

### SUMMARY

<b>Asking</b>	\$189,000.00
<b>Square Footage:</b>	3,000 SF
<b>Traffic Count:</b>	20,599 VPD
<b>Acreage:</b>	.21

### PROPERTY HIGHLIGHTS

- Signalized Corner
- High Traffic
- Densely Populated Area
- Signalized Intersection

### TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	18,206	\$66,854	3,012
<b>3 Miles</b>	121,842	\$60,349	52,244
<b>5 Miles</b>	290,871	\$62,256	134,914

### QUICK LINKS (click to view)

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

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

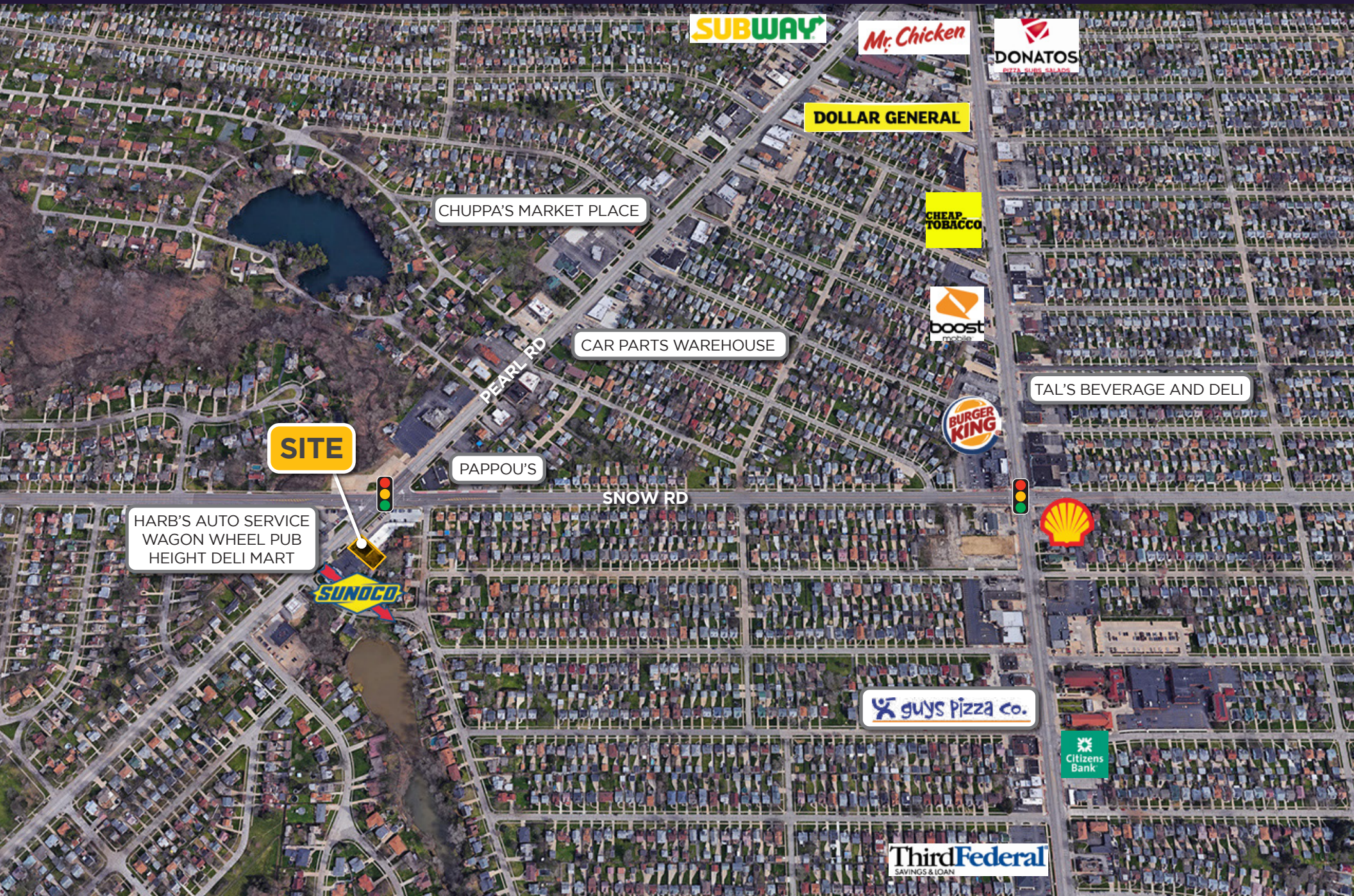
**FOR MORE INFORMATION, CONTACT: 216.831.8100**

**Maureen Anter-Ressler** / [mressler@passovgroup.com](mailto:mressler@passovgroup.com)



# PEARL ROAD BUILDING FOR SALE PARMA, OH

TRADE AERIAL



**SITE**

HARB'S AUTO SERVICE  
WAGON WHEEL PUB  
HEIGHT DELI MART

CHUPPA'S MARKET PLACE

CAR PARTS WAREHOUSE

PAPPOU'S

SNOW RD

SUNOCO

SUBWAY

Mr. Chicken

DONATOS  
PIZZA SUBS SALADS

DOLLAR GENERAL

CHEAP TOBACCO

boost  
mobile

BURGER KING

TAL'S BEVERAGE AND DELI

SHELL

guys pizza co.

Citizens Bank

Third Federal  
SAVINGS & LOAN



## ***Cuyahoga County Based Business Services***

The City of Parma Community Services & Economic Development staff can assist your business in accessing and utilizing County based programs for your expansion or relocation within Parma.

- Cuyahoga County Dept. of Development
- Port of Cleveland Development Finance Overview

## ***State of Ohio Based Business Services***

The City of Parma Community Services & Economic Development staff can assist your business in accessing and utilizing State of Ohio based incentives for your expansion or relocation within Parma.

- Ohio Department of Development

<http://cityofparma-oh.gov/en-US/Business-Services.aspx>



## ***Other Programs Offered to Business:***

- Enterprise ZoneReal and personal property benefits for business that expands or locates in Parma. Limited to industrial projects that agree to retain or create employment; establish, expand, renovate or occupy a facility in the Enterprise Zone and invest in new real and/or personal property prior to project initiation. Up to 75% exemption on real property improvements or personal property tax valuation for up to 10 years.
- Community Reinvestment AreaProvides local real-property tax incentives for residents and businesses that invest in designated areas of Parma. Incentives available for residential, commercial, and/or industrial projects involving remodeling or new construction. Commercial and industrial projects must have an agreement in place prior to investment. Up to 100% exemption of the improved real property tax valuation for up to 15 years.
- Economic Development Grant ProgramProvides a cash rebate of payroll taxes received by the city for businesses that expand or locate within Parma. An agreement must be in place prior to a payroll qualifying for rebate. Maximum 50% rebate for 15 years in city-wide locations. The Economic Development Review Board determines eligibility for participation and grant award.
- Storefront Renovation ProgramA 50% matching grant on expenses incurred by a building owner or tenant desiring to upgrade, renovate and/or improve a commercial storefront in select census tracts within Parma. Maximum grant is \$21,000. An agreement must be in place prior to the improvements.
- Commercial Loan ProgramA low-interest loan available for start-up costs, equipment purchases, job creation, expansion and other costs associated with assisting in the growth of the enterprise. 1 job must be created for every \$35,000 borrowed. Eligibility and project approval determined by the Loan Review Committee.

Sited: <http://cityofparma-oh.gov/en-US/Business-Services.aspx>