



PROPERTY HIGHLIGHTS

- Approximately 1,926 SF and 1,944 SF available
- Parking lot has 168 surface spaces
- Strong traffic counts on Pearl Rd. (RT 42) at over 26,000 VPD
- New monument sign with panels available
- Join Boston Market, Play.Love.Learn, Weight Watchers, Taco Bell, & Dollar Savings Bank
- Site has three curb cuts off Pearl Rd and main entrance is signalized

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	7,132	\$86,081	10,389
3 Miles	47,703	\$98,949	24,866
5 Miles	132,982	\$86,325	65,356
5 Minute	46,439	\$96,470	25,833

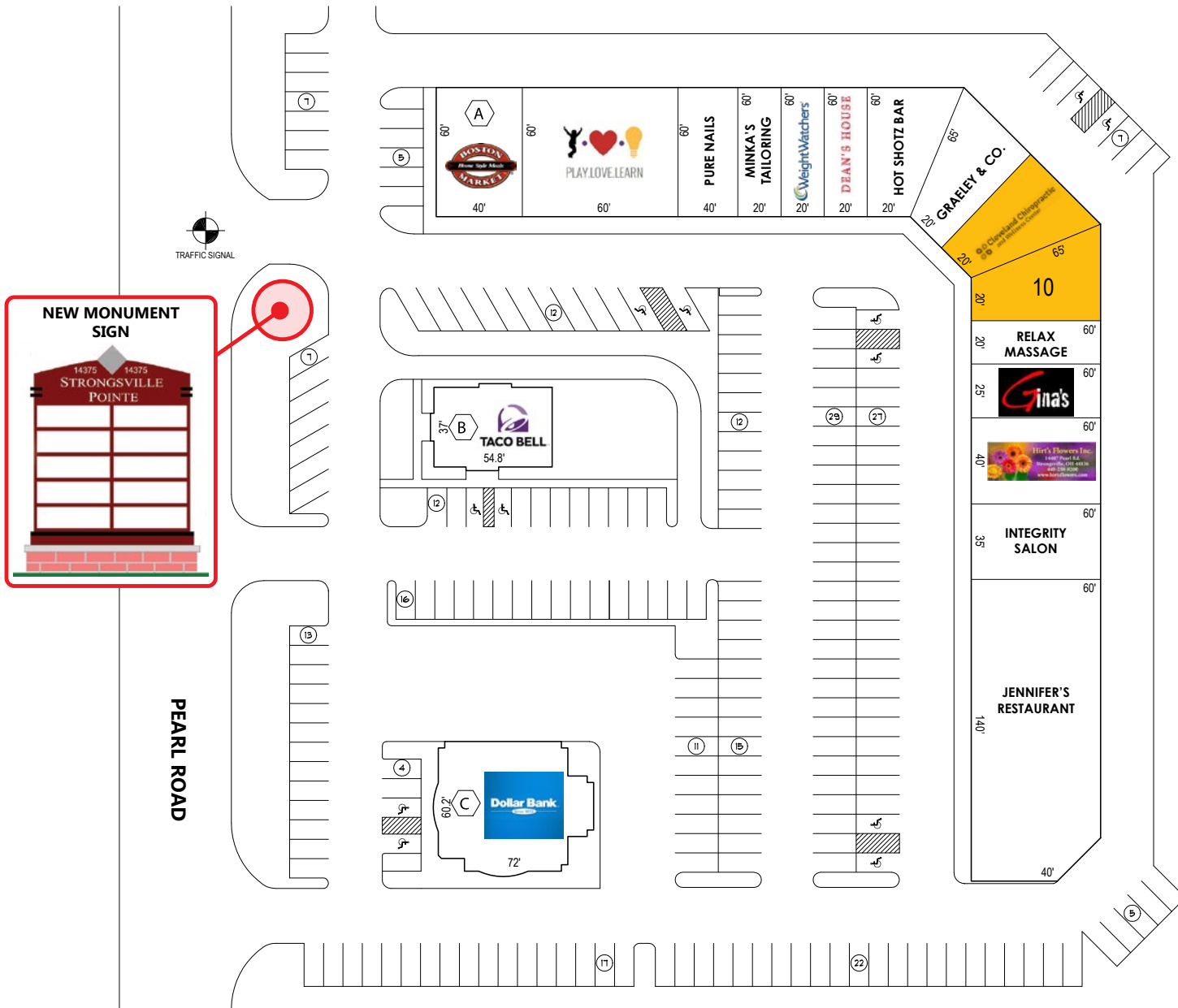
QUICK LINKS *(click to view)*

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Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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UNIT	TENANT	SF
1	BOSTON MARKET	2,400
2	PLAY.LOVE.LEARN	3,600
3	PURE NAIL SPA	2,400
4	MINKA'S TAILORING	1,200
5	WEIGHT WATCHERS	1,230
6	DEAN HOUSE	1,200
7	HOT SHOTZ BAR	1,950
8	GRAELEY & CO.	1,843
9	CLEVELAND CHIROPRACTIC - (MONTH TO MONTH)	1,944
10	AVAILABLE	1,926
11	RELAX MASSAGE	1,180
12	GINA'S PIZZA	1,520
13	HIRT'S FLOWERS, INC.	2,400
14	INTEGRITY SALON	2,100
15	JENNIFER'S RESTAURANT	8,226
1B	TACO BELL	2,048
1C	DOLLAR BANK	3,828

