

## **PEARL PLAZA**







## 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
- 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

3 MILE	5 MILE	7 MILE
81,024	221,695	449,025
83,675	228,302	461,942
3 MILE	5 MILE	7 MILE
\$67,585	\$67,136	\$69,227
\$55,321	\$53,861	\$53,459
3 MILE	5 MILE	7 MILE
54,429	129,333	236,280
	81,024 83,675 3 MILE \$67,585 \$55,321	81,024 221,695 83,675 228,302 3 MILE 5 MILE \$67,585 \$67,136 \$55,321 \$53,861 3 MILE 5 MILE

## **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 216.381.8200

#### **ZACK SOGOLOFF**

Senior Vice President zack@goodmanrealestate.com

#### **SETH MARKS**

**Senior Director** seth@goodmanrealestate.com

# **PEARL PLAZA**

Middleburg Heights, Ohio





## **LEASING INFORMATION**

www.goodmanrealestate.com 216.381.8200

## **ZACK SOGOLOFF**

**Senior Vice President** zack@goodmanrealestate.com

### **SETH MARKS**

**Senior Director** seth@goodmanrealestate.com

## **PEARL PLAZA**

Middleburg Heights, Ohio









## **PEARL PLAZA**

Middleburg Heights, Ohio

## **LEASING INFORMATION**

**P** 216.381.8200 **F** 216.381.8211

**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

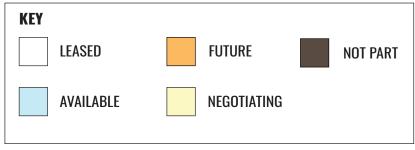
### **ZACK SOGOLOFF**

**Senior Vice President** zack@goodmanrealestate.com

### **SETH MARKS**

**Senior Director** seth@goodmanrealestate.com





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