

# SALE / LEASE

7183 PEARL ROAD SR 42

7183 Pearl Road SR 42 Middleburg Heights, OH 44130



## PROPERTY DESCRIPTION

0.69+ Acre Site on Pearl Road (SR 42) just North of Bagley Road

## PROPERTY HIGHLIGHTS

- 121' Pearl Road Frontage at corner of Robert Drive
- Over 22,000 vehicles per day
- Directly across from new Plaza on Pearl
- Less than 1/4 mile from Heinen's Grocery
- Cleveland Hopkins International Airport: 10 minute drive
- Downtown Cleveland: 22 minute drive
- Within 1 mile of Southland Middleburg Heights Rec Center
- Meijer to develop former Sears into a 160,000 SF super center and 20,000 SF garden center 1.2 miles from Subject Property
- Terrific Development Site

## OFFERING SUMMARY

|                    |                        |
|--------------------|------------------------|
| Sale Price:        | \$499,900              |
| Ground Lease Rate: | \$6,000.00 / month NNN |
| Zoning:            | General Business       |
| Lot Size:          | 0.69 Acres             |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,681    | 33,930   | 80,938   |
| Total Population  | 8,459    | 76,412   | 183,506  |
| Average HH Income | \$92,235 | \$85,576 | \$88,138 |

## Jeffrey Soclof, CCIM

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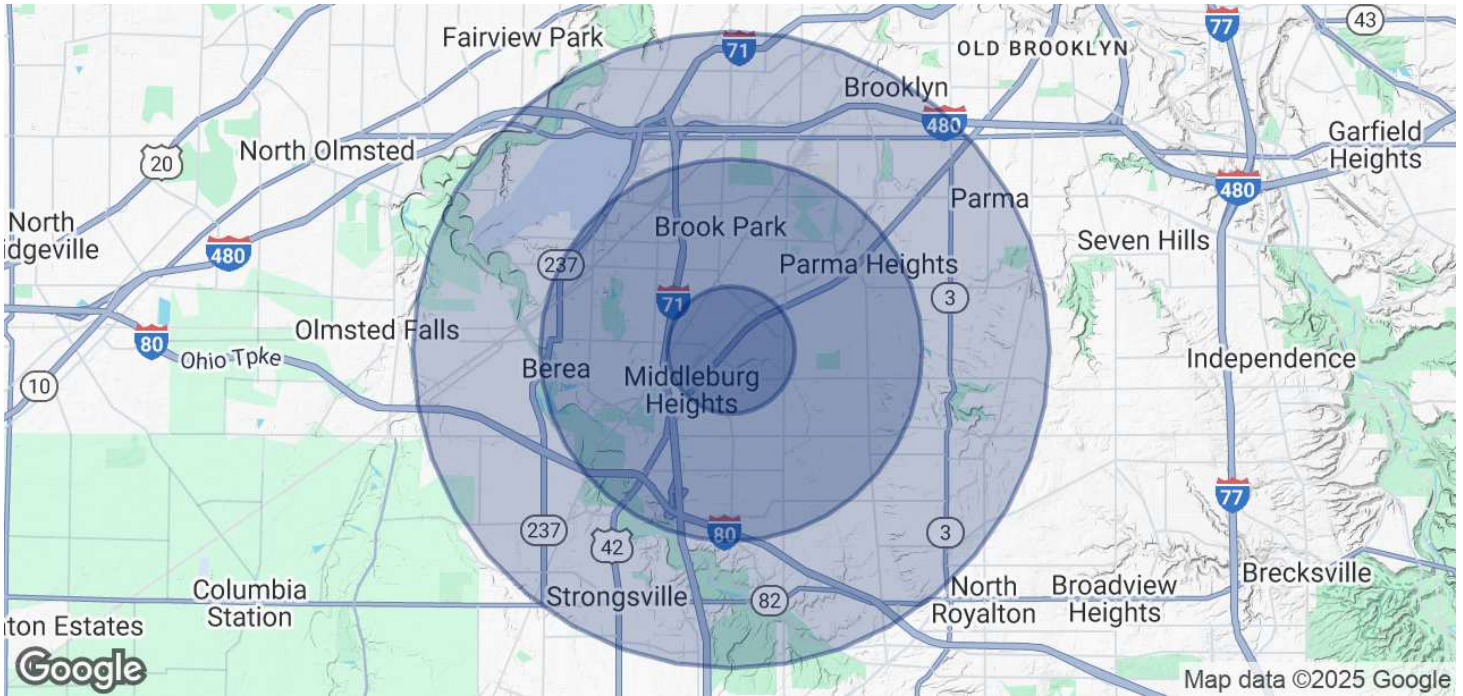


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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

|                      |       |        |         |
|----------------------|-------|--------|---------|
| Total Population     | 8,459 | 76,412 | 183,506 |
| Average Age          | 47    | 45     | 44      |
| Average Age (Male)   | 45    | 43     | 42      |
| Average Age (Female) | 48    | 46     | 45      |

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,681     | 33,930    | 80,938    |
| # of Persons per HH | 2.3       | 2.3       | 2.3       |
| Average HH Income   | \$92,235  | \$85,576  | \$88,138  |
| Average House Value | \$227,802 | \$206,207 | \$216,550 |

Demographics data derived from AlphaMap

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