



7344 PEARL ROAD

Middleburg Heights
Ohio 44130

For Lease 3,000 Square Feet

Olivia Reichenbach

Associate
+1 440 781 2811
olivia.reichenbach@cbre.com

Daniel Mayer

Vice President
+1 216 363 6437
daniel.mayer@cbre.com

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

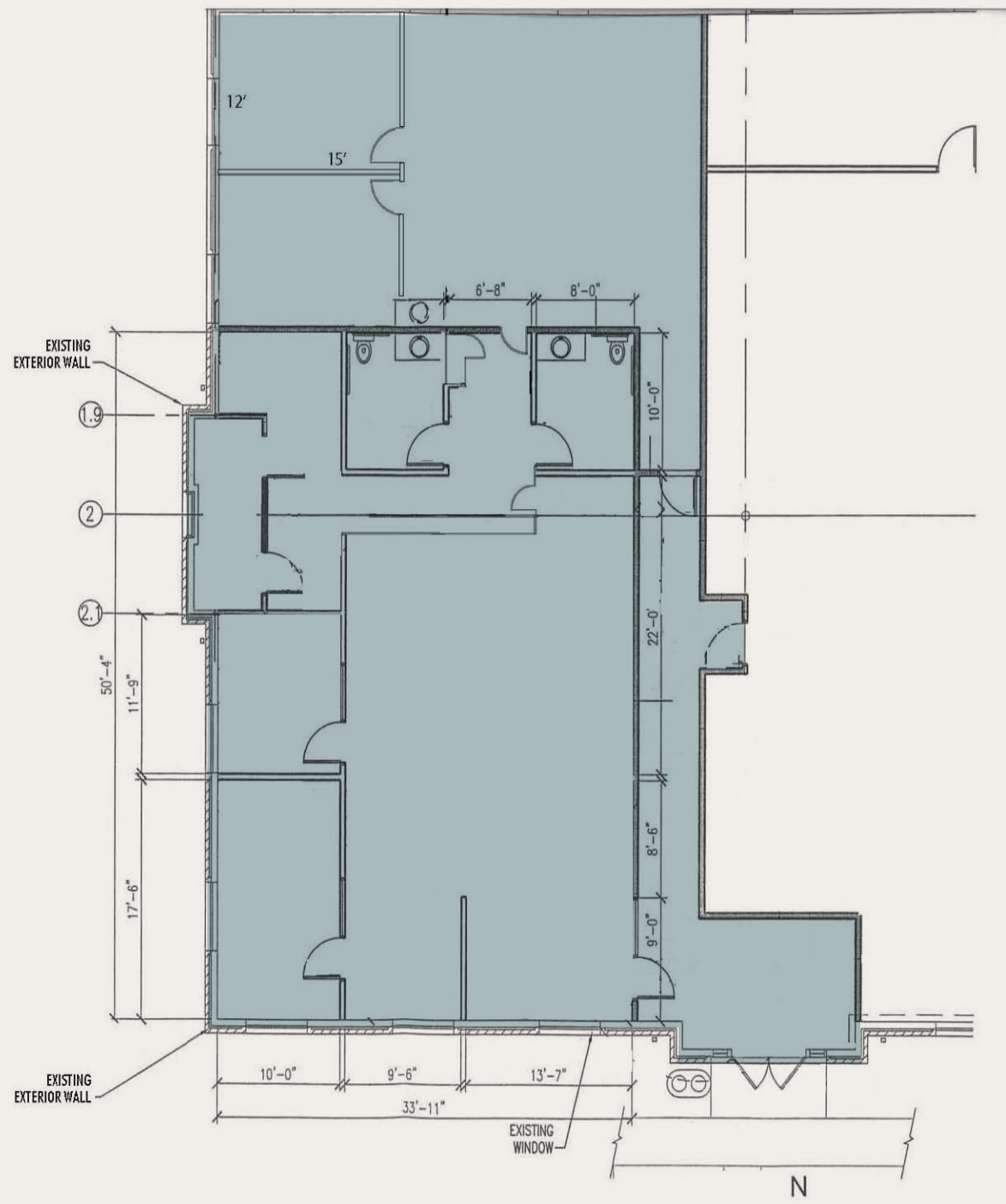
- Ideal space for professional office or medical users
- Direct access to suite entry from parking lot
- Monument signage opportunity on Pearl Road
- Situated on a high traffic corridor that sees 20,323 VPD
- Convenient access from I-71 (> 1 mile / 3 minutes)
- Population of 74,238 within a 3-mile radius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

7344 PEARL ROAD | MIDDLEBURG HEIGHTS, OHIO 44130



Floorplan

3,000
Square Feet



Interior Photos



Area Location

DEMOGRAPHICS 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



Olivia Reichenbach

Associate
+1 440 781 2811
olivia.reichenbach@cbre.com

Daniel Mayer

Vice President
+1 216 363 6437
daniel.mayer@cbre.com

CBRE, Inc.

950 Main Avenue
Suite 1230
Cleveland, Ohio 44113



7344 PEARL ROAD

Middleburg Heights
Ohio 44130

For Lease 3,000 Square Feet

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.

