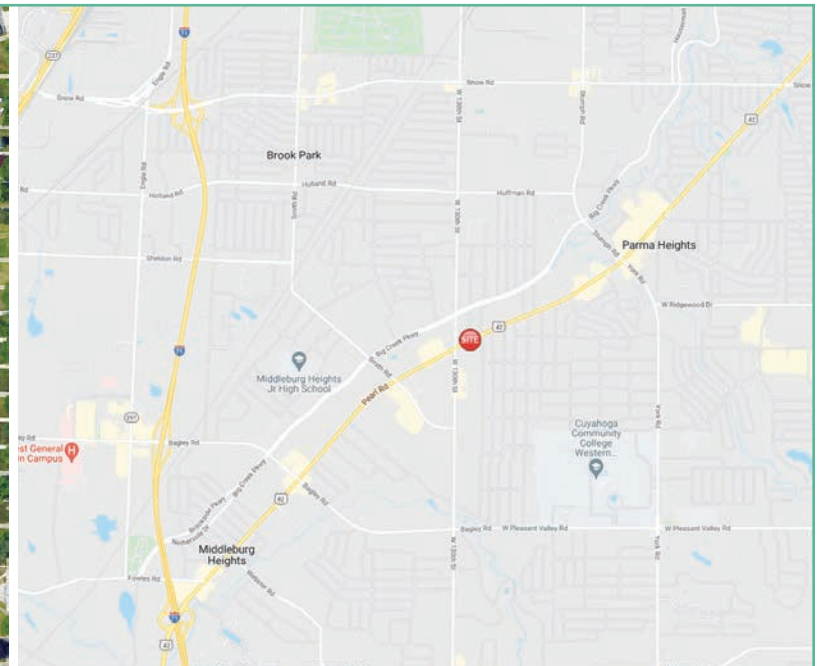


# AVAILABLE FOR GROUND LEASE, SALE, OR BUILD-TO-SUIT

6675 PEARL ROAD, PARMA HEIGHTS, OHIO 44129



## HIGHLIGHTS

- New 1.2 acre pad site
- For Ground Lease, Sale, or Build-to-Suit
- Signalized pad site
- 19,780 VPD on Pearl Road
- 800 feet from 696,437 sq ft Southland Shopping Center (Giant Eagle, BJ's Wholesale, Marc's, Marshalls, and more)
- 10-year, 50% real estate tax abatement

## DEMOGRAPHICS

2021 ESTIMATES	1 mile	3 mile	5 mile
Population	11,416	89,607	237,312
Households	4,969	39,907	104,533
Average HH Income	\$74,773	\$70,031	\$69,488

## CONTACT

**MATT WILSON**  
mwilson@anchorcleveland.com  
216.342.2580

**GREG GUYURON**  
gguyuron@anchorcleveland.com  
216.342.2564

**Anchor**  
CLEVELAND  
24500 CHAGRIN BLVD., SUITE 100  
BEACHWOOD, OHIO 44122  
[WWW.ANCHORCLE.COM](http://WWW.ANCHORCLE.COM)



# AVAILABLE FOR GROUND LEASE, SALE, OR BUILD-TO-SUIT

6675 PEARL ROAD, PARMA HEIGHTS, OHIO 44129





# AVAILABLE FOR GROUND LEASE, SALE, OR BUILD-TO-SUIT

6675 PEARL ROAD, PARMA HEIGHTS, OHIO 44129

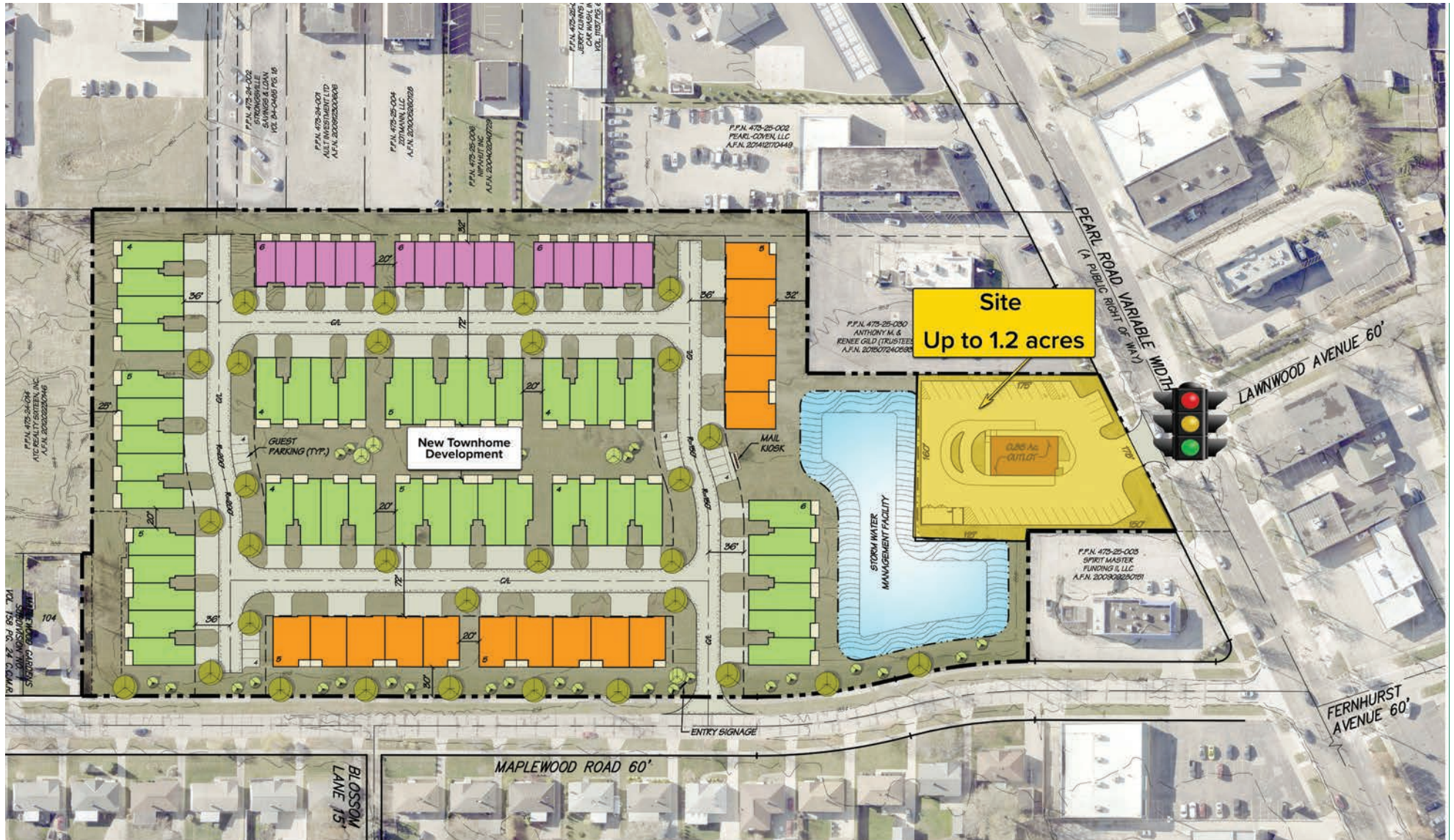




# AVAILABLE FOR GROUND LEASE, SALE, OR BUILD-TO-SUIT

6675 PEARL ROAD, PARMA HEIGHTS, OHIO 44129

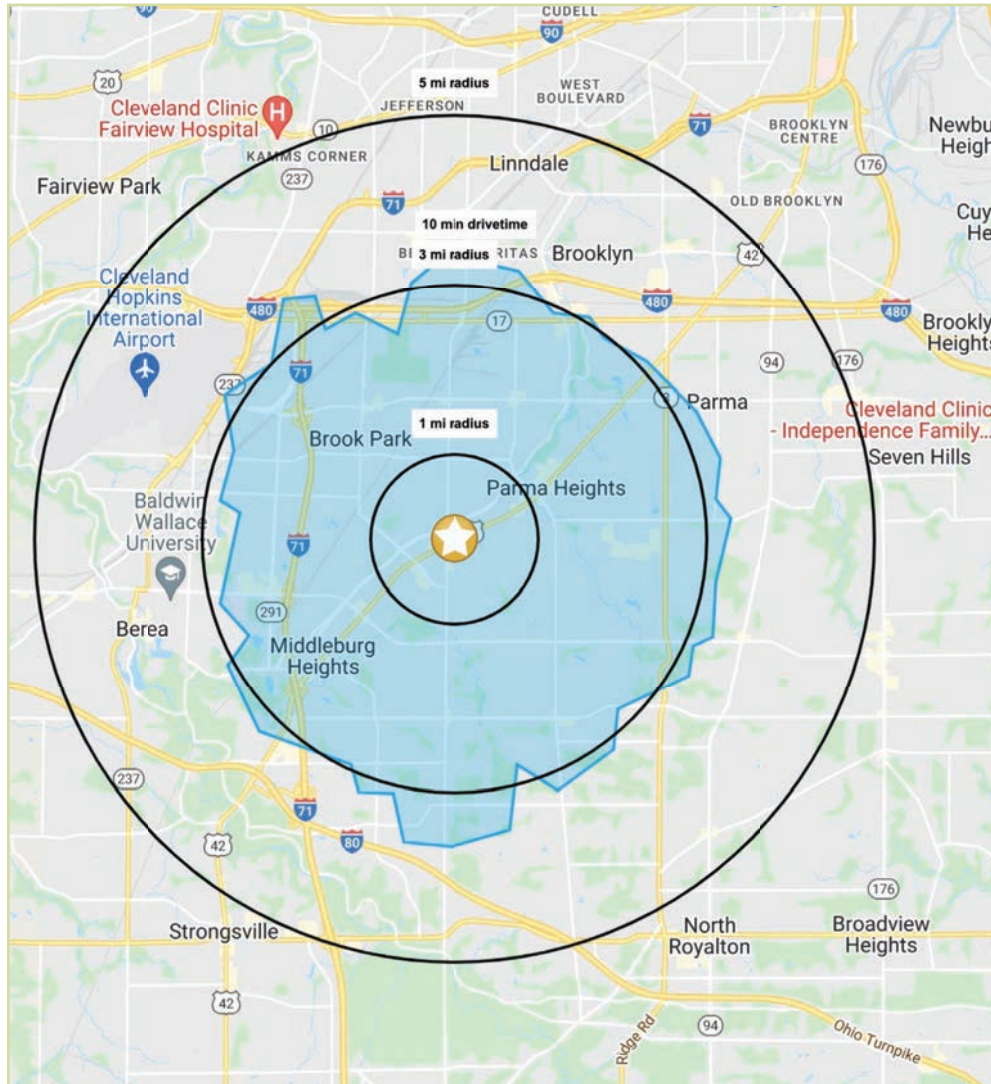
Proposed Townhome Development Plan





# AVAILABLE FOR GROUND LEASE, SALE, OR BUILD-TO-SUIT

6675 PEARL ROAD, PARMA HEIGHTS, OHIO 44129



6675 Pearl Rd Parma Heights, OH 44130	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>Population</b>				
2021 Estimated Population	11,416	89,607	237,312	96,378
2026 Projected Population	11,049	86,899	230,486	93,476
2020 Census Population	11,470	90,381	238,789	97,096
2010 Census Population	11,893	90,265	238,441	97,065
Projected Annual Growth 2021 to 2026	-0.6%	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2021	-0.4%	-	-	-
2021 Median Age	45.2	43.3	41.1	43.0
<b>Households</b>				
2021 Estimated Households	4,969	39,907	104,533	42,719
2026 Projected Households	4,960	39,911	104,713	42,730
2020 Census Households	5,001	40,225	105,203	43,003
2010 Census Households	5,044	39,157	102,101	41,900
Projected Annual Growth 2021 to 2026	-	-	-	-
Historical Annual Growth 2010 to 2021	-0.1%	0.2%	0.2%	0.2%
<b>Race and Ethnicity</b>				
2021 Estimated White	84.6%	81.4%	77.3%	81.3%
2021 Estimated Black or African American	6.9%	7.7%	9.8%	7.8%
2021 Estimated Asian or Pacific Islander	2.8%	3.7%	3.8%	3.7%
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2021 Estimated Other Races	5.6%	7.0%	9.0%	7.1%
2021 Estimated Hispanic	4.5%	5.5%	7.8%	5.6%
<b>Income</b>				
2021 Estimated Average Household Income	\$74,773	\$70,031	\$69,488	\$70,102
2021 Estimated Median Household Income	\$60,934	\$60,275	\$58,564	\$60,270
2021 Estimated Per Capita Income	\$32,674	\$31,285	\$30,723	\$31,170
<b>Education (Age 25+)</b>				
2021 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.0%	3.5%	3.0%
2021 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.1%	6.7%	6.1%
2021 Estimated High School Graduate	31.7%	34.4%	33.9%	34.8%
2021 Estimated Some College	24.0%	22.1%	22.1%	22.0%
2021 Estimated Associates Degree Only	11.4%	9.6%	9.2%	9.6%
2021 Estimated Bachelors Degree Only	17.6%	16.7%	16.4%	16.5%
2021 Estimated Graduate Degree	6.6%	8.1%	8.2%	8.0%
<b>Business</b>				
2021 Estimated Total Businesses	416	2,802	6,746	2,878
2021 Estimated Total Employees	3,881	45,539	101,206	46,035
2021 Estimated Employee Population per Business	9.3	16.3	15.0	16.0
2021 Estimated Residential Population per Business	27.5	32.0	35.2	33.5