

FOR SALE OR GROUND LEASE

**7183 PEARL ROAD**

Middleburg Heights, Ohio 44130



**0.7 ACRES**

FOR SALE OR GROUND LEASE

Retail  
Development  
Opportunity



# PROPERTY FEATURES



**0.7 ACRES**

TOTAL SITE SIZE

**200' x 125'**

LOT DIMENSIONS

**NEGOTIABLE**

SALE PRICE

**NEGOTIABLE**

LEASE RATE

## COMMENTS

- 0.7 flat development opportunity with 125 feet of frontage on Pearl Road
- Over 21,000 VPD (vehicles per day) immediately in front of the site; close proximity to I-71 and Bagley Road
- General Business zoning permits a wide variety of uses including: retail/restaurant and medical with potential opportunity for drive-thru
- Neighboring retailers include: McDonald's, CVS, Walgreens, Wendy's, Heinen's, Maserati Cleveland and Get Air, among others



**197,922**  
Population  
(2022 | 5 Mile)



**86,553**  
Households  
(2022 | 5 Mile)



**\$147,115**  
Owner Median  
Home Value  
(2022 | 5 Mile)



**43.7**  
Median Age  
(2022 | 5 Mile)



**\$63,607**  
Median  
Household Income  
(2022 | 5 Mile)



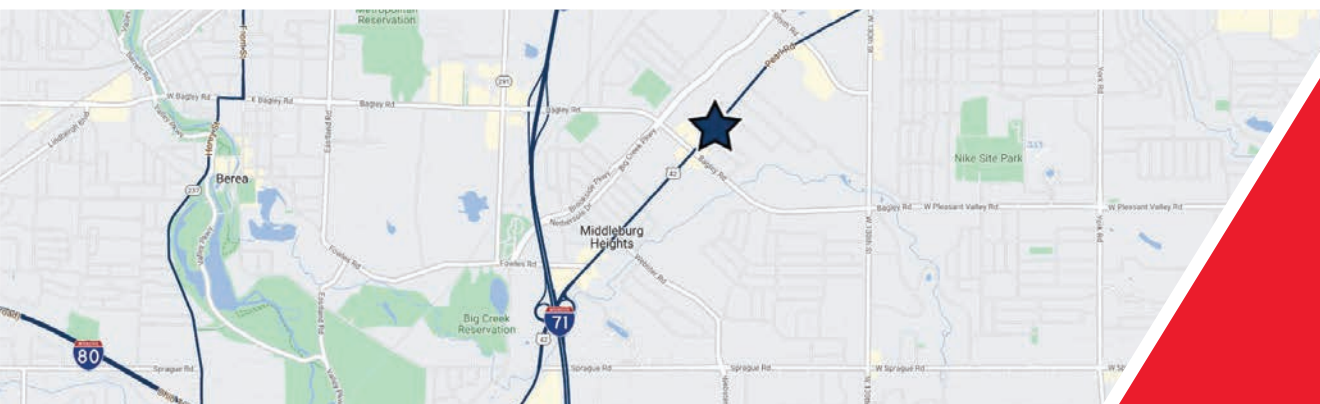
**\$77,055**  
Average  
Household Income  
(2022 | 5 Mile)



**View Full  
Demographics**



# PROPERTY AERIAL MAP



Easy access to  
I-71 and I-80  
(Ohio Turnpike)



**ALEX SMITH**

Senior Associate  
+1 216 525 1490  
asmith@crescorealestate.com

**CAMERON CALLAHAN**

Associate  
+1 216 232 4101  
ccallahan@crescorealestate.com

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6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
**crescorealestate.com**