



3,601 SF and 4,350 SF Spaces Available

5466 PEARL ROAD | PARMA | OHIO

FOR LEASE



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

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

CBRE

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

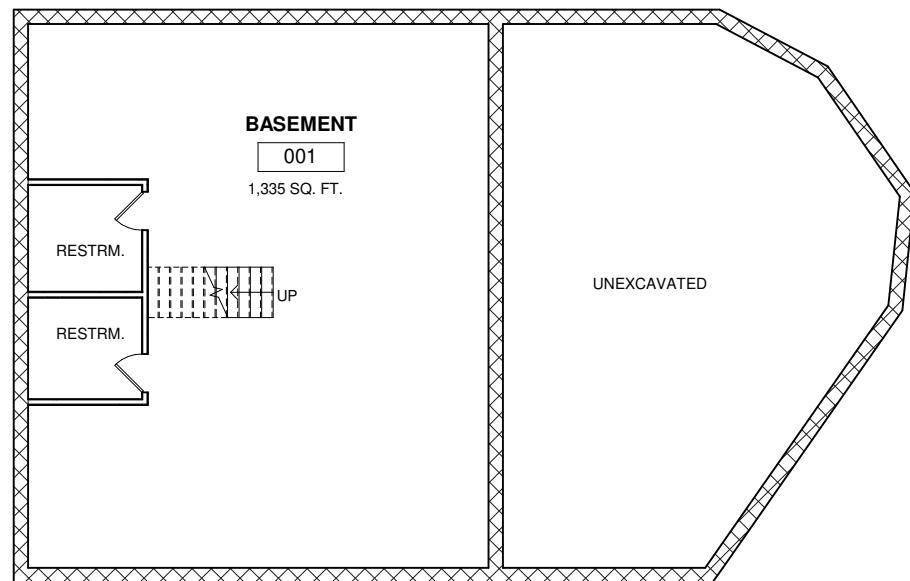
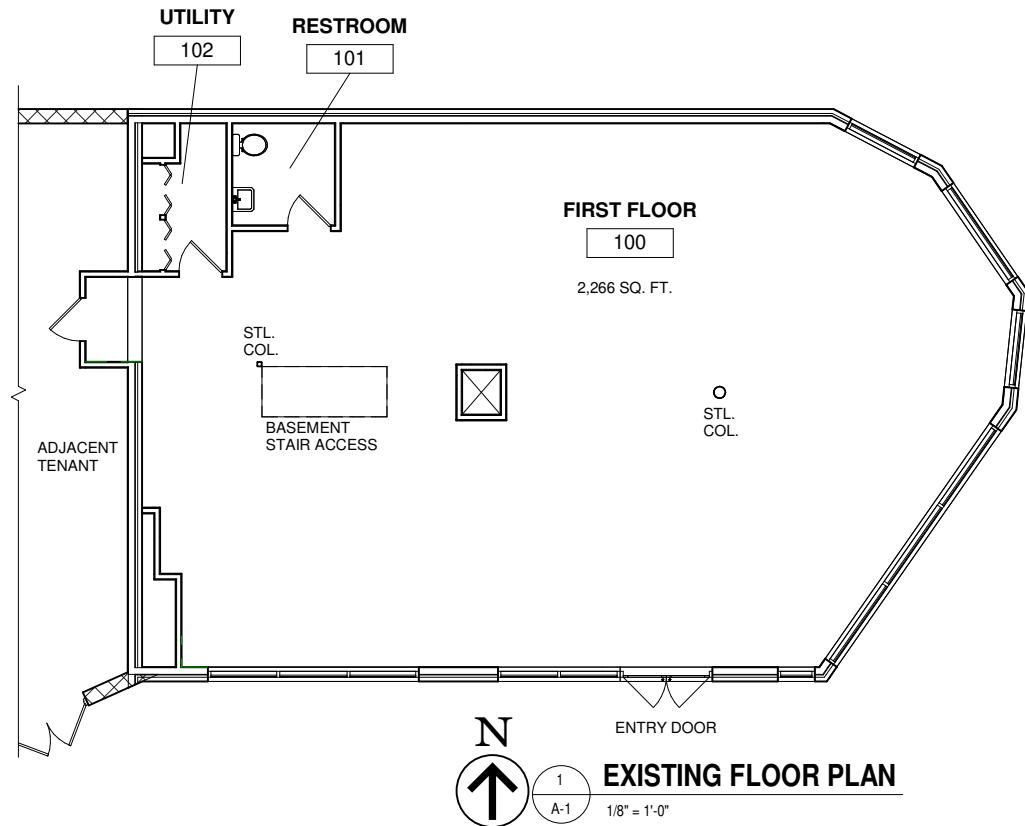


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FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN

5444 PEARL RD - 3,601 SF



MENARDS®

VCF VALUE CITY
FURNITURE



INTERSTATE
480
128,819
VPD

Waterway CARWASH
savers

**BROOKPARK &
TIEDMAN RD**



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

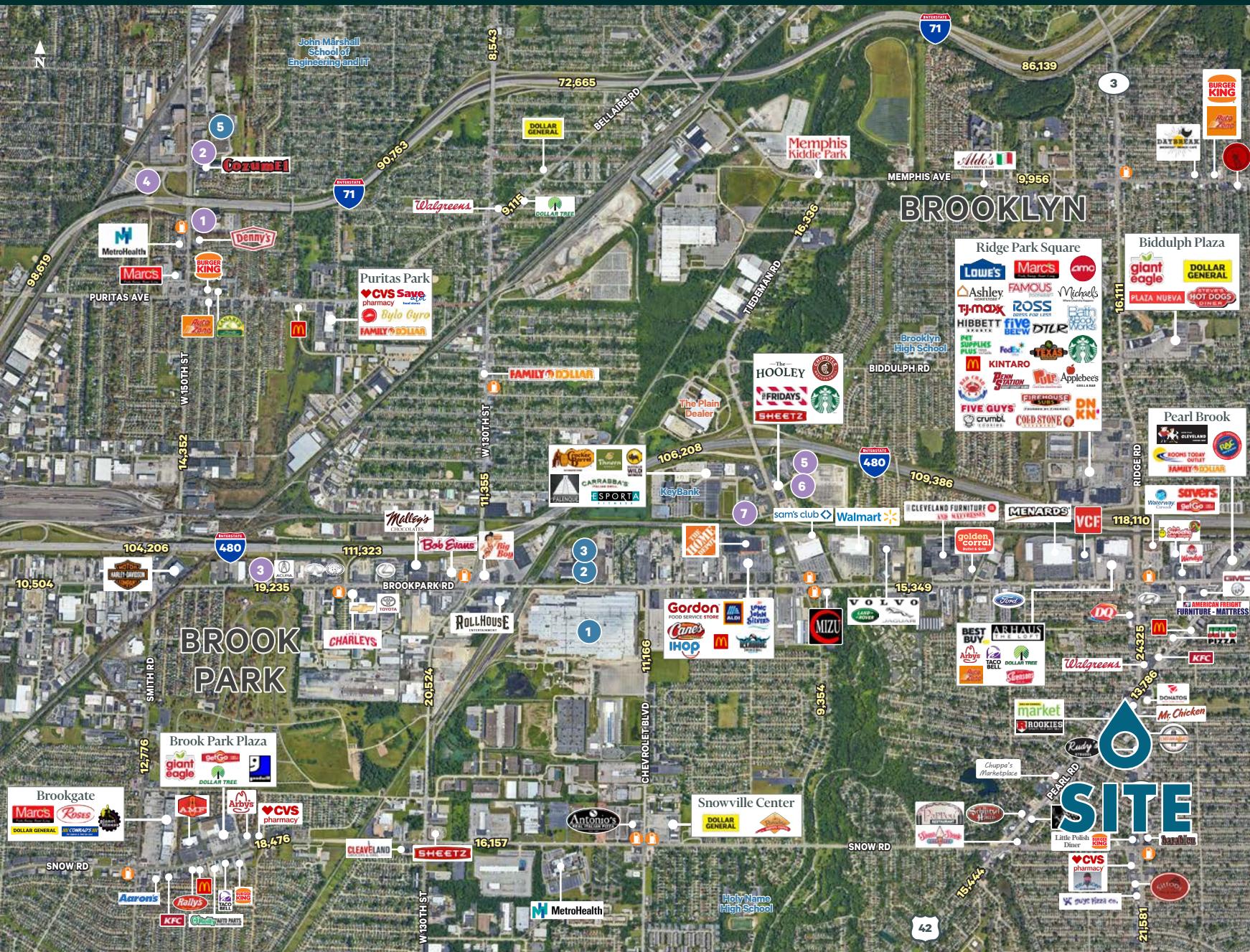
Mr. Chicken

Pearl Rd - 15,876 VPD





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)

- KeyBank - 575,644 SF
- PNC Bank - 439,000 SF
- 6787 Brookpark Rd - 75,000 SF
- Ridgepark Medical Center - 70,000 SF

HOTELS

7 Hotels/915 Rooms
(Source, CoStar)

- Wyndham - 372
- Four Points by Sheraton - 147
- Travelodge - 120
- La Quinta Inn - 115
- Extended Stay - 104
- Hampton - 81
- Fairfield Inn - 81

Off Map:
Oakpark Motel - 42

MAJOR EMPLOYERS

- General Motors - 4,000
- Anchor Metal Processing - 325
- Select Security - 300
- Alpha Packaging - 300

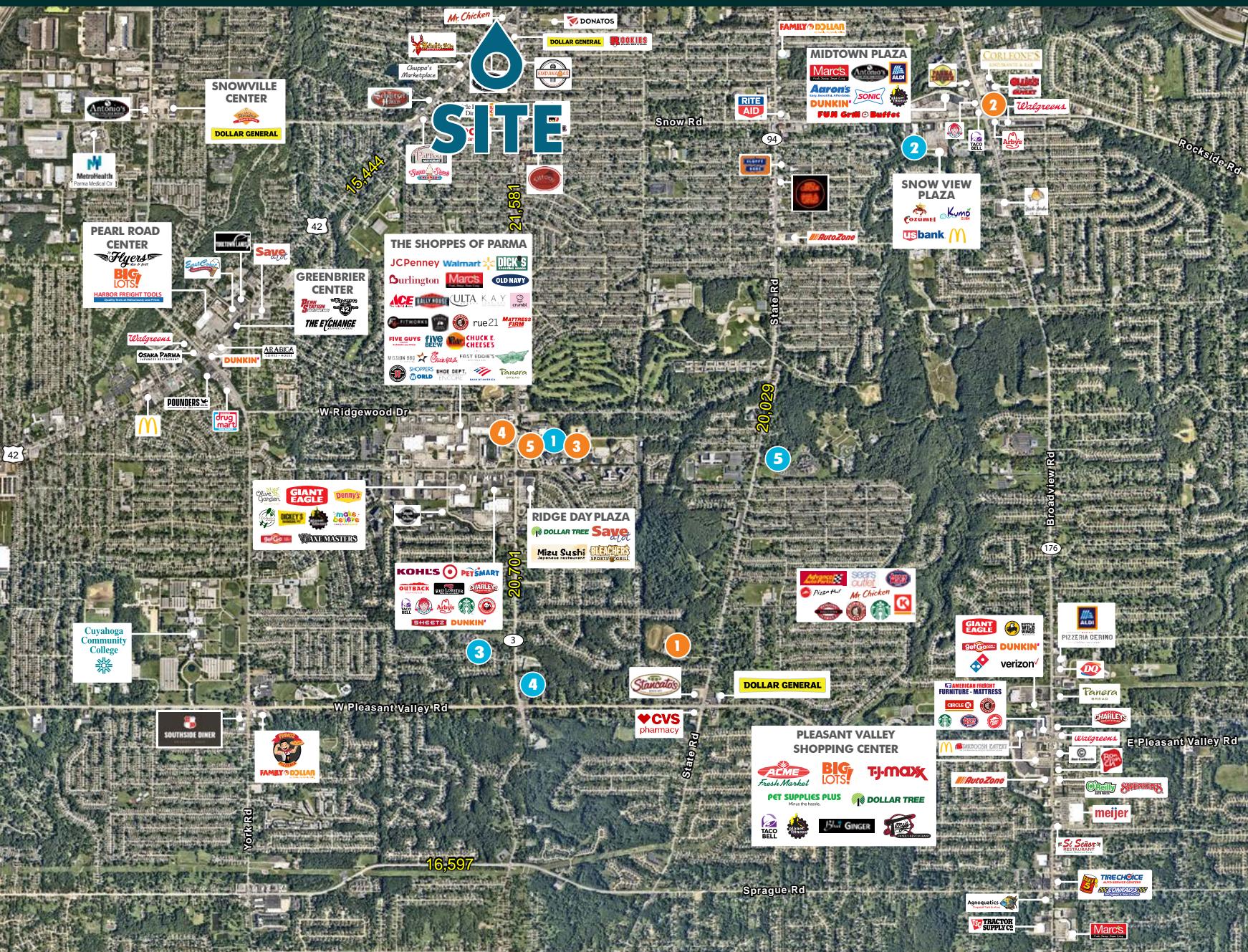
Off Map:
5. PPG - 600

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Updated: August 2, 2024

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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

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

MAJOR EMPLOYERS

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

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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:

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