



WWW.GOODMANREALESTATE.COM
216.381.8200

PEARL PLAZA

6850 Pearl Road
Middleburg Heights, Ohio



HIGHLIGHTS

- 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, Smoothie King, and Potbelly
- Phase 2: ALDI – NOW OPEN
- Property boasts the best street-front visibility in the market
- 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
- High-density residential population, with over 225,000 people within 5 miles
- FULLY LEASED**

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

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



FEB 25

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

216.381.8200

ZACK SOGOLOFF

Senior Vice President
zack@goodmanrealestate.com

SETH MARKS

Senior Director
seth@goodmanrealestate.com

PEARL PLAZA

Middleburg Heights, Ohio

BUILDING A NOW OPEN



BUILDING B NOW OPEN



BUILDING C NOW OPEN





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



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	Potbelly	
3	AT&T		8	ALDI	
4	Citizens Bank				
5	Health Express Urgent Care				

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.