



GOODMANREALESTATE.COM
216.381.8200

A+ INTERSECTION AVAILABLE RIDGE AND PEARL BUILDING

Parma, Ohio



HIGHLIGHTS

- 14,563 square feet (divisible) available for lease or 1.56 acres available for ground lease
- High-quality all-brick construction
- 129,000 residents with an average household income of \$52,945 within a three mile radius
- High visibility, "main and main" location, with access to a signalized intersection
- Strategically located to capture one of Parma's highest traffic intersections, with over 40,000 vehicles passing the site daily
- Trade area draws from Parma, Cleveland, Brooklyn, Brook Park, and Middleburg Heights

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Projection	18,378	124,778	300,025
2018 Estimate	19,036	129,137	310,651
INCOME	1 MILE	3 MILE	5 MILE
2018 Average	\$55,157	\$52,945	\$52,874
2018 Median	\$48,762	\$44,006	\$41,853
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2018 Employees	11,554	59,986	158,976

LEASING INFORMATION

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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

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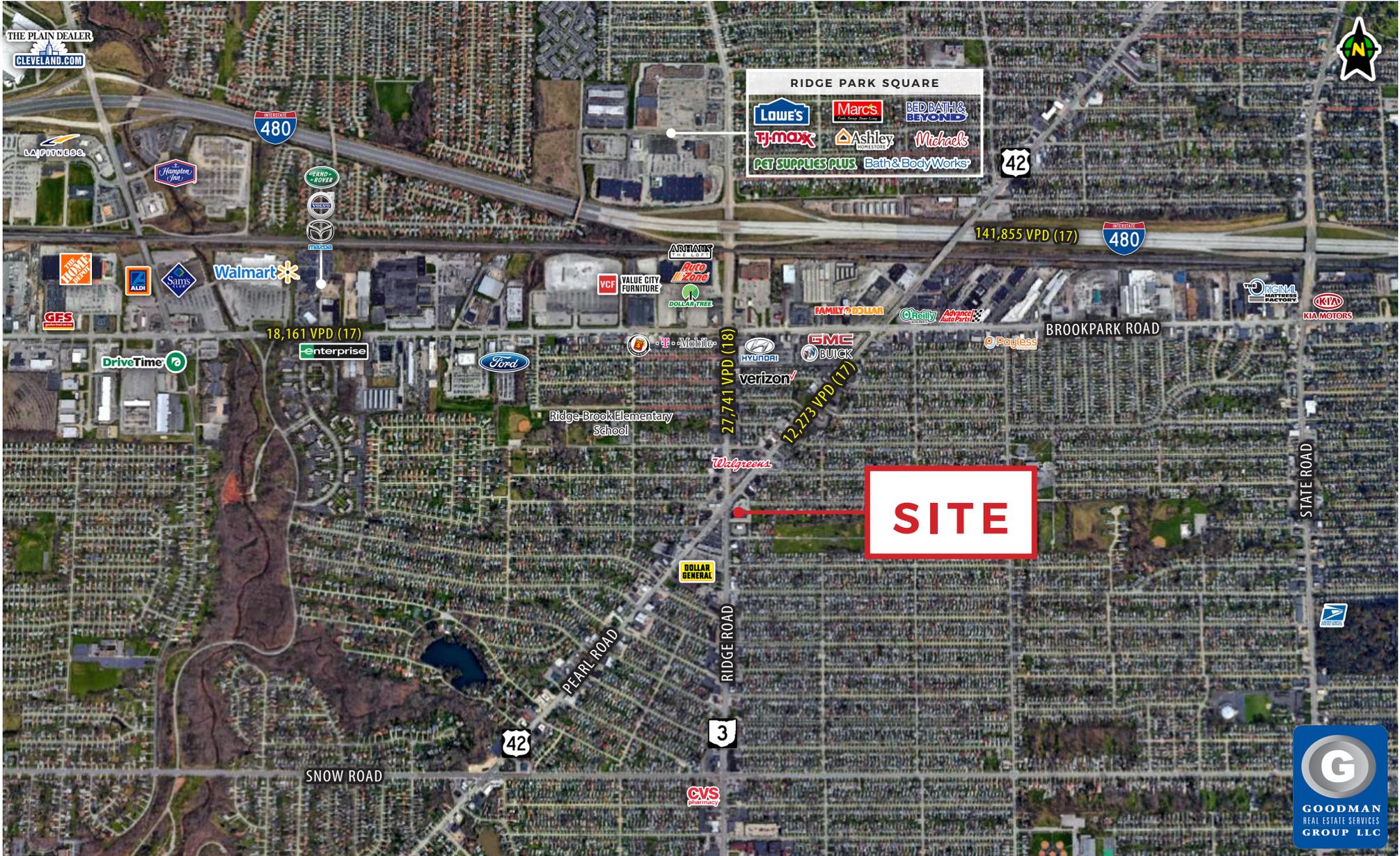
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DEC 2018



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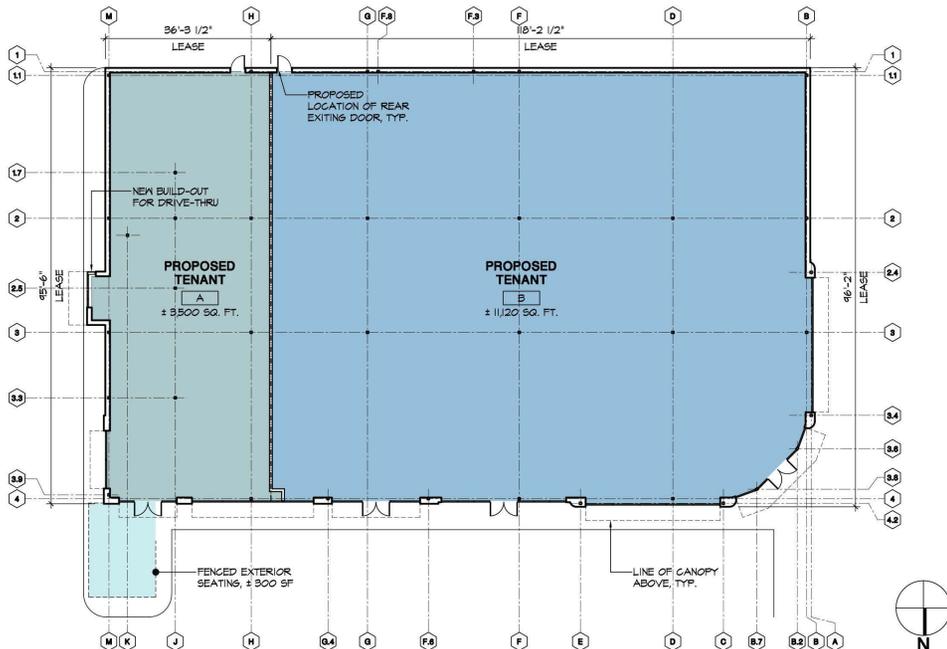
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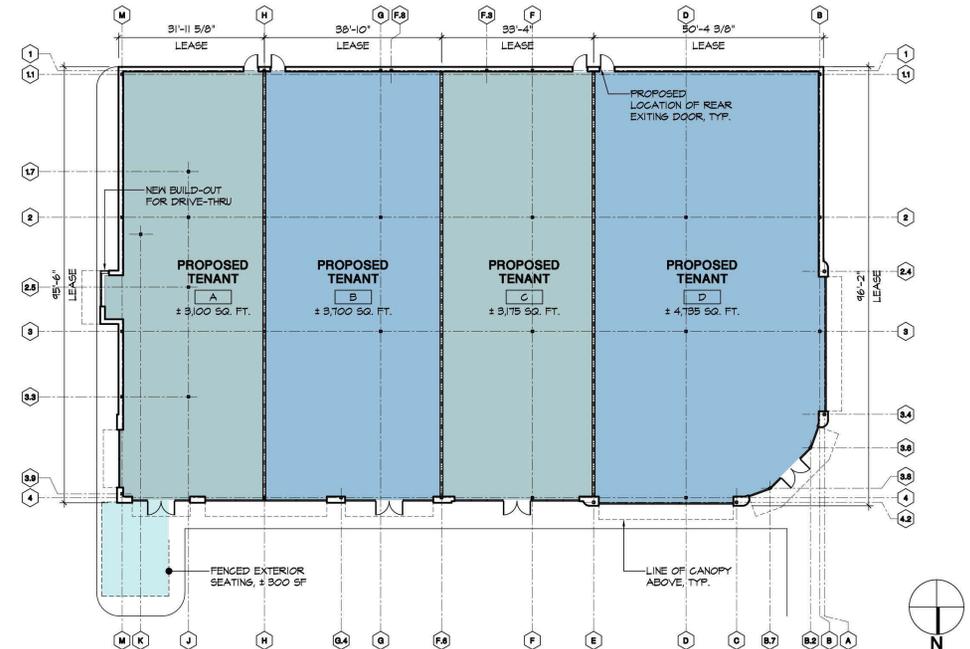
Parma, Ohio



SITE PLAN OPTION 1



SITE PLAN OPTION 2



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