



GOODMANREALESTATE.COM  
216.381.8200

# PEARL PLAZA

Middleburg Heights, Ohio



## HIGHLIGHTS

- PEARL PLAZA REDEVELOPMENT PLANNED
- Located at 6850 Pearl Road, in the center of the Middleburg Heights retail trade area
- 100,000 square foot shopping center redevelopment
- New modern retail elevation planned
- Property boasts the best street-front visibility in the market, and shares a traffic signal with Southland Shopping Center
- Traffic counts in excess of 30,000 VPD
- Monument signage available
- High density residential - Over 220,000 people within 5 miles
- Strong daytime population - Over 125,000 employees within 5 miles
- Average income in excess of \$60,000 within 5 miles
- Proposed retail, restaurants, and bank available
  - 2,032 to 3,438 square feet

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2021 Projection	80,782	220,543	449,941
2016 Estimate	83,809	227,389	463,614
INCOME	3 MILE	5 MILE	7 MILE
2016 Average	\$61,090	\$60,572	\$62,166
2016 Median	\$50,866	\$49,118	\$48,673
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2016 Employees	49,871	125,764	230,176

## LEASING INFORMATION

www.goodmanrealestate.com  
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**CLEVELAND** THE OFFICES AT LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

**COLUMBUS** CORPORATE HILL II, SUITE 108  
100 W. OLD WILSON BRIDGE ROAD  
COLUMBUS, OH 43085

## ZACK SOGOLOFF

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## PEARL PLAZA - RENDERINGS

Middleburg Heights, Ohio







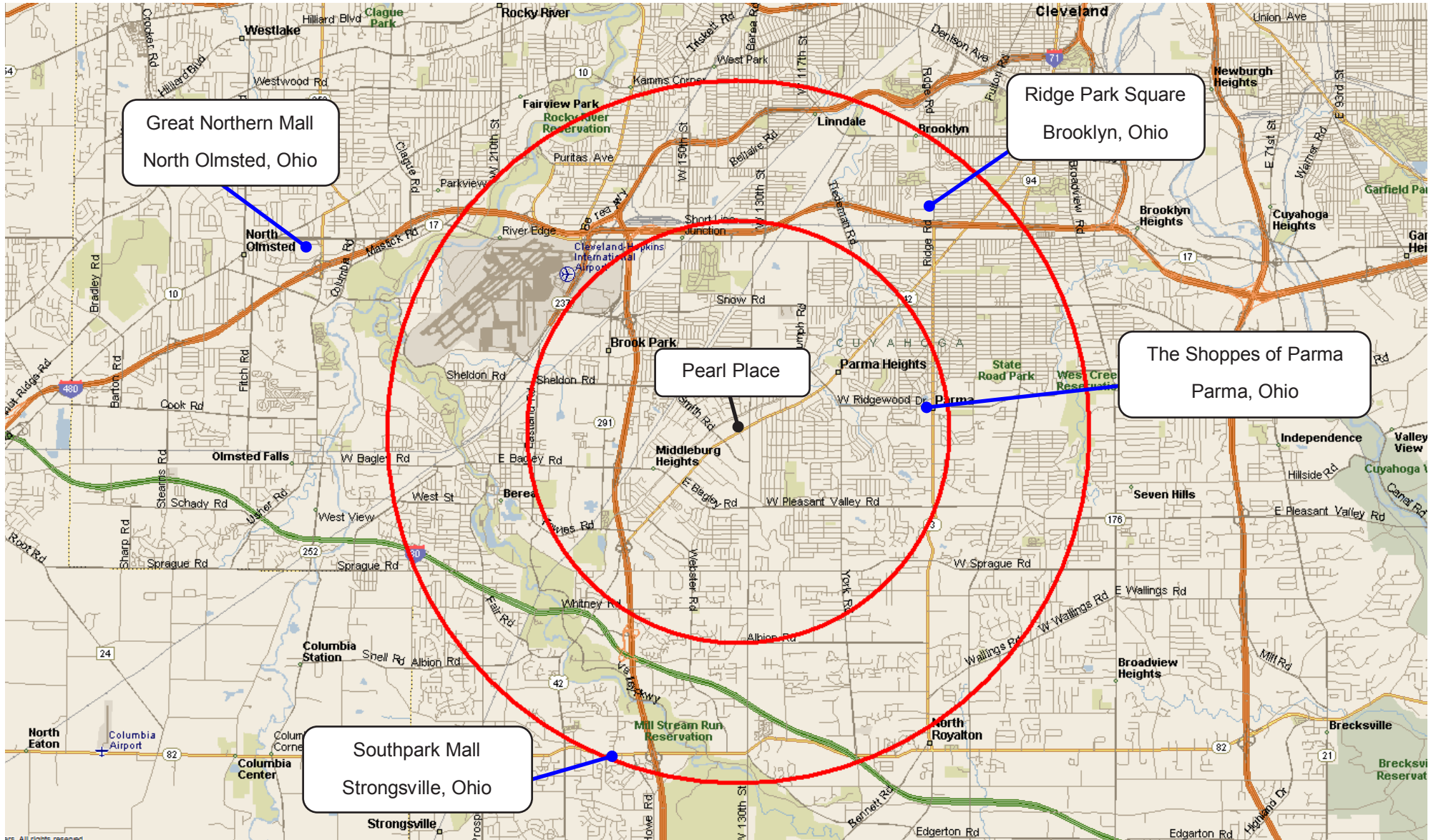
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# PEARL PLAZA - MAJOR RETAIL PROXIMITY MAP

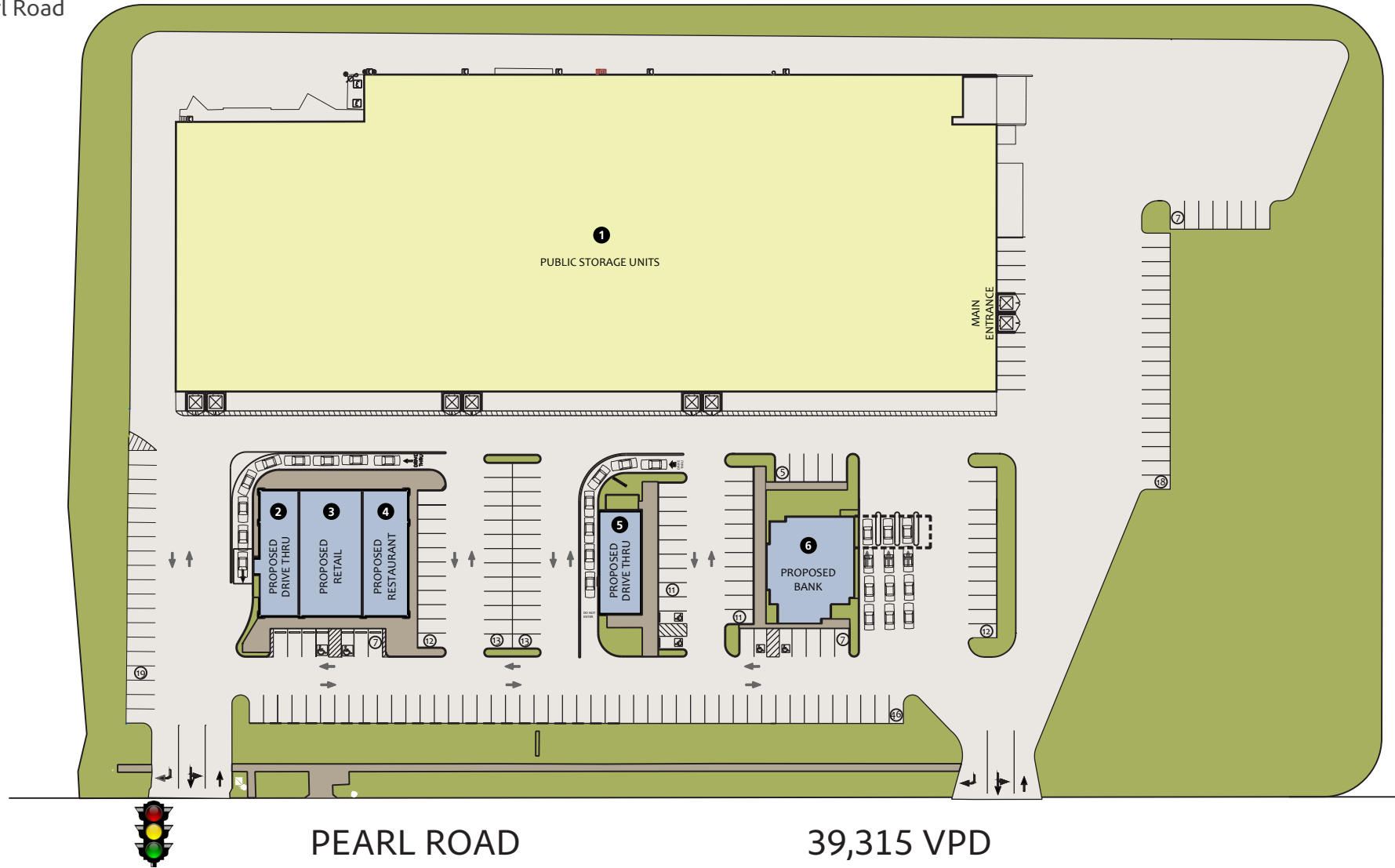
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Pearl Road



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### Key



Available



Leased



Neg. Lease

Unit	Tenant	Size (Sq. Ft.)
1	Negotiating LOI	99,773
2	Available	2,047
3	Available	3,200
4	Available	2,245
5	Available	2,032
6	Available	3,438
<b>SITE SUMMARY</b>		<b>112,735 SQ. FT.</b>