



7344 PEARL ROAD

Middleburg Heights
Ohio 44130

For Lease 3,000 Square Feet

Olivia Reichenbach

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CBRE, Inc.

950 Main Avenue
Suite 1230
Cleveland, Ohio 44113

CBRE

Property Overview

Strategically Located with
Ample Parking & Signage Opportunities

3,000

Square Feet

4

Private Offices & Open Bullpen



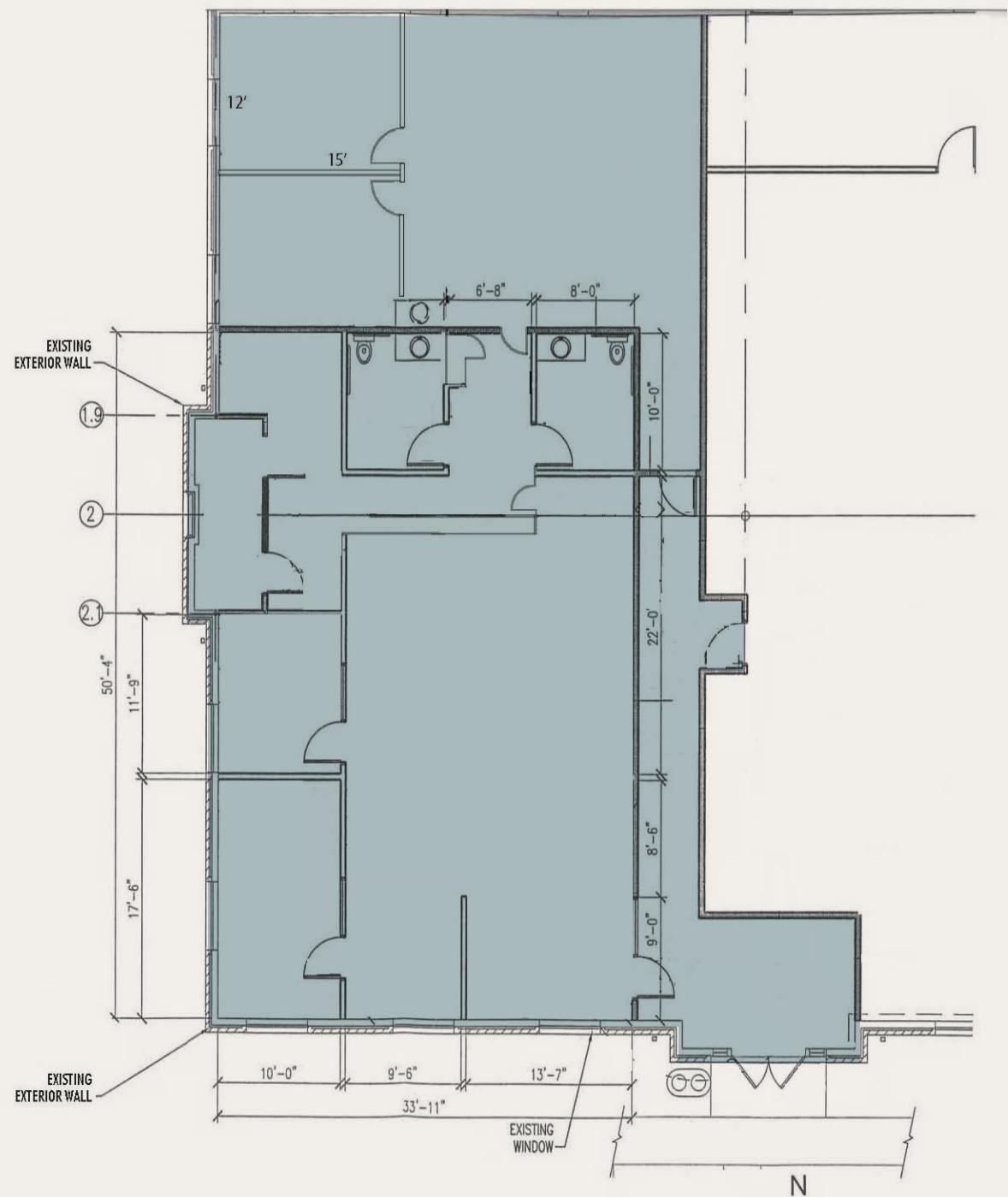
PROPERTY HIGHLIGHTS

- Ideal space for professional office or medical users
- Direct access to suite entry from parking lot
- Monument signage opportunity on Pearl Road
- Situated on a high traffic corridor that sees 20,323 VPD
- Convenient access from I-71 (> 1 mile / 3 minutes)
- Population of 74,238 within a 3-mile radius and a strong average housing value of \$224,750
- **Lease Rate: \$16.00/SF Modified Gross**
- **Negotiable tenant improvement allowance available**



Floorplan

3,000
Square Feet



7344 PEARL ROAD | MIDDLEBURG HEIGHTS, OHIO 44130

Interior Photos



Area Location

DEMOCRAPHICS 3 Mile Radius

74,283
2024 Population

32,553
2024 Households

\$93,155
2024 Avg. Household Income

71,273
2024 Daytime Population

\$224,750
2024 Avg. Housing Value



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