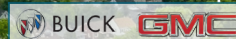




INTERSTATE
480
128,819
VPD

Cleveland
7 MILES



3,601 SF

4,350 SF



CBRE

3,601 SF and 4,350 SF Spaces Available

5466 PEARL ROAD | PARMA | OHIO
FOR LEASE

24,325 VPD

14,172 VPD

Ridge Rd - 22,185 VPD

Pearl Rd - 15,876 VPD

286'

166'

267'

125'

66'

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Senior Associate
216 535 0188
vince.mingo@cbre.com

THE OPPORTUNITY

- Spaces Available:
 - » 5452 Pearl Rd: 4,350 SF
 - » 5444 Pearl Rd: 3,601 SF
- Zoned: Retail Business (RB)
- Join nearby retailers including Walgreens, KFC, Mr. Chicken, Subway, Dairy Queen, Dollar Tree, Family Dollar, Jet's Pizza and many more!
- High traffic counts of 40,201 VPD at the intersection of Ridge Road and Pearl Road!
- Population of 128,505 people within a 3 mile radius
- Average household income on \$84,084 in a one-mile radius



QUICK STATS 3 MILE RADIUS



DAYTIME
POPULATION
110,544



POPULATION
128,505



HOUSEHOLDS
57,838



POPULATION
25 & OVER
93,694



AVG. HOUSEHOLD
INCOME
\$75,309

FLOOR PLAN

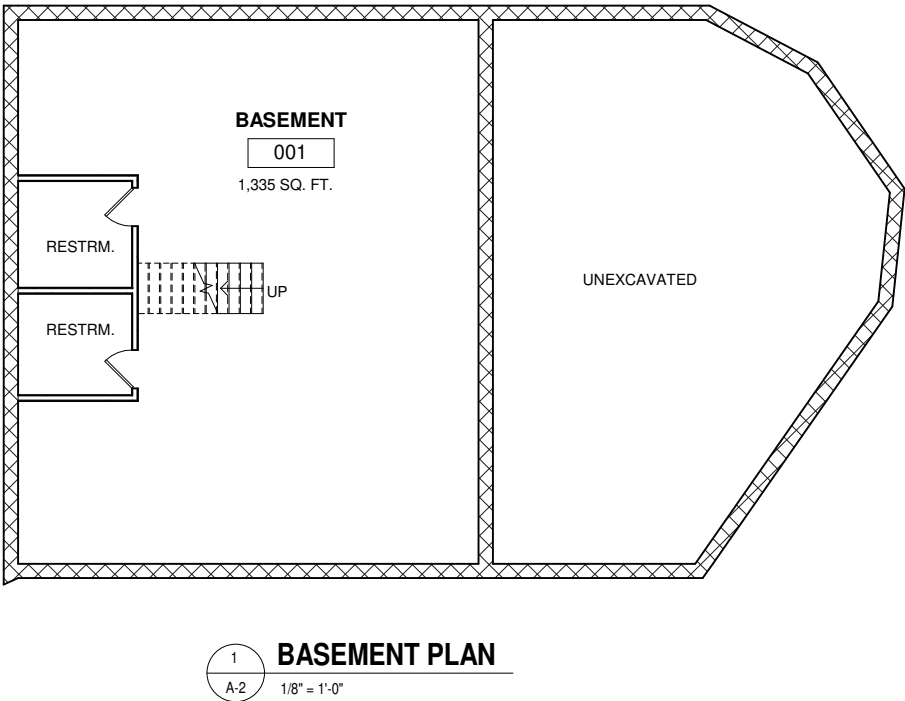
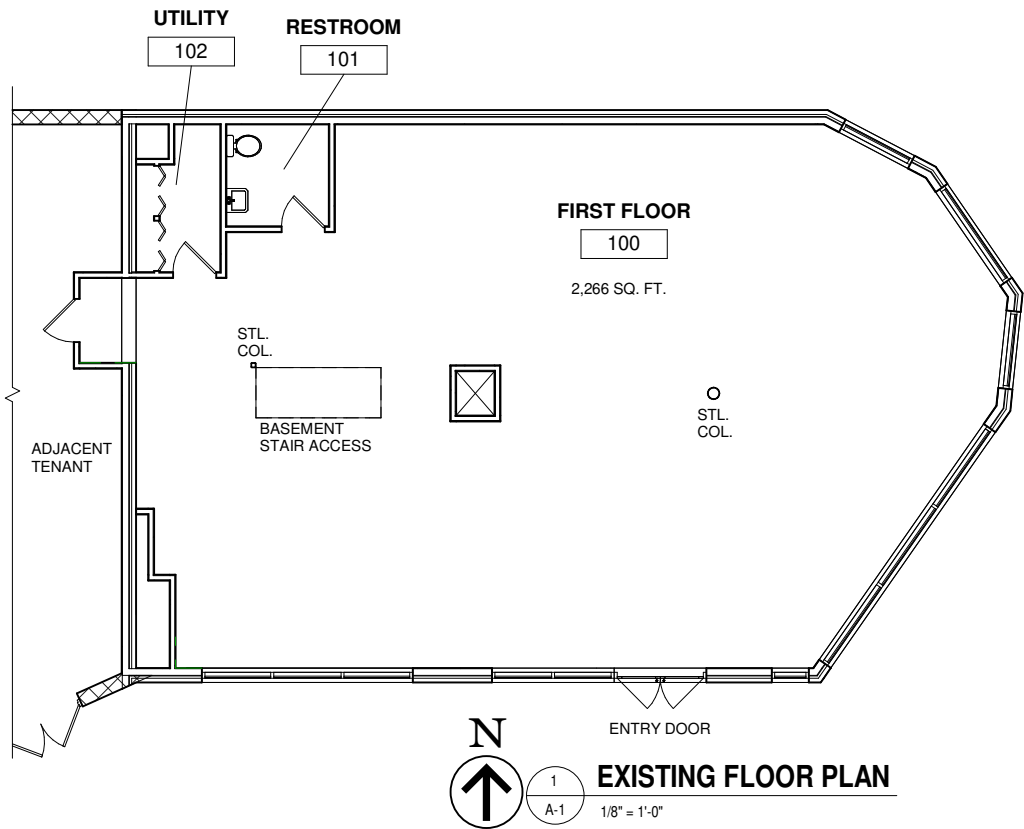
5452 PEARL RD - 4,350 SF

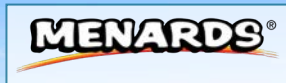


1 FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN

5444 PEARL RD - 3,601 SF





Walmart
Placer.ai: The Walmart location at 10000 Brookpark ranks in the top 8% in the country, top 3% in Ohio (#4 out of 142 stores) and is the #2 Walmart store

4,350 SF



3,601 SF

Ridge Rd - 24,325 VPD



Pearl Rd - 15,876 VPD

125'
166'
66'

286'

297'



SHOPPES AT PARMA

FAST EDDIE'S KITCHEN & BAR	CHUCKY CHEESE'S	BANK OF AMERICA
FIVE GUYS BURGERS and FRIES	JCPenney	SHOE DEPT. ENCORE
MATTRESS FIRM	Walmart	ULTA
Burlington	five BELOW	KAY JEWELERS
MISSION BBQ	RALLY HOUSE	SHOPPERS WORLD
PRADA	crumbl COOKIES	MARCS
WINGS-ON	OLD NAVY	ACE Hardware
Flowers	JD	

Ridge Rd - 22,185 VPD

Pearl Rd - 15,876 VPD

Mr. Chicken

4,350 SF

DONATOS
Every piece is important.
FAMILY DOLLAR

3,601 SF

14,172 VPD

24,325 VPD

297'

286'

125'

166'

RETAIL TRADE MAP

Brooklyn- Brook Park RETAIL TRADE AREA

TRADE AREA INFO

Brookpark Rd & Tiedeman Rd
(3 Miles)

- Population: 135,351
- Daytime Population: 118,306
- Total Households: 59,209
- Median HH Income: \$52,821
- Total Businesses: 3,593
- Total Employees: 58,306

MAJOR OFFICE BUILDINGS

1,159,644 Total SF
(Source, CoStar)

1. KeyBank - 575,644 SF
2. PNC Bank - 439,000 SF
3. 8787 Brookpark Rd - 75,000 SF
4. Ridgepark Medical Center - 70,000 SF

HOTELS

7 Hotels/915 Rooms
(Source, CoStar)

1. Wyndham - 372
2. Four Points by Sheraton - 147
3. Travelodge - 120
4. La Quinta Inn - 115
5. Extended Stay - 104
6. Hampton - 81
7. Fairfield Inn - 81

Off Map:

Oakpark Motel - 42

MAJOR EMPLOYERS

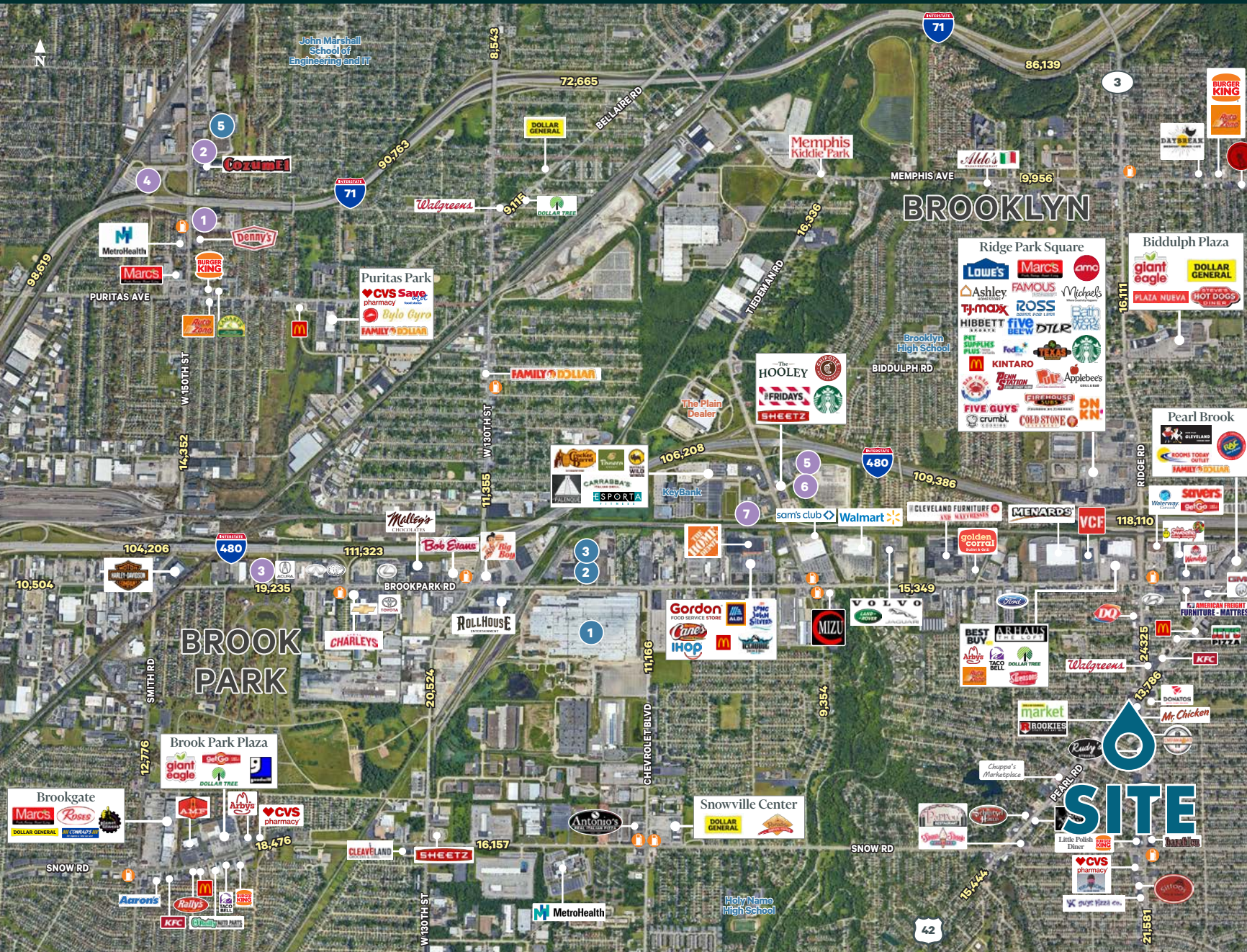
1. General Motors - 4,000
2. Anchor Metal Processing - 325
3. Select Security - 300
4. Alpha Packaging - 300

Off Map:

5. PPG - 600

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.

Updated: August 2, 2024



RETAIL TRADE MAP

SEVEN HILLS - PARMA RETAIL TRADE AREA

TRADE AREA INFO

State Road & W Ridgewood Drive
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

MAJOR OFFICE BUILDINGS

292,087 Total SF

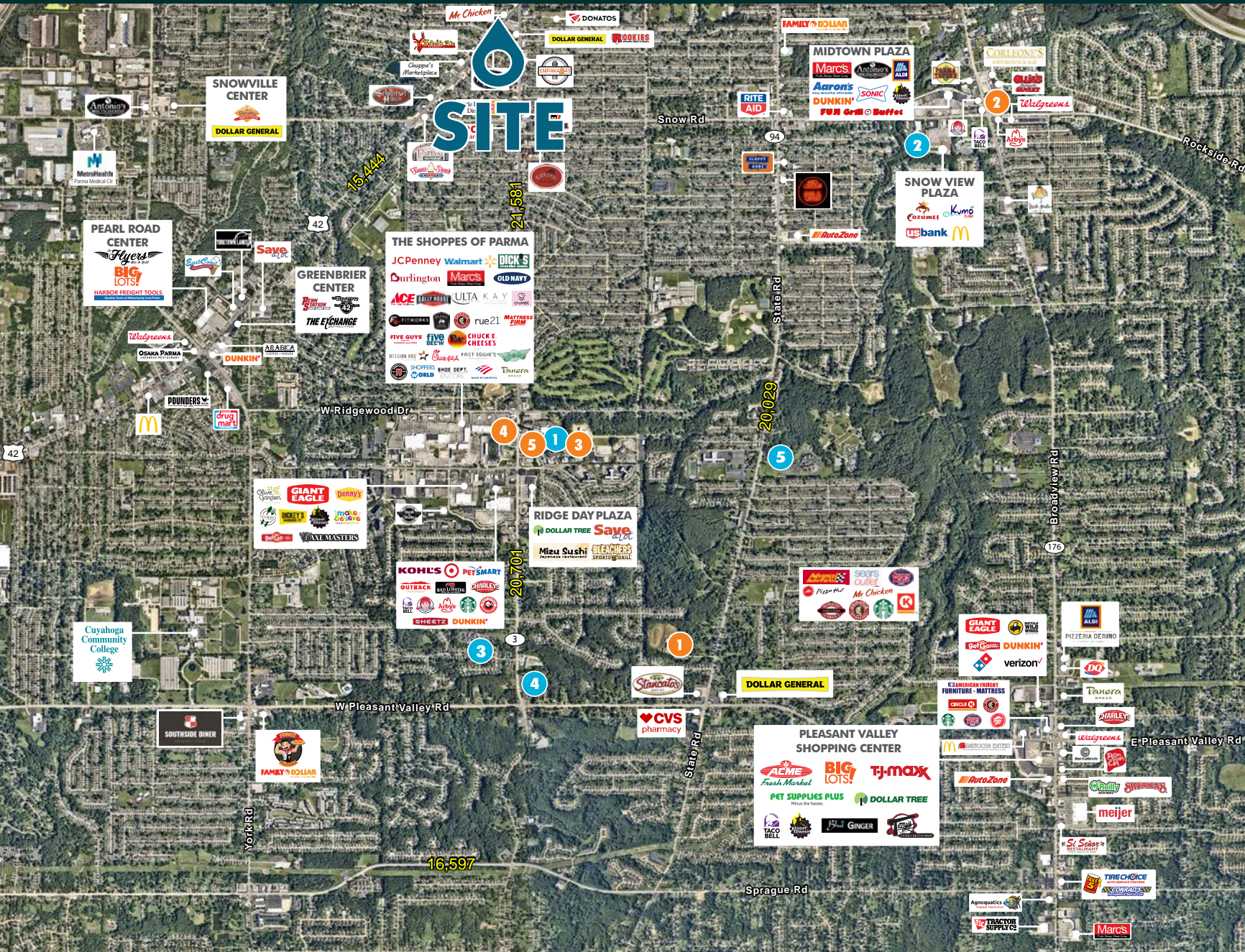
1. UH Parma Education Ctr - 81,416 SF
2. Rockside Plaza - 66,774 SF
3. Medical Arts Center 2 - 50,565 SF
4. Parmatown Medical South - 50,000 SF
5. Medical Arts Center 1 - 43,332 SF

MAJOR EMPLOYERS

1. University Hospitals Parma Med - 1,328
2. Cuyahoga County Public Library - 600
3. Pleasant Lake Villa - 350
4. Pleasantview Care Center - 300
5. Mount Alverna Village - 250

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.

Updated: January 19, 2024



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	17,542	128,505	305,345
2029 Population - Five Year Projection	17,025	125,263	298,391
2024 Daytime Population	13,797	110,544	281,659
2024 Households - Current Year Estimate	7,649	57,838	133,864
2024 Average Household Income	\$84,084	\$75,309	\$76,599
2029 Average Household Income Projection	\$100,524	\$90,606	\$92,310
2024 Median Household Income	\$68,379	\$57,977	\$57,273
2024 Population 25 and Over	12,692	93,694	220,346

EXCLUSIVE AGENTS:

Kevin Moss

Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo

Senior Associate
216 535 0188
vince.mingo@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE