



WWW.GOODMANREALESTATE.COM  
216.381.8200

# PEARL PLAZA LAND

6850 Pearl Road  
Middleburg Heights, Ohio



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  
216.381.8200

### 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  
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## SETH MARKS

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## Middleburg Heights, Ohio



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## CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

## COLUMBUS

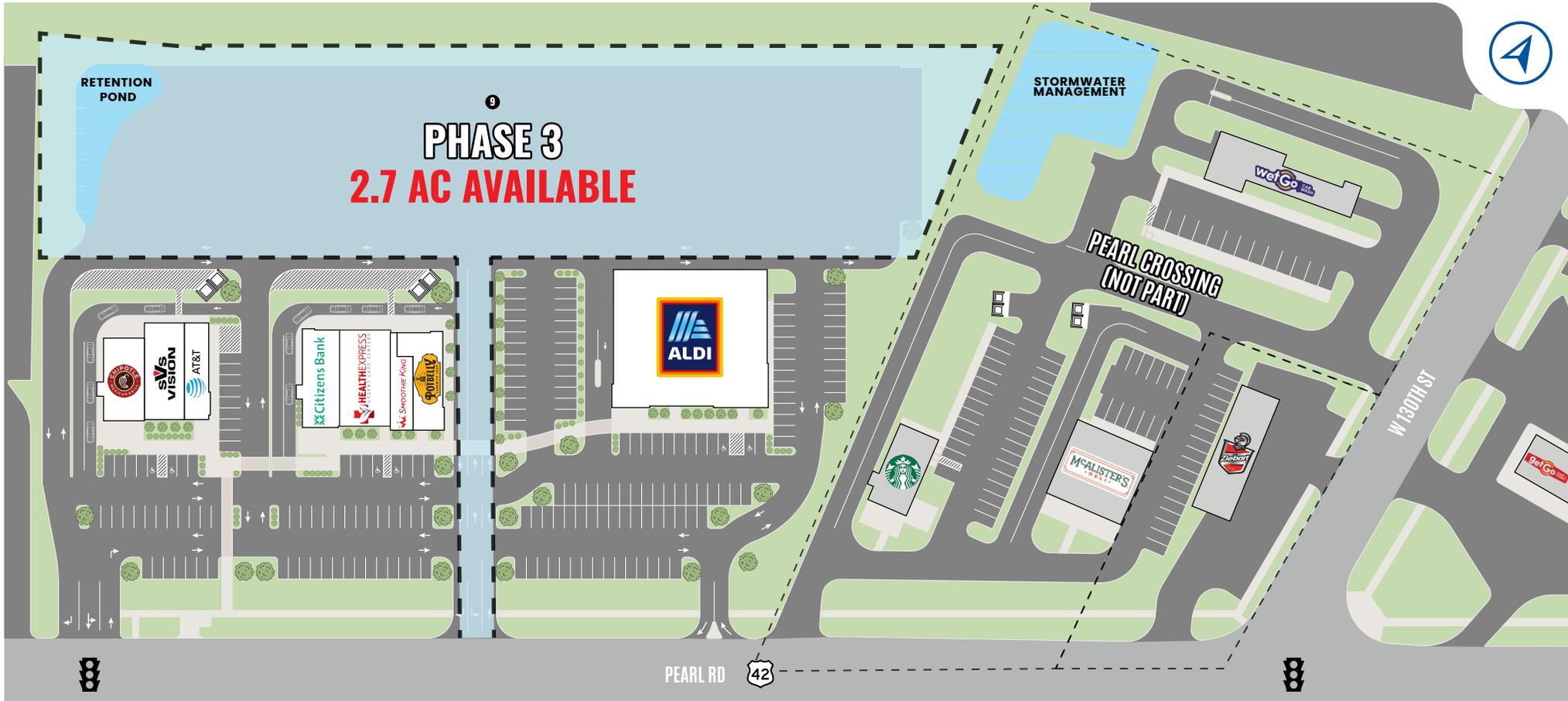
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### OWNED BY



Wald & Fisher Inc.

### KEY



LEASED



NOT PART



AVAILABLE



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				