

16 Acre Development Opportunity

1053 PEARL ROAD | MEDINA | OHIO



Walmart
HOBBY LOBBY
MATTRESS FIRM
Panera BREAD
KOHL'S
Applebee's

TIRE CHOICE
AUTO SERVICE CENTERS

TAKE 5

Malley's
CHOCOLATES

PROPOSED
ACCESS EASEMENT

SITE
16 AC

FUTURE
RESIDENTIAL
DEVELOPMENT

Medwick Marketplace
Marc's
Marshalls
DUNKIN'
meijer
GNC
SHOE CARNIVAL
Advance Auto Parts
Dollar Tree
McDonald's
TACO BELL
Citizens Bank
KAY JEWELERS
Bath & Body Works

NTB
TIRE & SERVICE CENTERS

ALDI
Jersey Mike's
Little Caesars Pizza
PET SUPPLIES PLUS

Pearl Rd = 14,590 VPD

PROPOSED DEVELOPMENT OPPORTUNITY

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khouri@cbre.com

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

CBRE

THE OPPORTUNITY

- Final 16 AC Development site along the Medina retail corridor
- Pads range from 1 AC to the entire 16 AC site with potential for ground lease, multi-tenant build to suit, and freestanding build to suit opportunities
- Positioned across from the future Meijer, and neighbors with Walmart, Target, Home Depot, Aldi, Giant Eagle, Hobby Lobby and more
- Neighboring restaurants include Chick Fil a, First Watch, City BBQ, Panera, Starbucks and more
- Medina is a county seat for Medina county and pulls from a large radius
- Medina is an affluent community with average household incomes of \$119,056 in a 5 mile radius
- Included in this marketing package are conceptual site plans with multiple development scenario examples



QUICK STATS 5 MILE RADIUS



DAYTIME
POPULATION
72,676



POPULATION
86,424



HOUSEHOLDS
33,975



POPULATION
25 & OVER
62,448

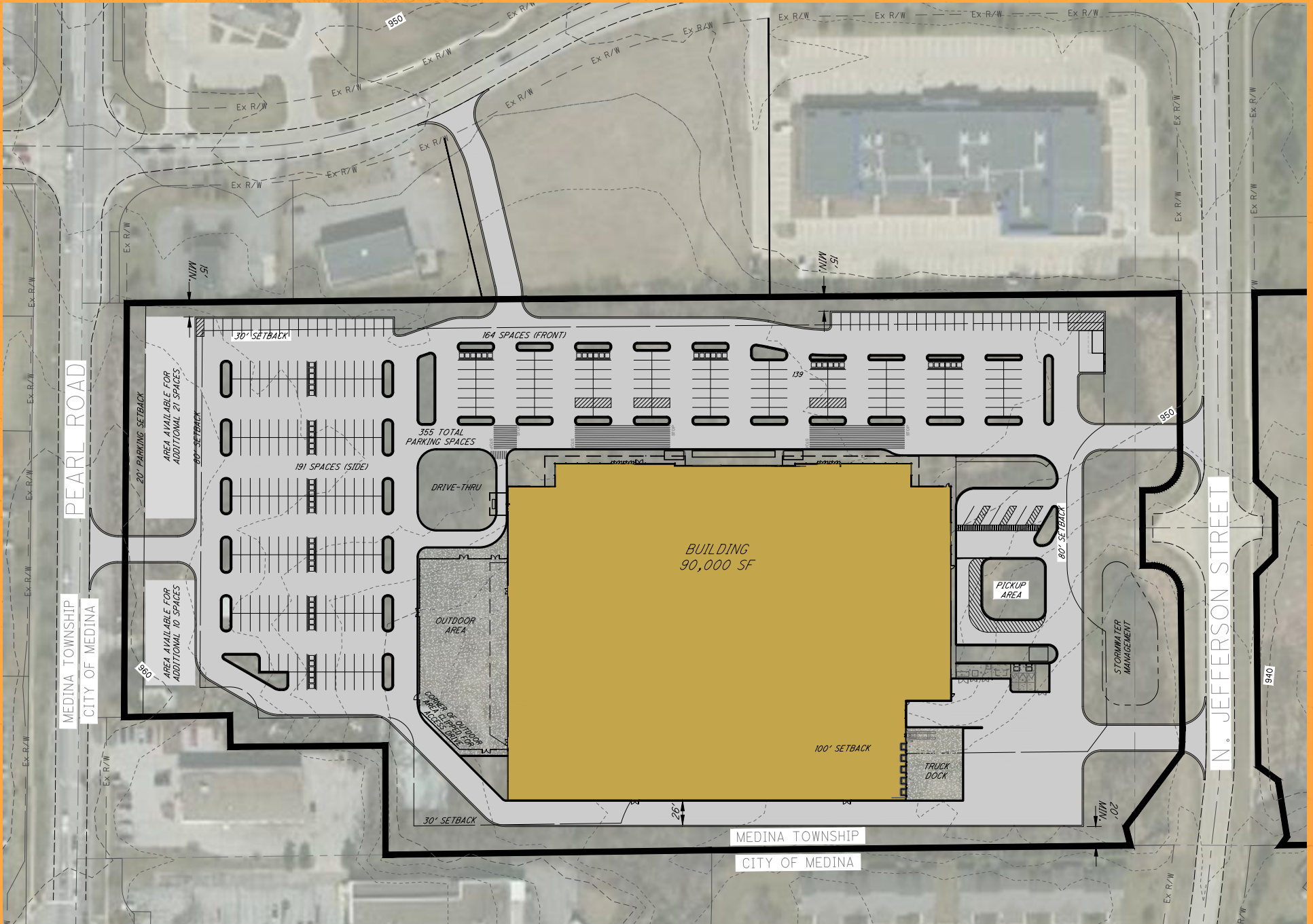


AVG. HOUSEHOLD
INCOME
\$119,056

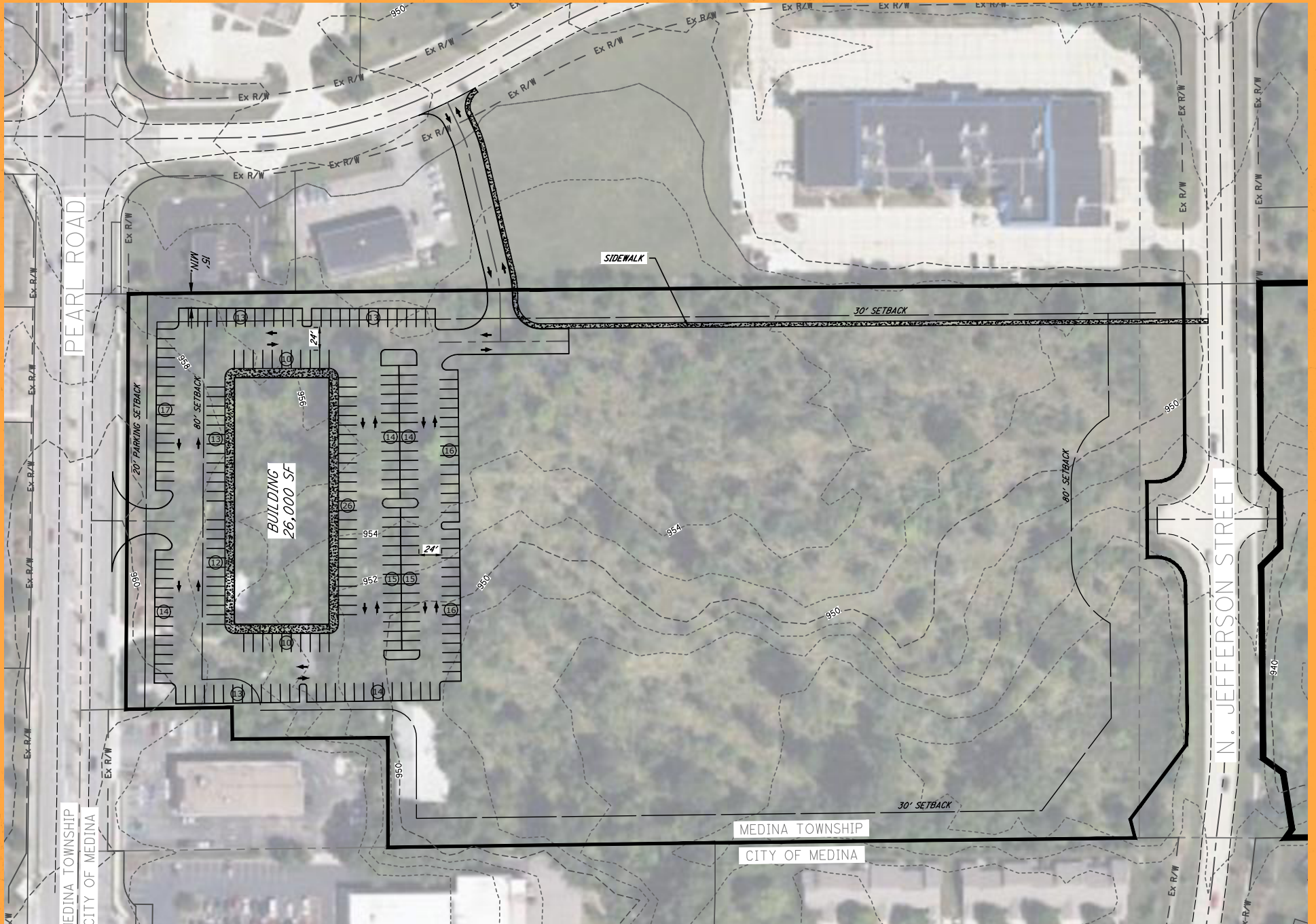
AERIAL VIEW



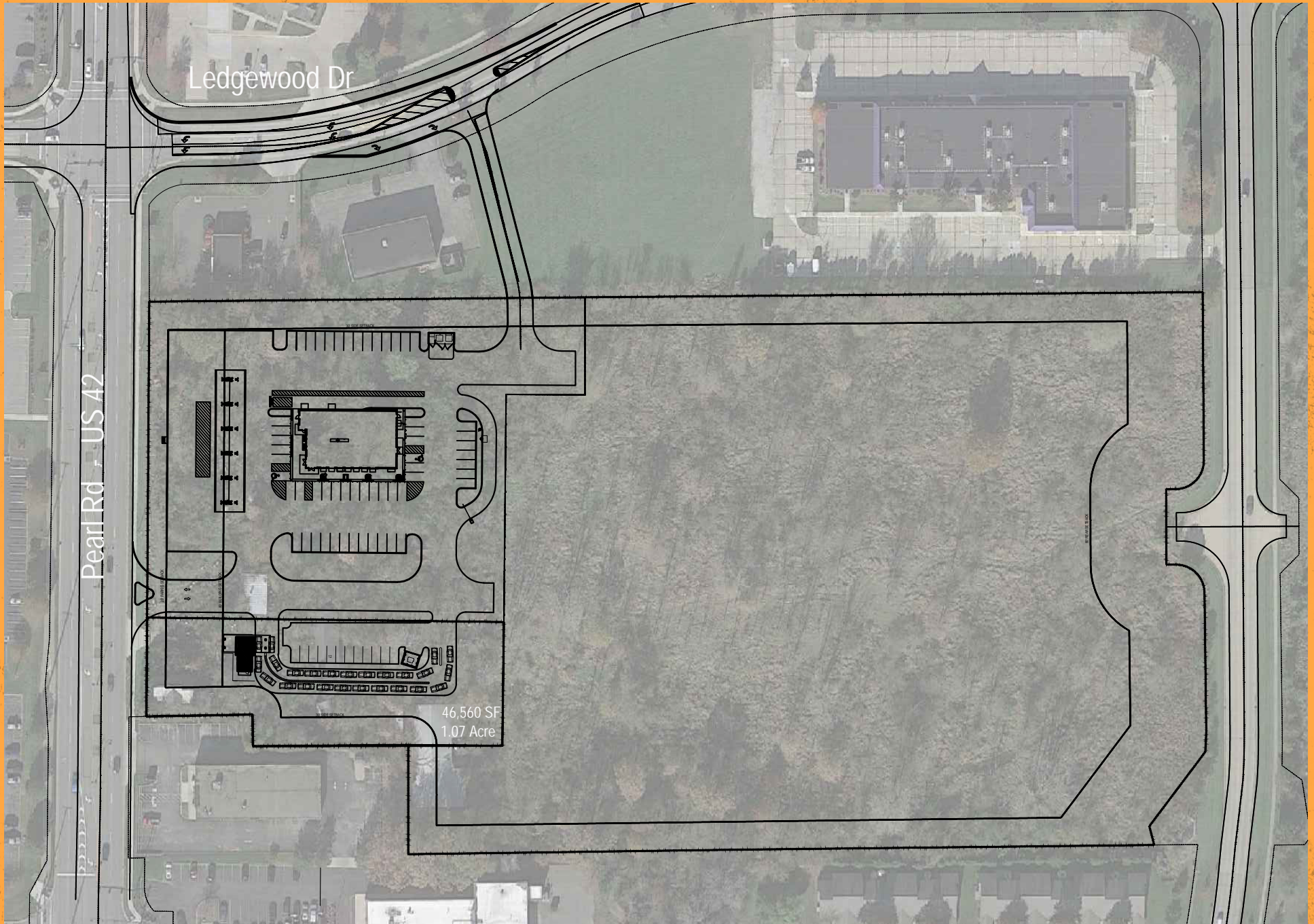
PROPOSED CONCEPT SITE PLAN - ANCHOR BOX



PROPOSED CONCEPT SITE PLAN - MULTI-TENANT OUTPARCEL



PROPOSED CONCEPT SITE PLANS - FREESTANDING PADS



RETAIL TRADE AREA



Medina RETAIL TRADE AREA

TRADE AREA INFO

Reagan Pkwy & Court St
(3 Miles)

- Population: 35,994
- Daytime Population: 36,656
- Total Households: 14,276
- Average HH Income: \$92,180
- Total Businesses: 1,638
- Total Employees: 19,108

HOTELS

7 Hotels/508 Rooms
Not shown on map

1. Fairfield Inn & Suites - 60
2. Hampton Inn - 78
3. Holiday Inn Express - 92
4. Motel 6 - 63
5. Quality Inn - 77
6. Red Roof Inn - 86
7. Super 8 - 52

MAJOR EMPLOYERS

1. Medina Hospital - 586
2. Plastipak Packaging - 350
3. Sandridge Food Corp - 300
4. Carlisle Brake & Friction - 260
5. Medina Supply Co - 250

© 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: April 10, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	9,632	53,886	86,424
2028 Population - Five Year Projection	9,594	53,844	86,280
2023 Daytime Population	7,050	40,322	72,676
2023 Households - Current Year Estimate	4,069	21,290	33,975
2023 Average Household Income	\$99,565	\$111,541	\$119,056
2028 Average Household Income Projection	\$112,958	\$125,695	\$135,030
2023 Median Household Income	\$78,722	\$87,672	\$93,140
2023 Per Capita Income	\$41,685	\$44,052	\$46,915
2023 Population 25 and Over	6,964	38,088	62,448

CONTACT:

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khouri@cbre.com

Kevin Moss
First Vice President
216 363 6453
kevin.moss@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