



WWW.GOODMANREALESTATE.COM
216.381.8200

PEARL PLAZA LAND

6850 Pearl Road
Middleburg Heights, Ohio



2.7 AC AVAILABLE

15,363 VPD (25)

PEARL RD



HIGHLIGHTS

PEARL PLAZA - Phase 3 Land Available for Lease, BTS, or Sale

- Phase 1: Building 1: 6,605 SF multi-tenant retail with Chipotle DT, SVS Vision, and AT&T
Building 2: 9,082 SF multi-tenant retail with Citizens Bank DT, Health Express, Smoothie King, and Potbelly
- Phase 2: New ALDI
- Phase 3: 2.7 AC available for lease, build to suit, or sale
- Shared primary traffic signal with Southland Shopping Center, anchored by Giant Eagle and Marc's, and adjacent to NEW Starbucks, McAlister's Deli, and WetGo development
- Property boasts the best street-front visibility in the market
- High-density residential population, with over 225,000 people within 5 miles

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	80,255	221,096	449,736
2025 Estimate	82,008	227,094	462,035
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$90,683	\$90,757	\$94,546
2025 Median	\$76,003	\$73,946	\$73,514
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	34,580	80,031	139,823

LEASING INFORMATION
www.goodmanrealestate.com
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CLEVELAND THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS 100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

ZACK SOGOLOFF
Executive Vice President
zack@goodmanrealestate.com

SETH MARKS
Senior Director
seth@goodmanrealestate.com

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FEB 26



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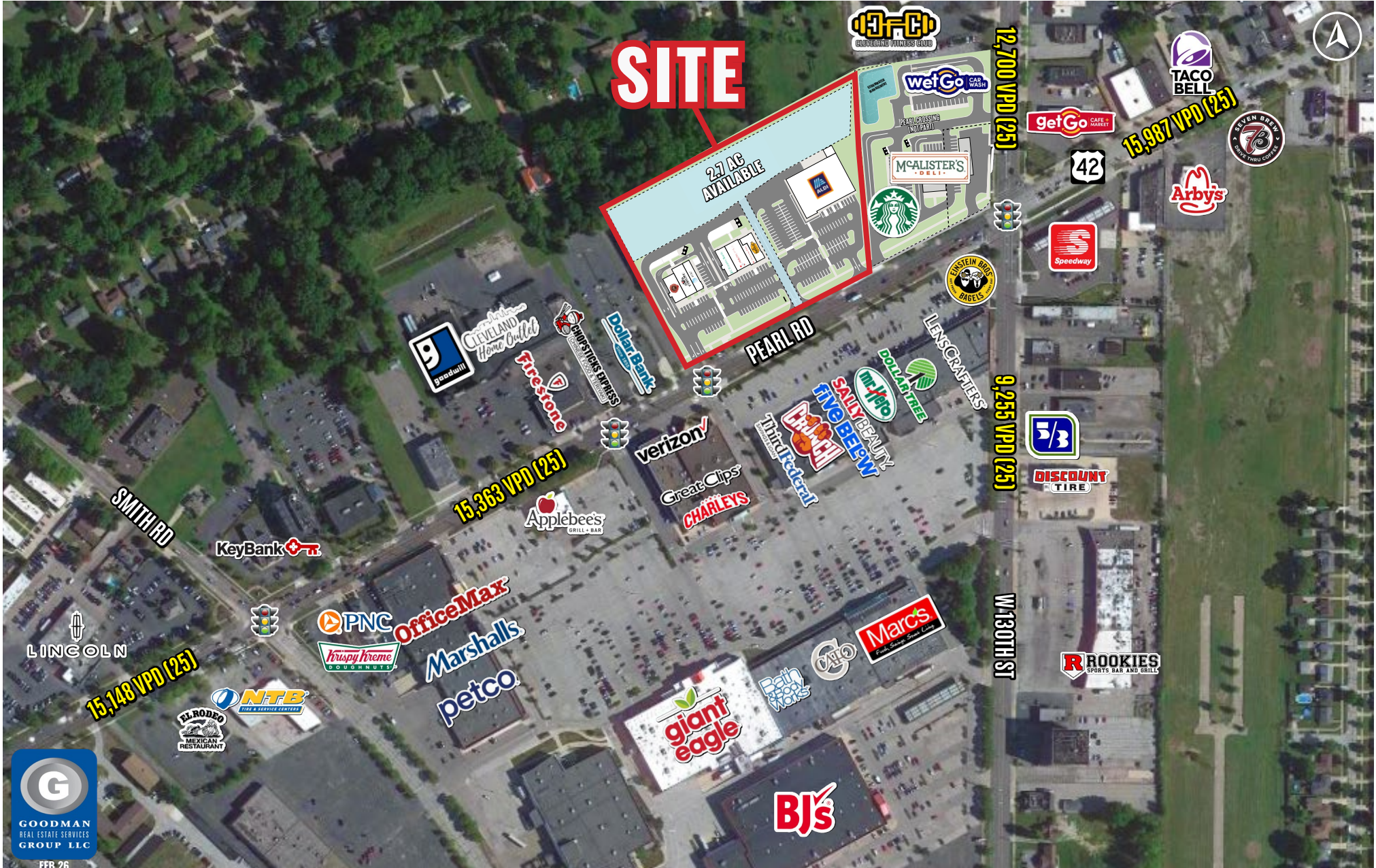
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F 216.381.8211

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OWNED BY



Wald & Fisher Inc.

KEY

- LEASED
- AVAILABLE
- NOT PART
- NEGOTIATING

UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
1	Chipotle		6	Smoothie King	
2	Svs Vision		7	Potbelly	2,200
3	AT&T		8	ALDI	2.47 AC
4	Citizens Bank		9	Phase 3	2.7 AC
5	Health Express Urgent Care				

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