



7389 STATE RD, PARMA, OH 44134

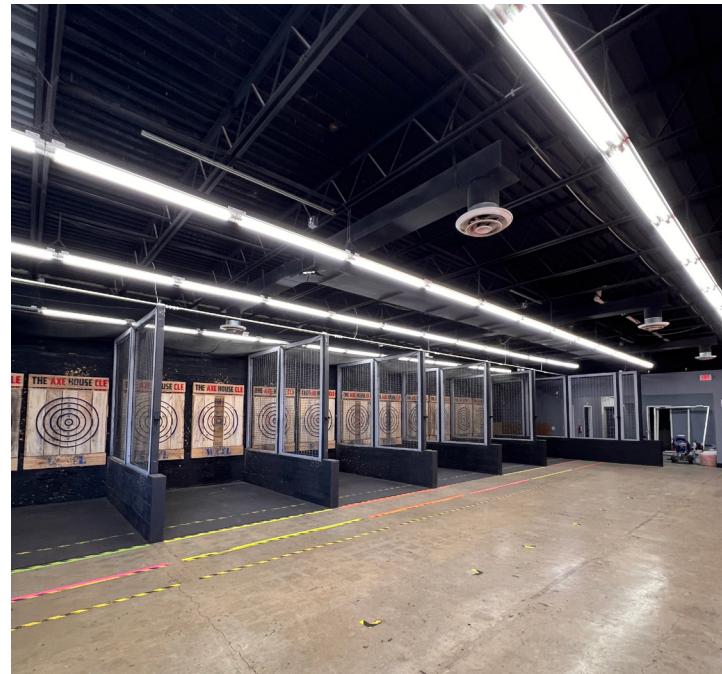
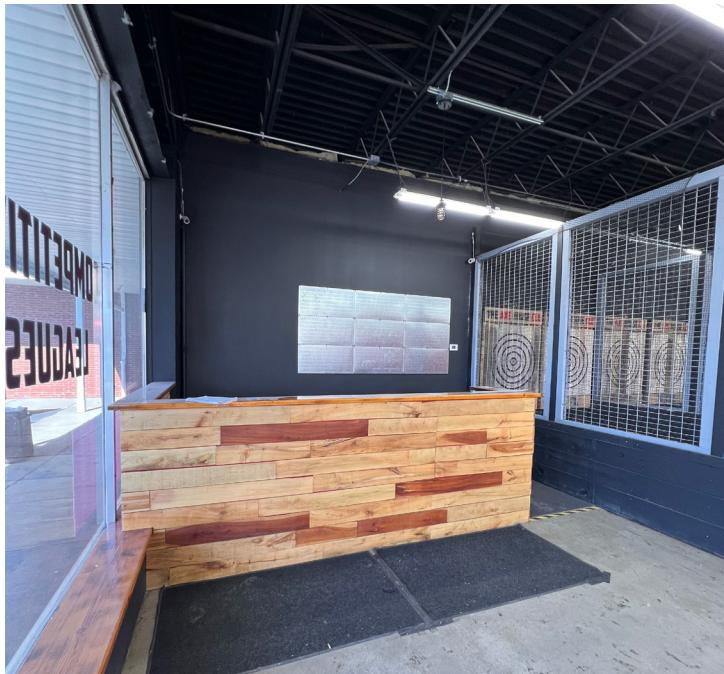
OFFERING HIGHLIGHTS

- High Traffic Center with Dollar General and 24 Hour Fit
- Busy Intersection at State Road and Pleasant Valley
- Monument Sign Available
- Potential Tax Incentives for Local Businesses expanding to Parma
- Parma has over 80,000 Residents with a dense trade area of people living nearby with local traffic
- Diverse mix of existing businesses, retail, medical offices and service businesses
- **3,500 SF Available**

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|-----------|-----------|-----------|
| 2025 Estimate | 8,507 | 84,128 | 201,100 |
| 2030 Projection | 8,091 | 80,230 | 192,167 |
| BUSINESS | 1 MILE | 3 MILE | 5 MILE |
| 2025 Estimated Total Businesses | 166 | 1,951 | 7,601 |
| 2025 Estimated Total Employees | 1,546 | 19,278 | 94,526 |
| INCOME | 1 MILE | 3 MILE | 5 MILE |
| 2025 Estimated Average Household Income | \$113,236 | \$102,903 | \$103,592 |
| 2025 Estimated Median Household Income | \$79,182 | \$77,743 | \$77,696 |



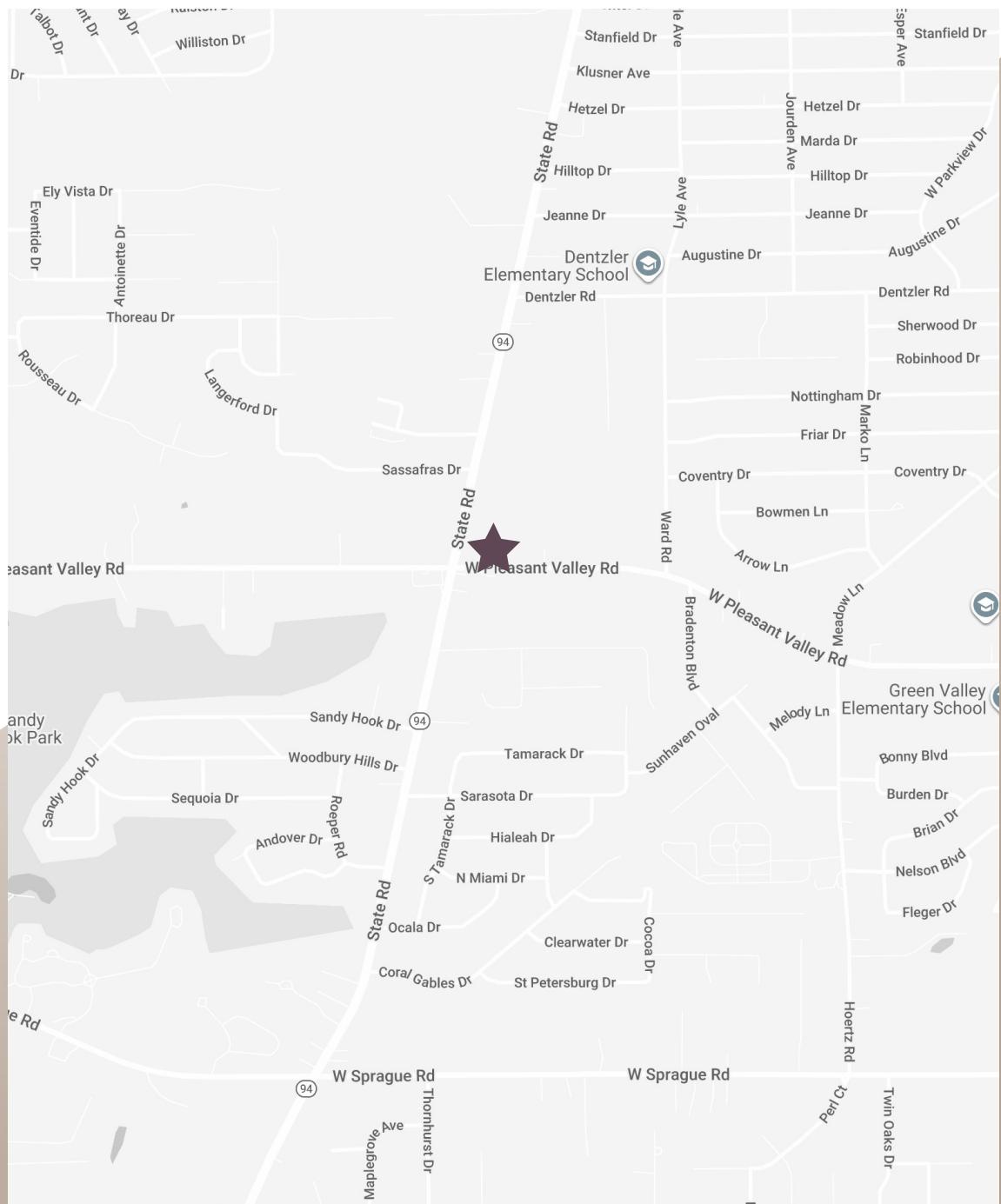




Parma, Ohio presents a compelling opportunity for commercial real estate, combining suburban convenience with access to the greater Cleveland market. As one of the largest cities in Northeast Ohio, Parma benefits from a strong population base, steady economic activity, and established neighborhoods that create a reliable customer foundation. Its location, just a short drive from downtown Cleveland, provides businesses with excellent regional connectivity while maintaining the advantages of a suburban setting.

The commercial real estate landscape in Parma is diverse, offering everything from retail storefronts along busy corridors to professional office spaces and industrial facilities. Ridge Road, Pearl Road, and other high-traffic areas serve as primary hubs for retail and dining, attracting both local residents and commuters. The city's mix of national retailers, local businesses, and service providers creates a balanced market that appeals to a wide range of tenants and investors. Industrial and logistics users are also drawn to Parma's access to major highways and proximity to Cleveland Hopkins International Airport.

With ongoing community investment and a commitment to supporting local enterprise, Parma continues to foster a stable and resilient commercial environment. Strong demographics, affordable real estate options, and consistent demand make it an attractive location for both business owners and long-term investors seeking sustainable growth.





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COMMERCIAL BROKERAGE

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