

SALE / LEASE

7183 PEARL ROAD SR 82

7183 Pearl Road SR 82 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

President and Broker

O: (216) 292-3700 | C: (216) 857-2075

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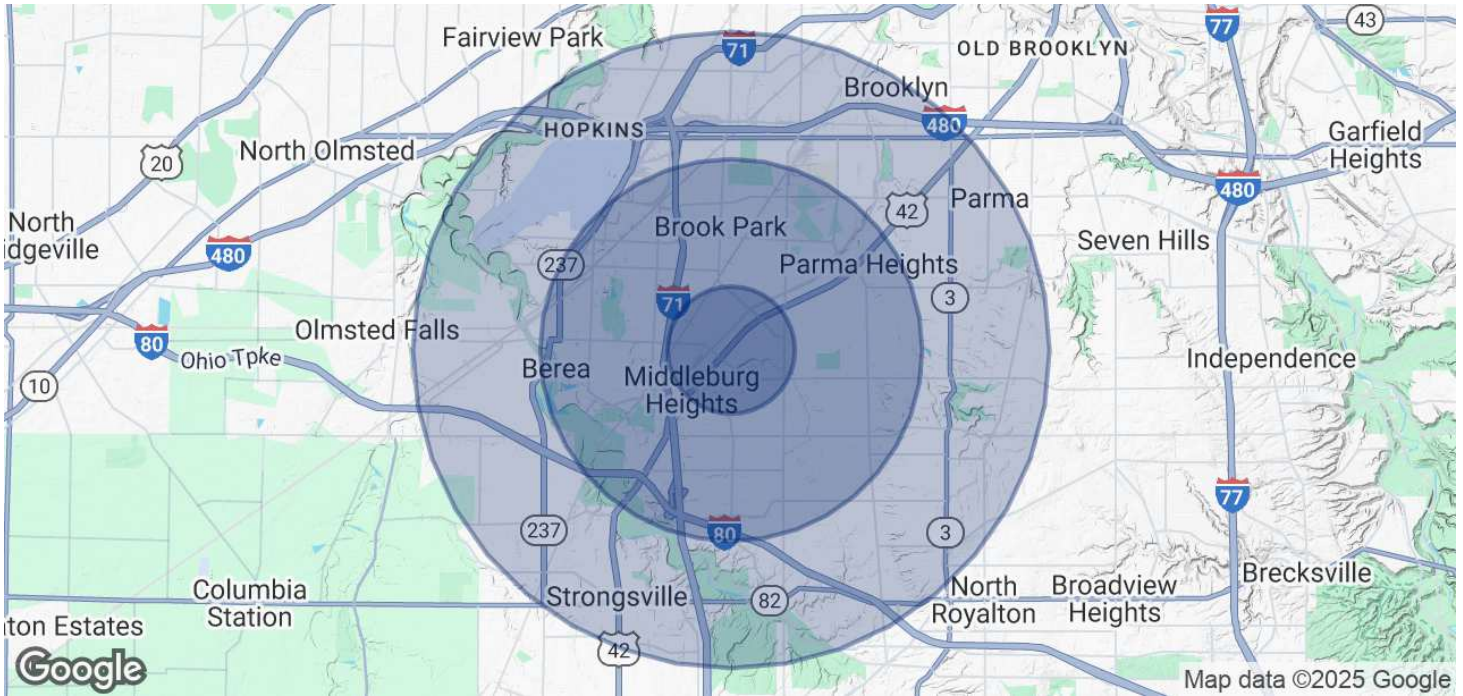


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POPULATION

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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