#### PASSOV real estate group COMMERCIAL BROKERAGE DEVELOPMENT OPPORTUNITY MIDDLEBURG HEIGHTS, OH

# **PROPERTY HIGHLIGHTS**

- Tremendous Commercial Development Site(s) available on Pearl Road from 1 to 5.77 Acres
- Adjacent to Metro Health November Family Health Center
- Signalized Intersection
- Less than one-quarter mile to Interstate 71 with over 97,000 cars per day!
- Over 108,000 daytime employees and almost 160,000 people within five (5) miles!
- For sale or ground lease

# **TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	7,065	\$67,793	7,658
3 Miles	64,277	\$82,093	47,088
5 Miles	158,012	\$82,722	108,777
10 Minutes	306,431	\$80,806	172,503

**QUICK LINKS** (click to view)



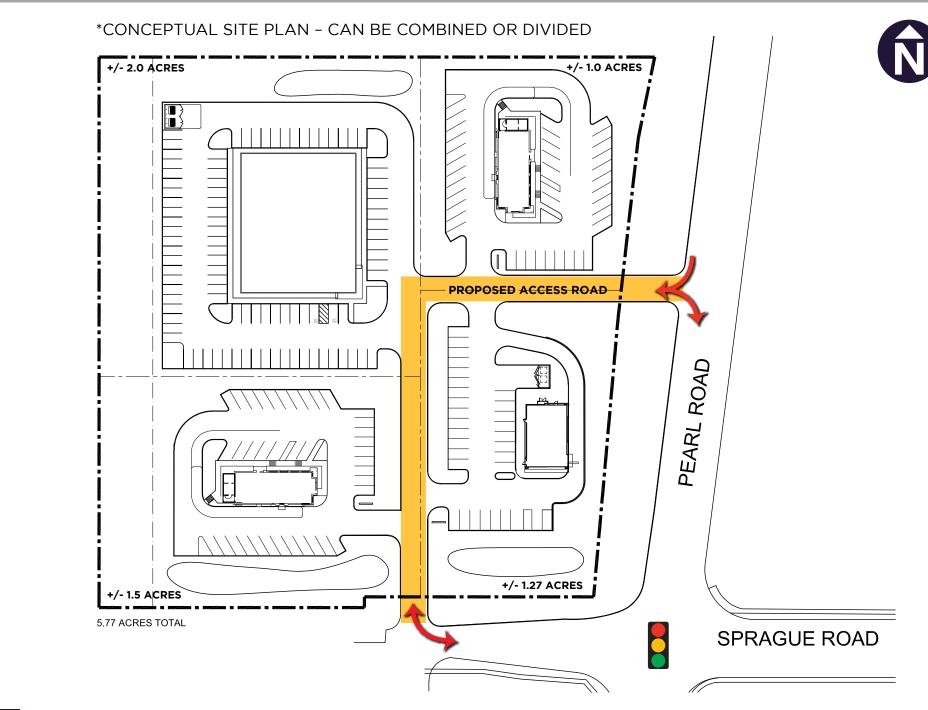
## 3401 Richmond Rd., Suite 200 Beachwood, OH 44122

FOR MORE INFORMATION, CONTACT: 216.831.8100

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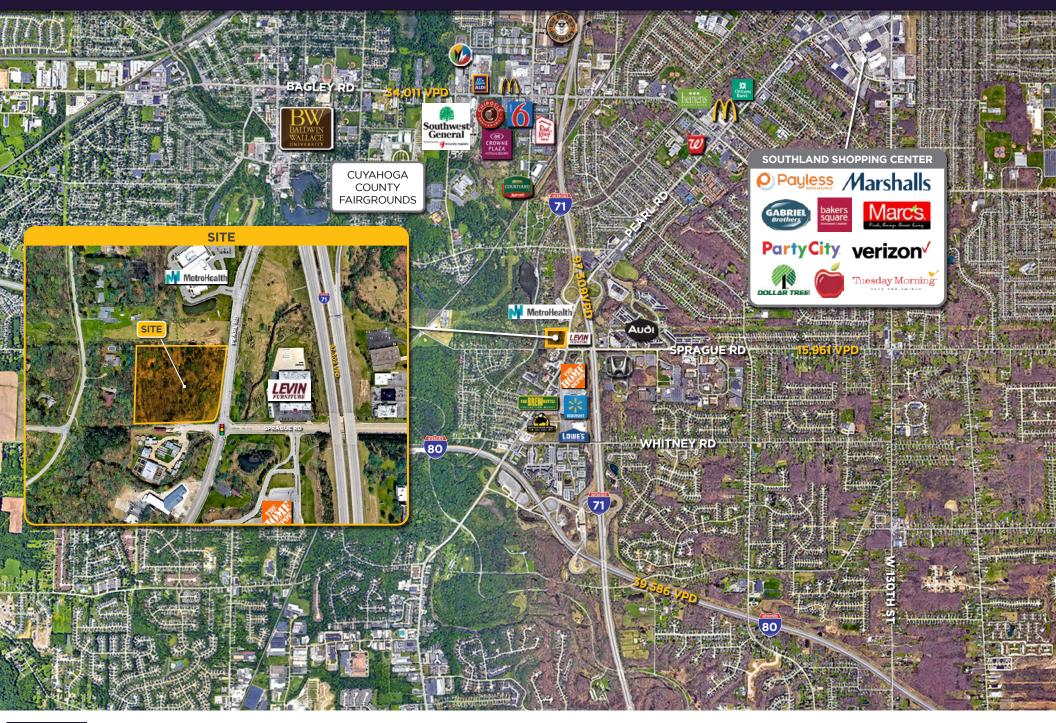




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TRADE AERIAL





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