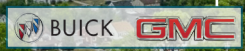


# 1.26 AC Redevelopment Opportunity

5466 PEARL ROAD | PARMA | OHIO  
FOR SALE | FOR LEASE



INTERSTATE 480  
128,819 VPD  
Cleveland  
7 MILES



**SITE**



24,325 VPD

14,172 VPD

Ridge Rd - 22,185 VPD

Pearl Rd - 15,876 VPD



166'

286'

297'

125'

66'

**Kevin Moss**  
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# THE OPPORTUNITY

HIGH PROFILE 1.26 ACRE REDEVELOPMENT OPPORTUNITY AT THE INTERSECTION OF PEARL ROAD AND RIDGE ROAD!

- Zoned: Retail Business (RB)
- Join nearby retailers including Walgreens, KFC, Mr. Chicken, Subway, Dairy Queen, Dollar Tree, Family Dollar, Jet's Pizza and many more!
- High traffic counts of 40,201 VPD at the intersection of Ridge Road and Pearl Road!
- Population of 128,505 people within a 3 mile radius
- Average household income on \$84,084 in a one-mile radius



## QUICK STATS 3 MILE RADIUS



DAYTIME  
POPULATION  
**110,544**



POPULATION  
**128,505**



HOUSEHOLDS  
**57,838**



POPULATION  
25 & OVER  
**93,694**



AVG. HOUSEHOLD  
INCOME  
**\$75,309**





**Walmart**  

Placer.ai: The Walmart location at 10000 Brookpark ranks in the top 8% in the country, top 3% in Ohio (#4 out of 142 stores) and is the #2 Walmart store

**SITE**



Ridge Rd - 24,325 VPD

125'  
166'  
66'

286'

297'



Pearl Rd - 15,876 VPD





SHOPPES AT PARMA

- FAST EDDIE'S KITCHEN & BAR
- FIVE GUYS BURGERS and FRIES
- MATTRESS FIRM
- Burlington
- MISSION BBQ
- PRADA
- WINE & SPIRITS
- Flowers
- Bank of America
- SHOE DEPT. ENCORE
- CHUCK CHEESE'S
- JCPenney
- Walmart
- ULTA
- RALLY HOUSE
- crumbl COOKIES
- KAY JEWELERS
- OLD NAVY
- SHOPPERS WORLD
- ACE Hardware
- Marcs

Ridge Rd - 22,185 VPD

Pearl Rd - 15,876 VPD

Mr. Chicken

SITE

DONATOS  
Every piece is important.  
FAMILY DOLLAR

14,172 VPD

24,325 VPD

297'

286'

125'

166'



# RETAIL TRADE MAP

## Brooklyn- Brook Park RETAIL TRADE AREA

### TRADE AREA INFO

Brookpark Rd & Tiedeman Rd  
(3 Miles)

- Population: 135,351
- Daytime Population: 118,306
- Total Households: 59,209
- Median HH Income: \$52,821
- Total Businesses: 3,593
- Total Employees: 58,306

### MAJOR OFFICE BUILDINGS

1,159,644 Total SF  
(Source, CoStar)

1. KeyBank - 575,644 SF
2. PNC Bank - 439,000 SF
3. 8787 Brookpark Rd - 75,000 SF
4. Ridgepark Medical Center - 70,000 SF

### HOTELS

7 Hotels/915 Rooms  
(Source, CoStar)

1. Wyndham - 372
2. Four Points by Sheraton - 147
3. Travelodge - 120
4. La Quinta Inn - 115
5. Extended Stay - 104
6. Hampton - 81
7. Fairfield Inn - 81

Off Map:

Oakpark Motel - 42

### MAJOR EMPLOYERS

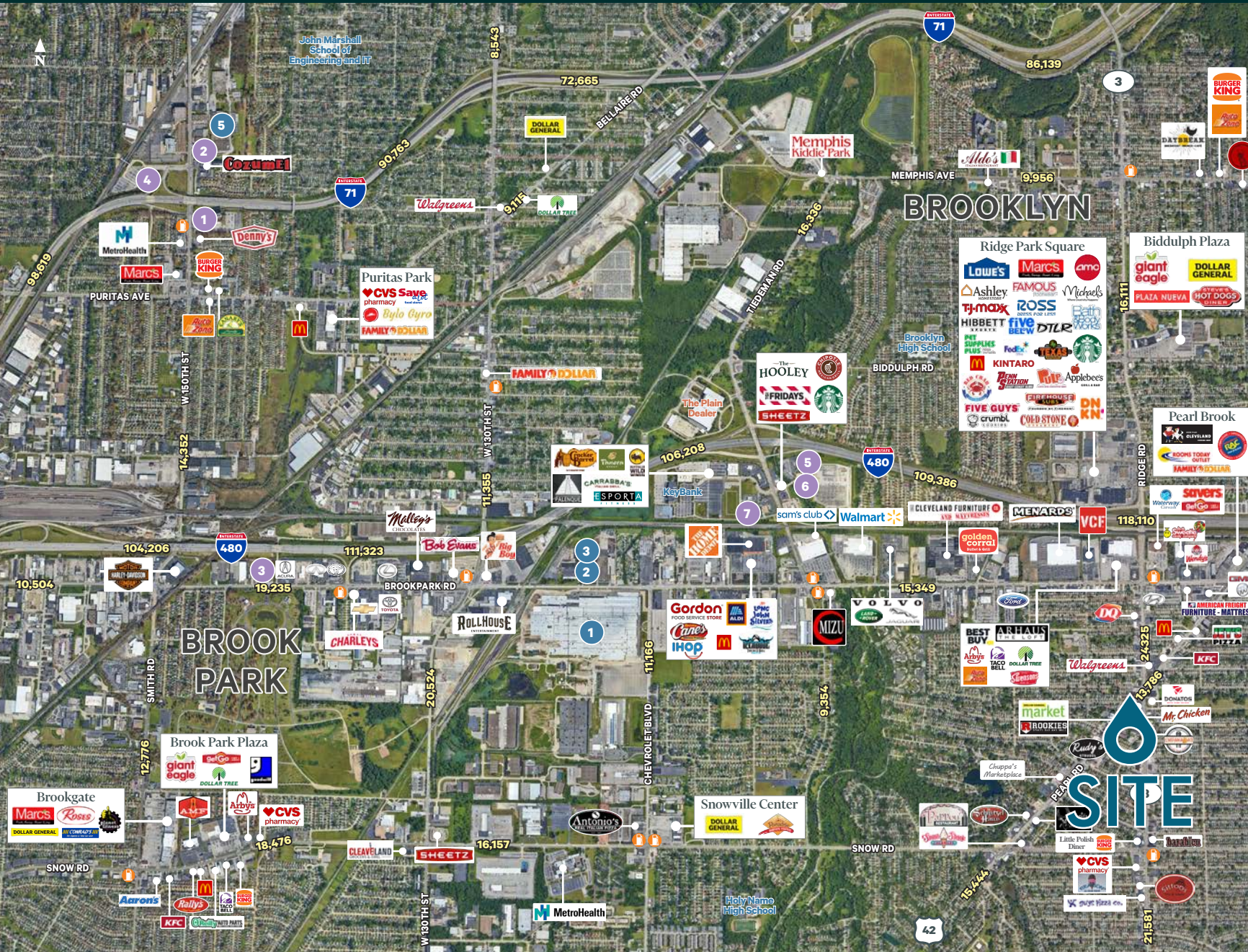
1. General Motors - 4,000
2. Anchor Metal Processing - 325
3. Select Security - 300
4. Alpha Packaging - 300

Off Map:

PPG - 600

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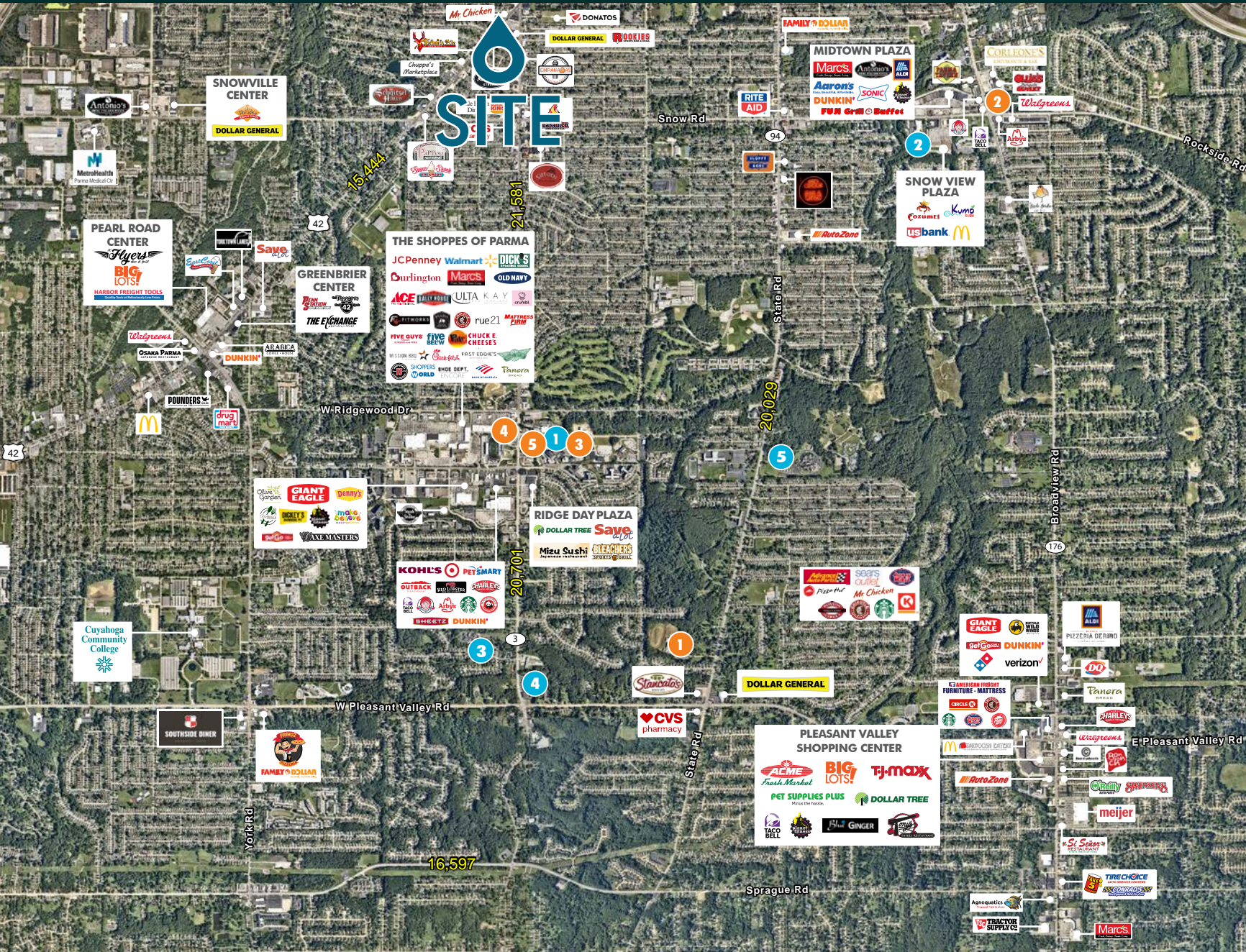
Updated: August 2, 2024





# RETAIL TRADE MAP

## SEVEN HILLS - PARMA RETAIL TRADE AREA



### TRADE AREA INFO

State Road & W Ridgewood Drive  
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

### MAJOR OFFICE BUILDINGS

292,087 Total SF

1. UH Parma Education Ctr - 81,416 SF
2. Rockside Plaza - 66,774 SF
3. Medical Arts Center 2 - 50,565 SF
4. Parmatown Medical South - 50,000 SF
5. Medical Arts Center 1 - 43,332 SF

### MAJOR EMPLOYERS

1. University Hospitals Parma Med - 1,328
2. Cuyahoga County Public Library - 600
3. Pleasant Lake Villa - 350
4. Pleasantview Care Center - 300
5. Mount Alverna Village - 250

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Updated: January 19, 2024



# DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2024 Population - Current Year Estimate	17,542	128,505	305,345
2029 Population - Five Year Projection	17,025	125,263	298,391
2024 Daytime Population	13,797	110,544	281,659
2024 Households - Current Year Estimate	7,649	57,838	133,864
2024 Average Household Income	\$84,084	\$75,309	\$76,599
2029 Average Household Income Projection	\$100,524	\$90,606	\$92,310
2024 Median Household Income	\$68,379	\$57,977	\$57,273
2024 Population 25 and Over	12,692	93,694	220,346

## EXCLUSIVE AGENTS:

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### **Vince Mingo**

Senior Associate

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