



## PROPERTY HIGHLIGHTS

- Great retail and office space with tremendous exposure on Pearl Road
- Up to 5,500 SF on the ground floor and 3,000 SF of office space on the 2nd floor
- Located in the middle of the dynamic retail synergy with over 21,710 cars per day passing this site
- Parking available in front and behind the premises

## TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	7,046	\$96,990	10,328
<b>3 Miles</b>	48,003	\$108,919	24,098
<b>5 Miles</b>	131,938	\$95,307	66,604
<b>10 Minute</b>	203,141	\$90,743	101,686

## QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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21,710 VPD

PEARL ROAD

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