



WWW.GOODMANREALESTATE.COM
216.381.8200

PEARL PLAZA

6850 Pearl Road
Middleburg Heights, Ohio



HIGHLIGHTS

- **AVAILABLE:** 2,200 SF
 - Endcap space with patio
 - Configured for a restaurant with 1,500-gallon grease trap
- **Phase 1:** Building 1: 6,605 SF multi-tenant retail with Chipotle DT, SVS Vision, and AT&T
Building 2: 9,082 SF multi-tenant retail with Citizens Bank DT, Health Express, and Smoothie King
- **Phase 2:** ALDI – NOW OPEN
- 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

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CLEVELAND

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

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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BUILDING A NOW OPEN



BUILDING B NOW OPEN



BUILDING C NOW OPEN





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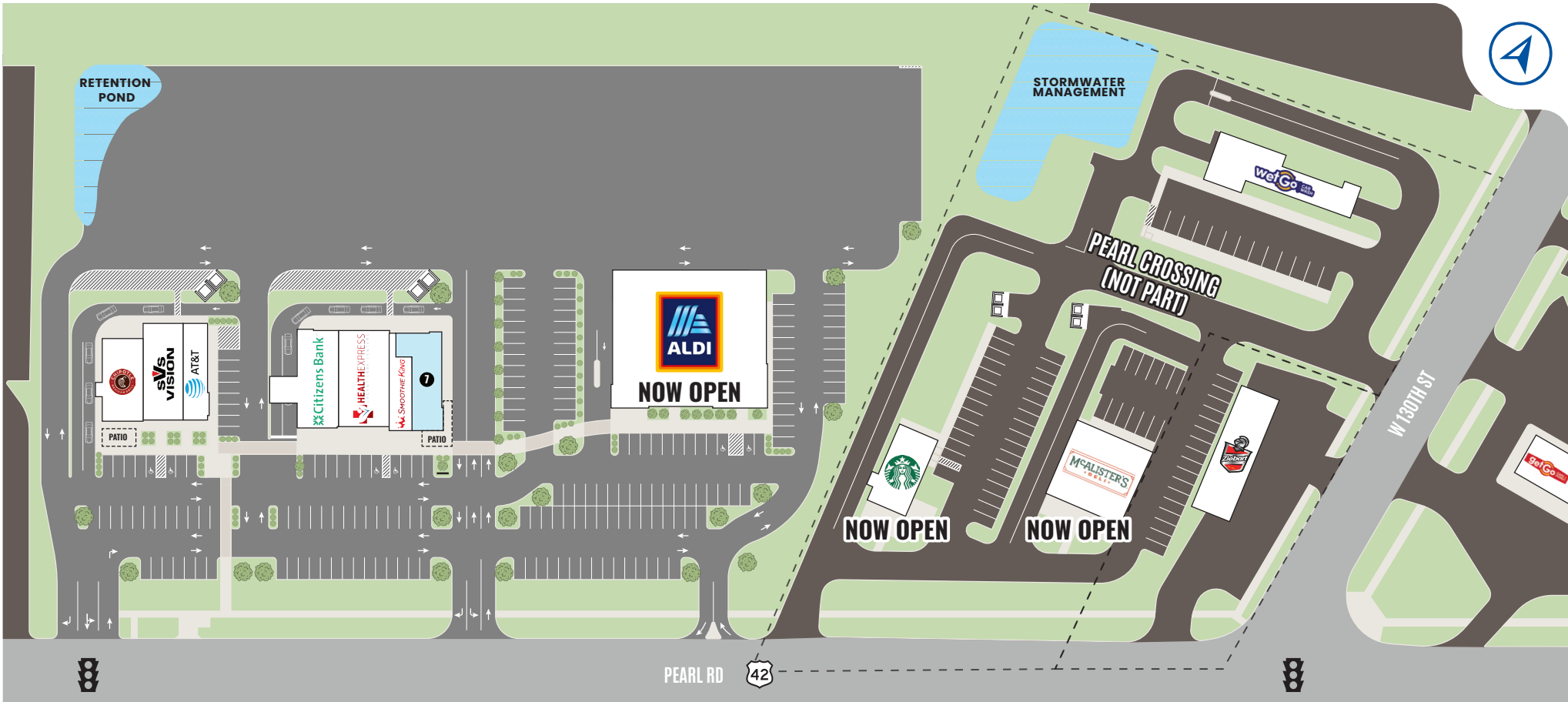
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OWNED BY



Wald & Fisher Inc.

KEY



LEASED



NOT PART



AVAILABLE



NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
1	Chipotle		6	Smoothie King	
2	SVS Vision		7	Available	2,200
3	AT&T		8	ALDI	2.47 AC
4	Citizens Bank				
5	Health Express Urgent Care				