

FOR SALE / LEASE - RARE OPPORTUNITY

4.5 ACRE PEARL ROAD DEVELOPMENT SITE



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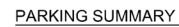
- High profile ±4.5 acre development site
- Zoned: Commercial Vacant Land
- Dimensions: 212' x 962'
- Pearl Road has high traffic counts of 25,770 VPD
- The market has a population of 138,612 people and a daytime population of 130,493 within a 5 mile radius
- The market has an average household income of \$95,797 within a 10 minute drive time
- The Learning Experience Opened Q3 2025
- Neighboring retailers include: Costco, Target, Macy's, Kohls, Dick's Sporting Goods, TJ Maxx & more!
- Neighboring restaurants include: Don's Pomeroy House, Jersey Mike's, KFC, Marco's Pizza, Freddy's Frozen Custard & Steakburgers, T.G.I. Friday's, City Barbecue, Outback Steakhouse, Panera Bread, Applebee's Grill & Bar, LongHorn Steakhouse, Macaroni Grill, Red Lobster & more!



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BLDG C: RETAIL (10,000± SF)
REQUIRED PARKING - 4.5 SPACE PER 1,000 SF
REQUIRED = 45 SPACES
PROVIDED = 45 SPACES

TOTAL : 83 SPACES PROVIDED
(83 SPACES REQUIRED)

40 0 40 80

SCALE IN FEET
SCALE 1"=40'

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2025 DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

POPULATION

2025 Population	49,741	137,267	511,356
2030 Population - Five Year Projection	48,358	133,972	494,819
2025 Businesses	1,949	4,992	17,211
2025 Employees	24,033	58,064	195,039

HOUSEHOLDS

2025 Households	21,048	58,153	218,781
2030 Households - Five Year Projection	20,522	57,115	213,030

INCOME

2025 Average Household Income	\$134,232	\$120,890	\$114,819
2025 Estimated Median Household Income	\$100,326	\$92,789	\$86,203

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