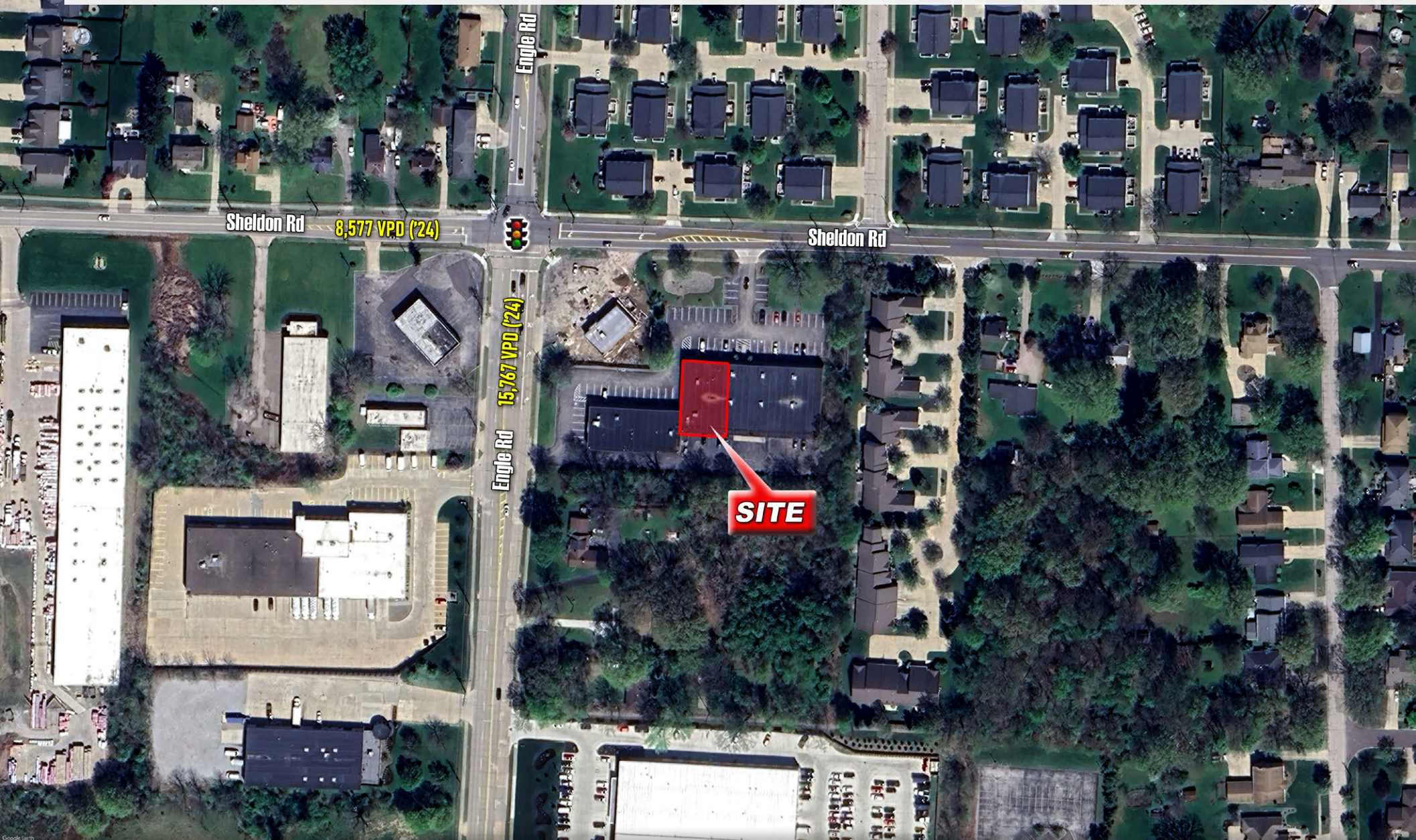


FOR LEASE

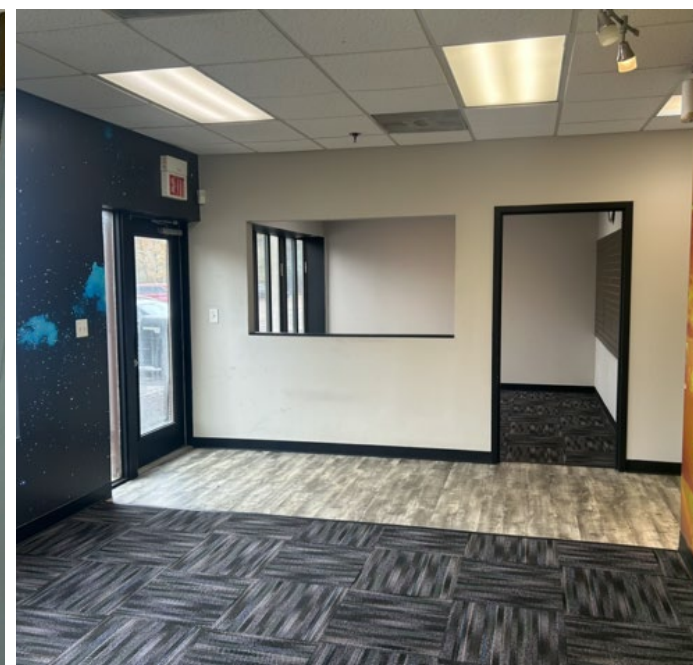
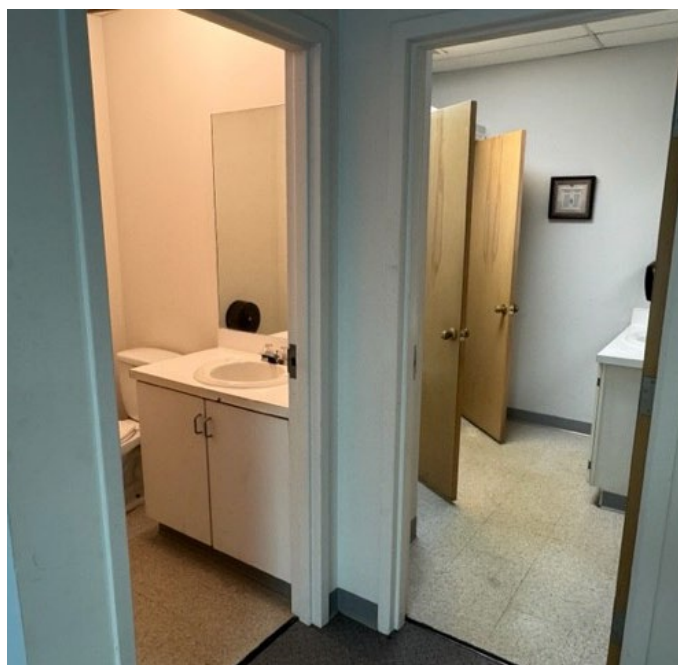
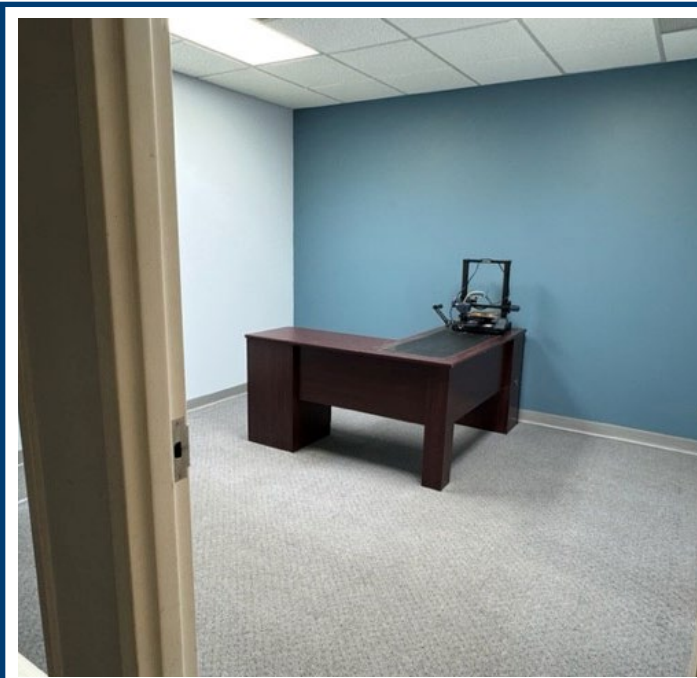
6629 ENGLE ROAD, MIDDLEBURG HEIGHTS, OH 44130

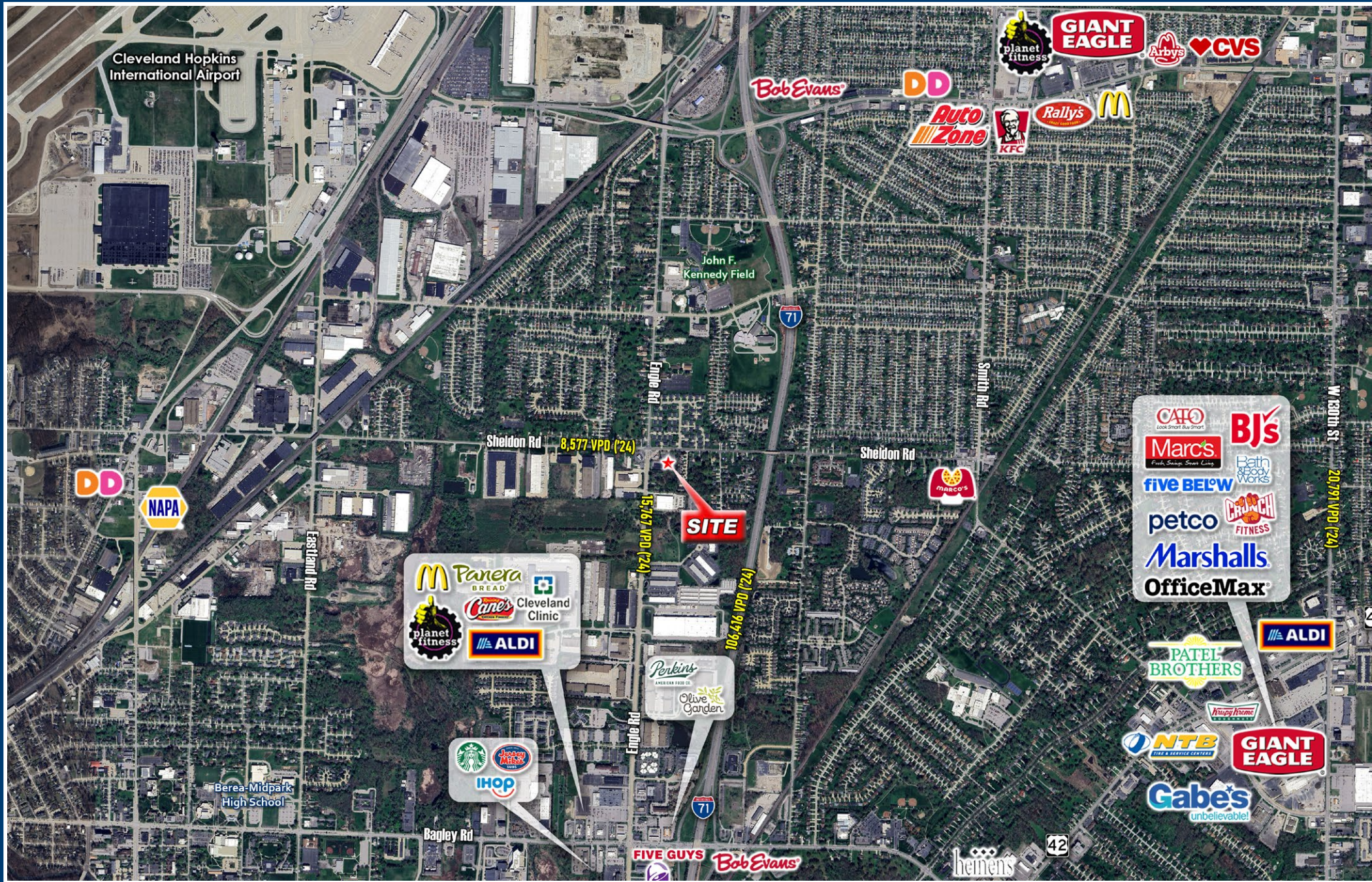


PROPERTY HIGHLIGHTS

- **Spaces Available:** 1
- **Square Footage:** 3,400 sf
- **Space Use:** Office, Flex, Retail
- **Flexible Layout:** Reception area + 2 private offices
- **Industrial Capability:** 12' garage door for storage or workshop use
- **Ceiling Height:** Up to 19.5'
- **Building:** Single-story brick, well-maintained
- **Location:** 7 minutes to Cleveland Hopkins International Airport, 6 minutes to District 46 development, 5 minutes to proposed new Browns Stadium







DEMOGRAPHICS

6629 ENGLE ROAD, MIDDLEBURG HEIGHTS, OH 44130



2025 TOTAL POPULATION -

ESRI (BUSINESS ANALYST)		
10 MIN	20 MIN	30 MIN
69,810	636,706	1,300,118

2025 TOTAL POPULATION -

ESRI (BUSINESS ANALYST)		
1 MILE	3 MILE	5 MILE
8,346	58,928	215,275



2025 DAYTIME EMPLOYEES -

51,944	345,799	782,007
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2025 DAYTIME EMPLOYEES -

6,310	58,717	116,208
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AVERAGE HH INCOME -

\$84,345	\$94,846	\$100,331
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AVERAGE HH INCOME -

\$83,185	\$87,807	\$94,018
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MEDIAN HH INCOME -

\$97,468	\$77,329	\$77,139
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MEDIAN HH INCOME -

\$70,426	\$70,415	\$71,550
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2025 HOUSEHOLDS -

30,756	284,333	571,263
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2025 HOUSEHOLDS -

3,819	25,926	96,497
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2025 MEDIAN AGE -

43.1	40.7	41.8
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2025 MEDIAN AGE -

48.0	44.0	43.9
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