



15411 W HIGH ST, MIDDLEFIELD, OH 44062



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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# MIDDLEFIELD PLAZA

## DEMOGRAPHICS

### OFFERING HIGHLIGHTS

- Located in the heart of Middlefield
- Join Harbor Freight
- Great Spaces
- Plentiful Parking

### DEMOGRAPHICS

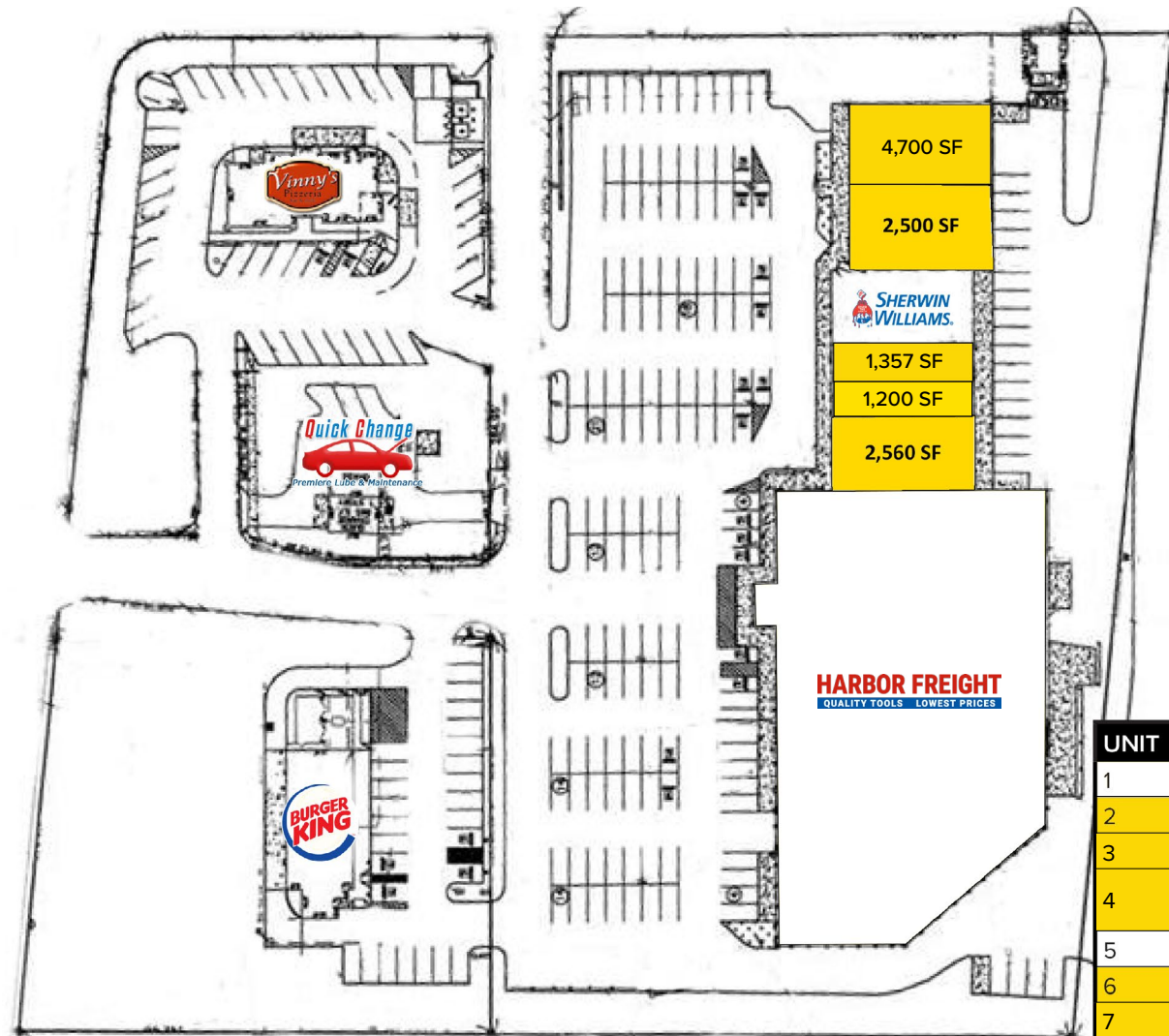
POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	1,827	8,495	16,348
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	134	409	521
2023 Estimated Total Employees	4,639	11,856	12,766
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$70,706	\$85,274	\$95,638
2023 Estimated Median Household Income	\$66,271	\$67,958	\$76,906





# MIDDLEFIELD PLAZA

## SITE PLAN



UNIT	TENANT	SIZE
1	Harbor Freight	19,050 SF
2	AVAILABLE	2,560 SF
3	AVAILABLE	1,200 SF
4	AVAILABLE	1,357 SF
5	Sherwin-Williams	4,500 SF
6	AVAILABLE	2,500 SF
7	AVAILABLE	4,700 SF
	Vinny's Authentic Italian Eatery	
	Quick Change	
	Burger King	



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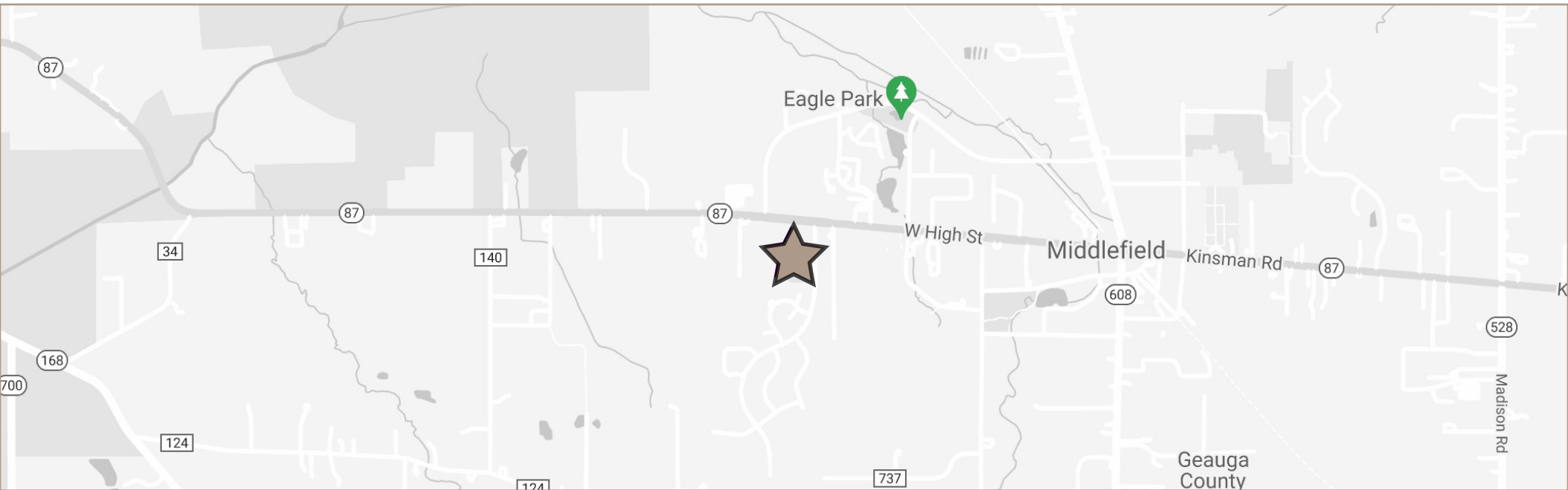
TRADE AERIAL





# MIDDLEFIELD PLAZA

## SITE PLAN



Middlefield, Ohio, nestled in the picturesque heartland of the United States, offers a unique blend of small-town charm and burgeoning economic potential. Known for its friendly community and scenic landscapes, Middlefield presents a promising landscape for commercial real estate opportunities. The town's strategic location, with convenient access to major highways and transportation networks, positions it as an attractive destination for businesses looking to establish a foothold in the Midwest. The local government's commitment to fostering business growth through supportive policies and incentives further enhances Middlefield's appeal for commercial real estate investors.

One of the most notable opportunities for commercial real estate in Middlefield lies in its growing retail sector. As the town continues to experience population growth and increased tourism, demand for

shopping centers, boutiques, and dining establishments is on the rise. This presents an ideal chance for savvy investors to capitalize on the demand for commercial space that caters to both locals and visitors.

Middlefield's industrial potential is another compelling factor driving interest in commercial real estate development. The town's proximity to manufacturing hubs and distribution centers makes it an attractive location for logistics companies and industrial enterprises. With a well-educated workforce and a tradition of skilled craftsmanship, Middlefield has the resources to support advanced manufacturing and technology-driven businesses. As the global economy continues to evolve, the demand for flexible industrial spaces equipped with modern amenities presents an exciting avenue for real estate investment in the area.



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