & GRADES EXCERPTED FROM  
MAP OF TOPOGRAPHICAL SURVEY BY CHARLES E.  
MCKINNEY & ASSOC. SEPT. 1970.  
BEING PART OF ORIGINAL MIDDLEBURG TOWNSHIP  
LOT NO. 1, TURNPIKE TRACT, NOW IN THE CITY OF  
MIDDLEBURG HEIGHTS, CUYAHOGA COUNTY, OHIO.

SMITH RD 50' R/W

WEST 150TH ST 50' R/W

SHEET NO.

CURTIS N. LINDBERG  
ARCHITECT  
150 WEST FIFTH AVENUE  
COLUMBUS, OHIO 43215

COMMISSION NO.  
DATE  
REVISIONS

STATE OF OHIO  
COUNTY OF CUYAHOGA

SHEET NO.