



WWW.GOODMANREALESTATE.COM  
216.381.8200

# PEARL PLAZA

Middleburg Heights, Ohio



## NOW UNDER CONSTRUCTION



### HIGHLIGHTS

#### PEARL PLAZA REDEVELOPMENT NOW UNDER CONSTRUCTION

- 35,000 SF NEW development
  - Two multi-tenant buildings
  - Two drive-thru endcaps
  - Monument signage available
- Join ALDI, Chipotle, AT&T, Citizens Bank, SVS Vision, Smoothie King, and Noodles & Company
- Located at 6850 Pearl Road in the center of the Middleburg Heights retail trade area
- Property boasts the best street-front visibility in the market and shares a traffic signal with Southland Shopping Center
- Traffic counts reach 40,000 VPD at the intersection
- High-density residential population, with over 225,000 people within 5 miles
- Strong daytime population, with over 125,000 employees within 5 miles

### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2026 Projection	81,024	221,695	449,025
2021 Estimate	83,675	228,302	461,942
INCOME	3 MILE	5 MILE	7 MILE
2021 Average	\$67,585	\$67,136	\$69,227
2021 Median	\$55,321	\$53,861	\$53,459
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2021 Employees	54,429	129,333	236,280

### LEASING INFORMATION

www.goodmanrealestate.com  
216.381.8200

#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

### ZACK SOGOLOFF

Senior Vice President  
zack@goodmanrealestate.com

### SETH MARKS

Senior Director  
seth@goodmanrealestate.com





## LEASING INFORMATION

[www.goodmanrealestate.com](http://www.goodmanrealestate.com)

216.381.8200

### ZACK SOGOLOFF

Senior Vice President  
[zack@goodmanrealestate.com](mailto:zack@goodmanrealestate.com)

### SETH MARKS

Senior Director  
[seth@goodmanrealestate.com](mailto:seth@goodmanrealestate.com)

# PEARL PLAZA

Middleburg Heights, Ohio



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.





## LEASING INFORMATION

[www.goodmanrealestate.com](http://www.goodmanrealestate.com)

216.381.8200

### ZACK SOGOLOFF

Senior Vice President

[zack@goodmanrealestate.com](mailto:zack@goodmanrealestate.com)

### SETH MARKS

Senior Director

[seth@goodmanrealestate.com](mailto:seth@goodmanrealestate.com)

## PEARL PLAZA

Middleburg Heights, Ohio

### BUILDING A NOW OPEN



### BUILDING B OPENING 2023



### BUILDING C





# PEARL PLAZA

Middleburg Heights,  
Ohio

## LEASING INFORMATION

P 216.381.8200

F 216.381.8211

[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)

## CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

## COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

## ZACK SOGOLOFF

Senior Vice President  
[zack@goodmanrealestate.com](mailto:zack@goodmanrealestate.com)

## SETH MARKS

Senior Director  
[seth@goodmanrealestate.com](mailto:seth@goodmanrealestate.com)



### KEY



LEASED



FUTURE



NOT PART



AVAILABLE



NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
1	Chipotle	2,365	6	Negotiating	1,575
2	SVS Vision	2,400	7	Smoothie King	1,266
3	AT&T	1,840	8	Noodles & Company	2,185
4	Citizens Bank	2,421	9	ALDI	2.47 AC
5	Available	1,605	10	Phase 3	2.77 AC