



WWW.GODMANREALESTATE.COM  
216.381.8200

# PEARL PLAZA

6850 Pearl Road  
Middleburg Heights, Ohio



**2.7 AC  
AVAILABLE**



FEB 24

## HIGHLIGHTS

### PEARL PLAZA - Phase 3 Land Available for Lease, BTS, or Sale

- Phase 1: Building 1: 6,605 SF multi-tenant retail with Chipotle DT, SVS Vision, and AT&T  
Building 2: 9,052 SF multi-tenant retail with Citizens Bank DT, Health Express, Smoothie King, and Noodles and Company
- Phase 2: ALDI under construction
- Phase 3: 2.7 AC available for lease, build to suit, or sale
- Shared primary traffic signal with Southland Shopping Center, anchored by Giant Eagle and Marc's, and adjacent to NEW Starbucks, McAlister's Deli, and WetGo development
- Property boasts the best street-front visibility in the market
- High-density residential population, with over 225,000 people within 5 miles

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2029 Projection	82,183	224,140	453,283
2024 Estimate	84,151	229,485	465,264
INCOME	3 MILE	5 MILE	7 MILE
2024 Average	\$73,759	\$71,543	\$74,298
2024 Median	\$61,265	\$58,326	\$58,033
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2024 Employees	31,492	76,102	133,562

## 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

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### BUILDING A NOW OPEN



### BUILDING B NOW OPEN



### BUILDING C UNDER CONSTRUCTION





# PEARL PLAZA

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### OWNED BY



Wald & Fisher Inc.

### KEY



LEASED



NOT PART



AVAILABLE



NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
1	Chipotle	2,365	6	Smoothie King	1,266
2	SVS Vision	2,400	7	Noodles & Company	2,185
3	AT&T	1,840	8	ALDI	2.47 AC
4	Citizens Bank	2,421	9	Phase 3	2.7 AC
5	Health Express Urgent Care	3,180			