

15585 W HIGH ST

AVAILABLE FOR LEASE OR BUILD TO SUIT

15585 W HIGH ST, MIDDLEFIELD, OH 44062

1,500 - 6,000 SF
DIVISIBLE

0.79 AC

MR. HERO

SPRINGDALE AVE

DAWSON LAIR

ASSOCIATE - RETAIL LEASING & SALES

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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Prime Route 87 development opportunity in Middlefield’s dominant retail corridor with exceptional frontage, visibility, and access
- Shadow-anchored by Walmart and surrounded by strong national retailers and restaurants
- Strong restaurant corridor performance nearby:
 - McDonald’s performs \$5M+ annual sales and ±676,600 annual visitors
 - Mr. Hero ranks Top 12% statewide
 - Taco Bell ranks Top 14% in Ohio
 - Dairy Queen ranks Top 7% in Ohio
- Located near the new Hartville Hardware & Lumber Middlefield store — an 81,000 SF regional destination with a 36,000 SF covered drive-thru lumber yard, driving additional traffic and growth to the corridor

PROPERTY INFORMATION

Address	15585 W High St, Middlefield, OH 44062
GLA	6,000 SF
Acreage	1,500 - 6,000 SF Divisible
Availability (Pads)	0.79 AC
Access	RIRO on Kinsman Rd
Primary Street	Kinsman Rd (SR 87)
Secondary Street	Springdale Ave

AVAILABILITY

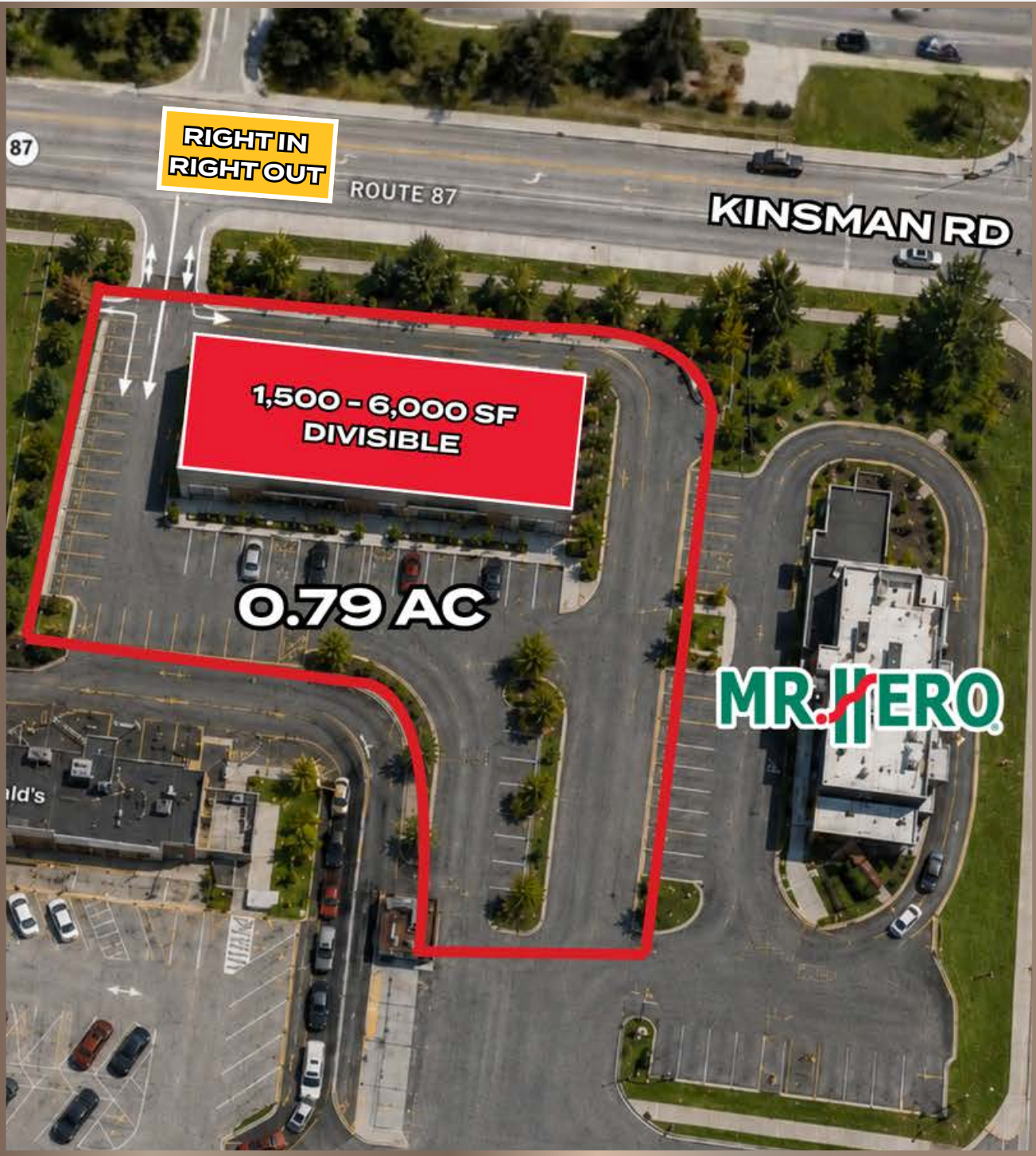
For Lease or Build to Suit

SIZE

1,500 - 6,000 SF Divisible

PRICING

Negotiable



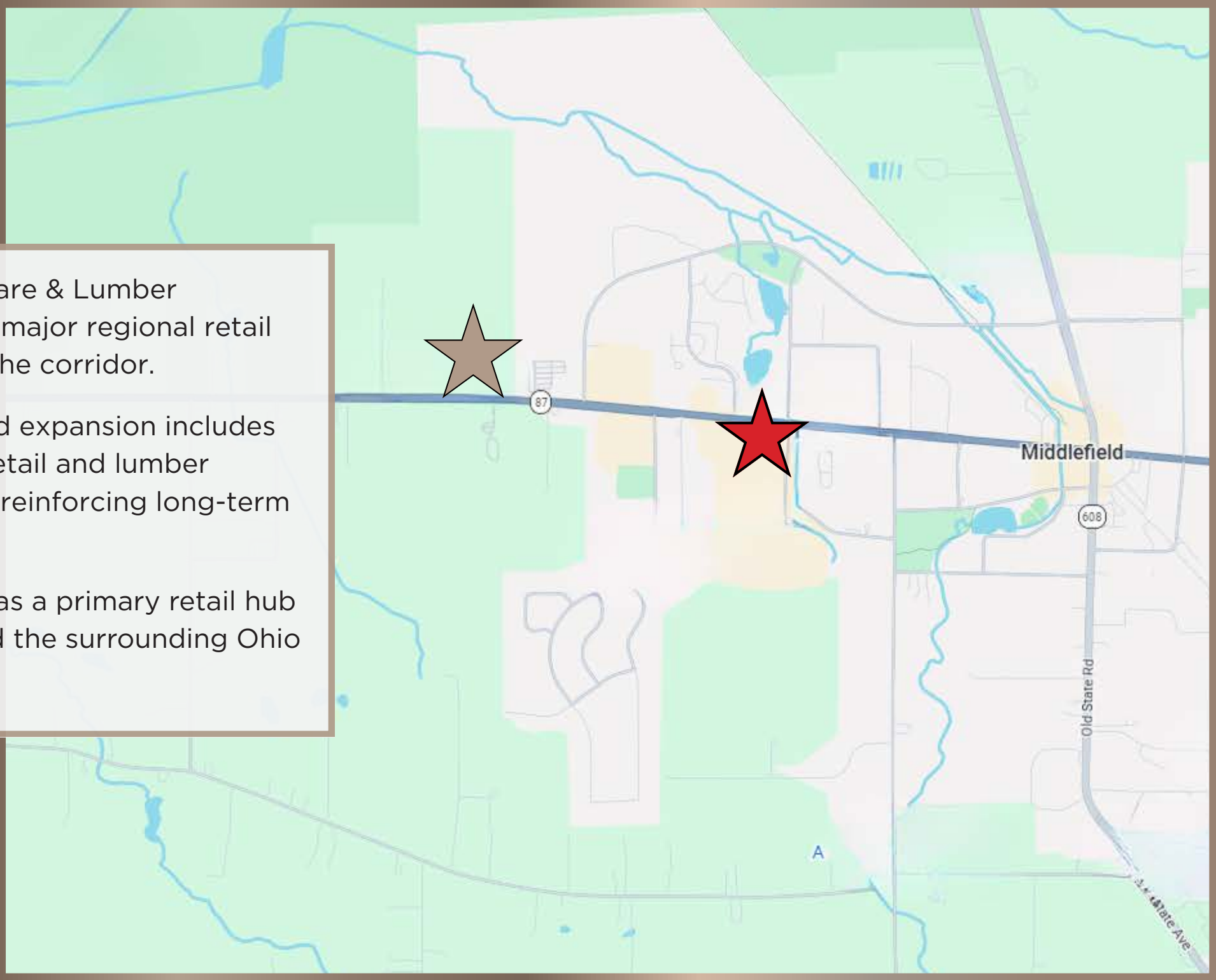
TRADE AERIAL

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NOTABLE DEVELOPMENTS

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★ Newly opened Hartville Hardware & Lumber Middlefield location bringing a major regional retail and contractor destination to the corridor.

Hartville Hardware’s Middlefield expansion includes an approximately 80,000 SF retail and lumber facility on more than 20 acres, reinforcing long-term investment in the market.

Middlefield continues to serve as a primary retail hub for eastern Geauga County and the surrounding Ohio Amish Country region.

LOCATION OVERVIEW

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Located at 15585 W High St along the highly trafficked Rt. 87 corridor, this property offers a premier development opportunity in the heart of Middlefield’s dominant retail trade area. The site benefits from exceptional frontage, visibility, and accessibility, positioned alongside major national retailers and restaurants that drive consistent consumer traffic to the corridor.

Shadow anchored by Walmart and surrounded by high-performing operators including McDonald’s, Mr. Hero, Taco Bell, and Dairy Queen, the area has established itself as one of the region’s strongest retail and restaurant destinations. The corridor continues to see significant growth with the recent opening of the new Hartville Hardware & Lumber Middlefield location, an 81,000 SF regional destination with an additional 36,000 SF covered drive-thru lumber yard attracting shoppers, contractors, and visitors from across the surrounding market.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	2,105	7,550	16,319
Daytime Population	2,719	11,402	17,788
Average Household Income	\$77,478	\$81,970	\$93,414
Median Household Income	\$57,255	\$60,837	\$68,248
Consumer Spending	\$78.2M	\$289.4M	\$608.7M

CONTACT

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KINSMAN RD



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