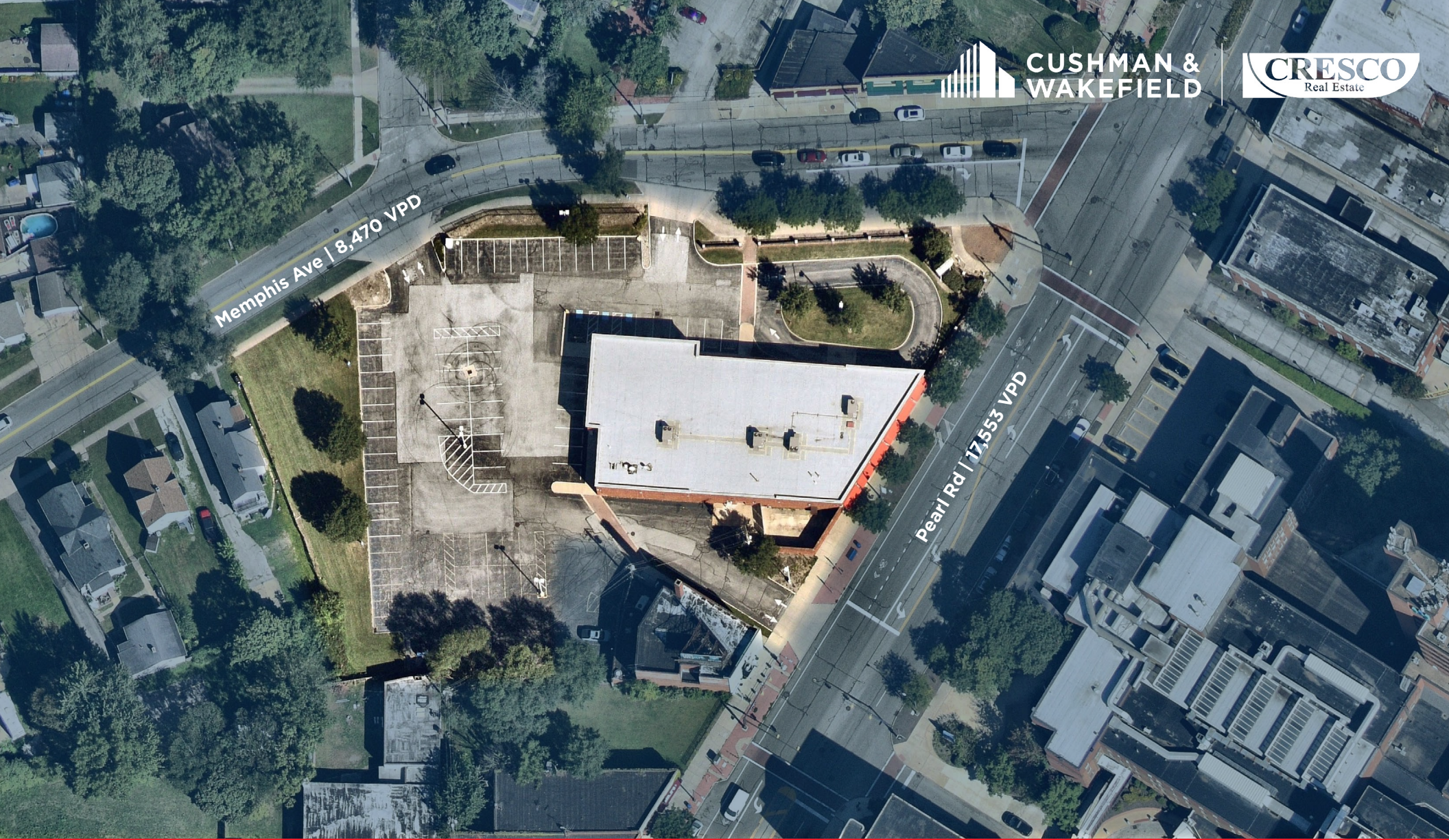




CUSHMAN &  
WAKEFIELD

CRESCO  
Real Estate



Memphis Ave | 8,470 VPD

Pearl Rd | 17,553 VPD

# HARD CORNER RETAIL FOR SUBLEASE

**4240 PEARL ROAD, CLEVELAND, OHIO 44109**

# 4240 PEARL ROAD

## CLEVELAND, OHIO 44109

### HIGHLIGHTS

- 11,623 SF former CVS available for sublease
- Located at signalized, hard corner of Pearl and Memphis Avenue (over 20,000 VPD)
- Ample parking available
- Population of 322,155 within a 5 mile radius
- Approximately 1.5 miles away from I-480
- Nearby retailers include Walgreens, McDonald's, Burger King and more

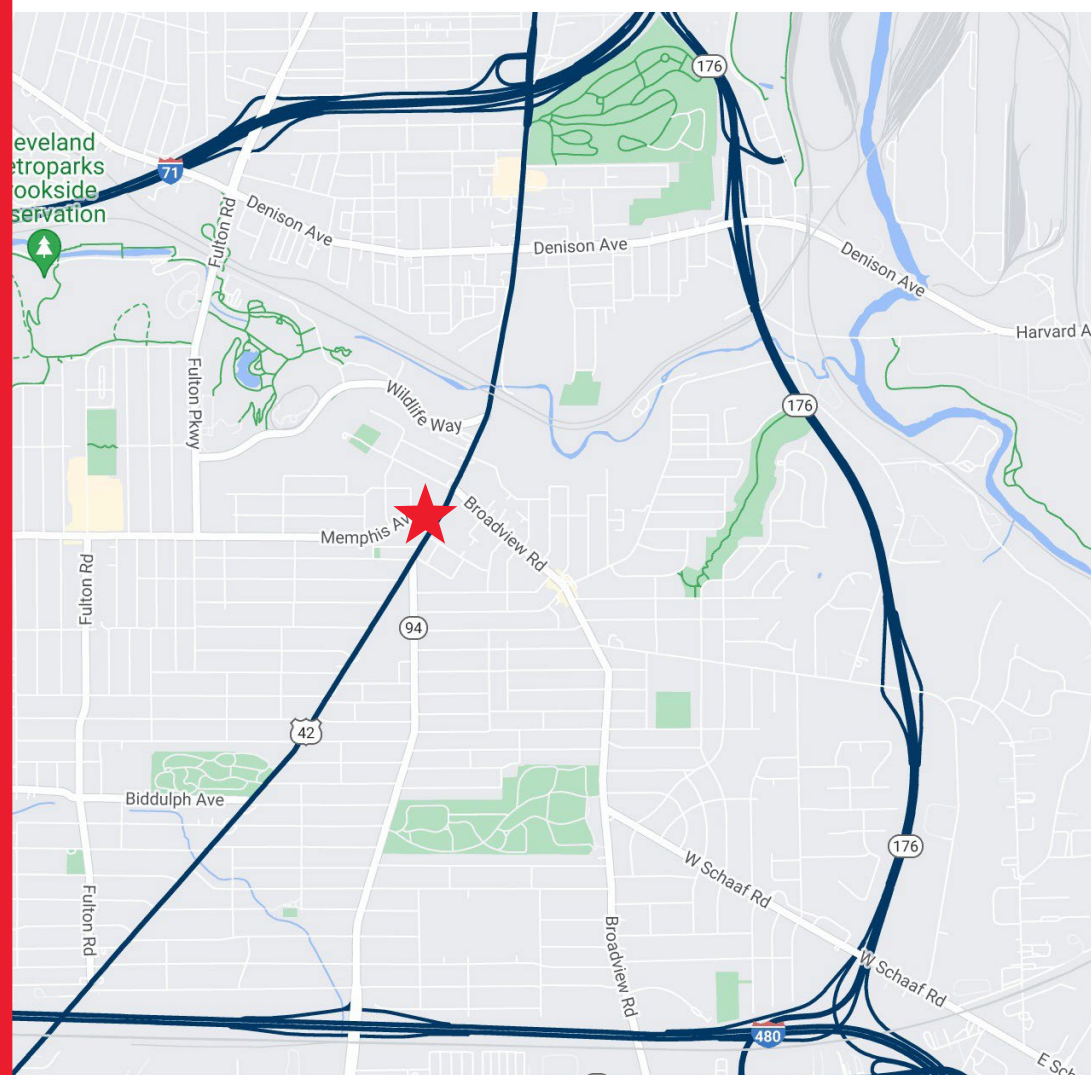
### 5 MILE DEMOS

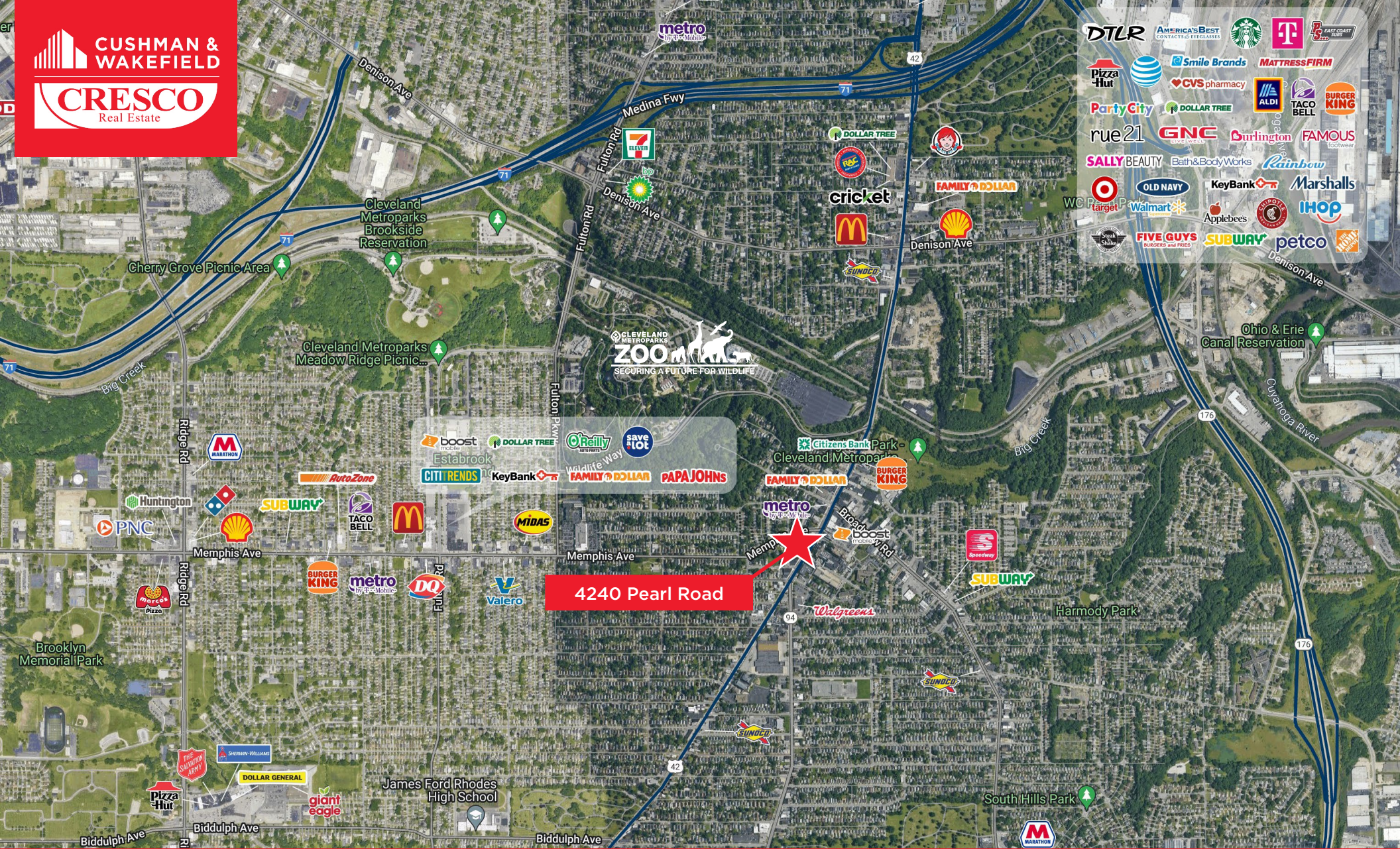
147,592  
Households

\$73,045  
AVG HH Income

14,276  
Businesses

208,659  
Employees





**4240 Pearl Road**

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