



WWW.GOODMANREALESTATE.COM
216.381.8200

PEARL PLAZA LAND

6850 Pearl Road
Middleburg Heights, Ohio



HIGHLIGHTS

PEARL PLAZA - 2.7 AC Available for Lease, BTS, or Sale

- Shopping center anchored by ALDI, Chipotle, Citizens Bank, with a 2.7 AC development site located in the rear available for lease, build-to-suit, or sale
- Property located at signalized intersection with signage on Pearl Road (15,363 VPD)
- High-density residential population, with over 225,000 people within 5 miles
- Shared primary traffic signal with Southland Shopping Center, anchored by Meijer (under construction), Giant Eagle, and Marc's, and adjacent to NEW Starbucks, McAlister's Deli, and WetGo development
- **Sale Price: \$995,000**

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	80,255	221,096	449,736
2025 Estimate	82,008	227,094	462,035
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$90,683	\$90,757	\$94,546
2025 Median	\$76,003	\$73,946	\$73,514
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	34,580	80,031	139,823

LEASING INFORMATION

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CLEVELAND

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

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
COLUMBUS, OH 43085

ZACK SOGOLOFF

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FEB 26

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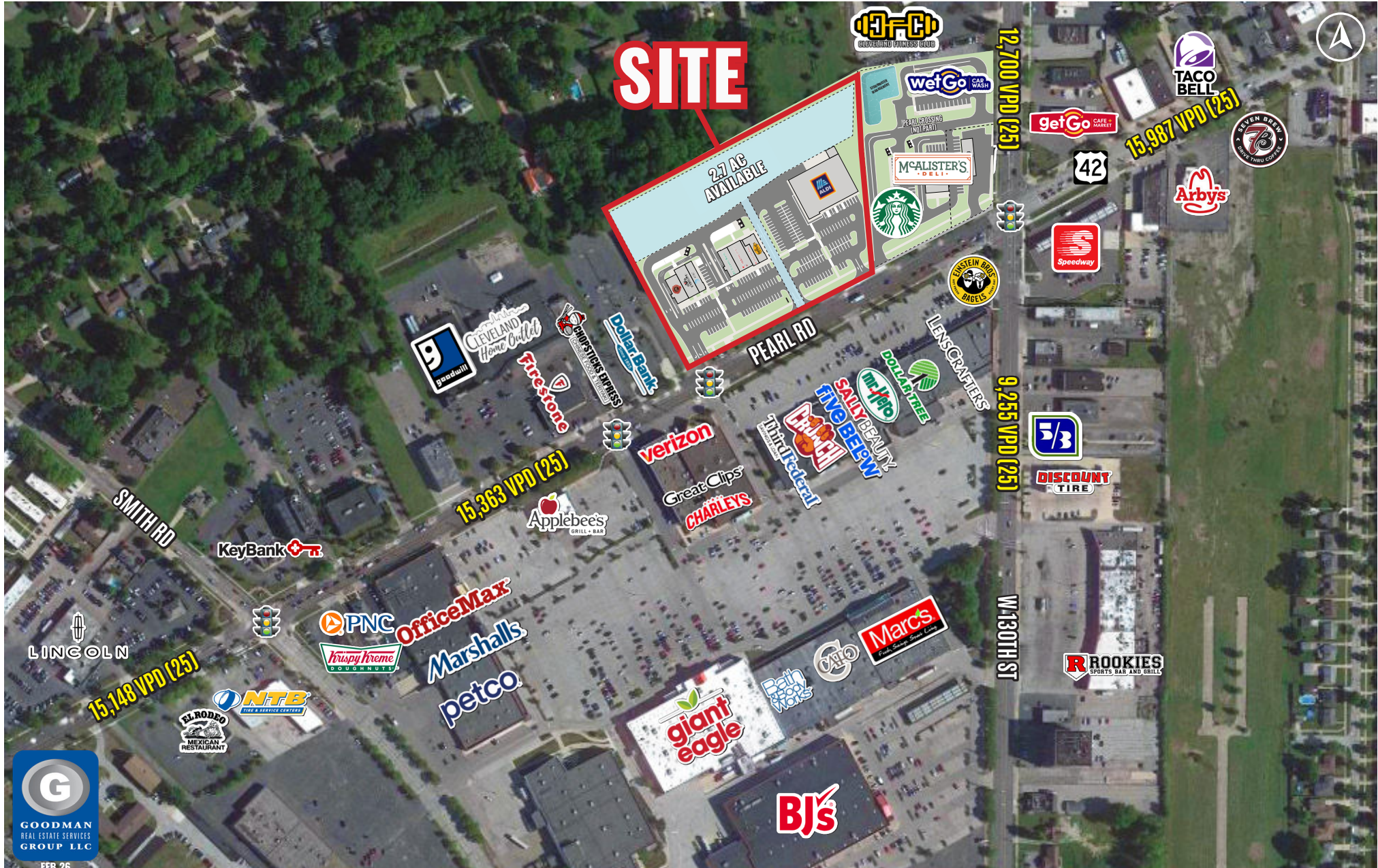
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OWNED BY



Wald & Fisher Inc.

KEY



LEASED



NOT PART



AVAILABLE



NEGOTIATING

UNIT TENANT

SIZE (SQ. FT.)

Available for Lease, BTS, or Sale

2.7 AC