



**FOR LEASE**

6933 Pearl Road  
Middleburg Heights, Ohio 44130

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Retail Space

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## HIGHLIGHTS

- ▶ 6,000 SF end-cap unit available
- ▶ Located at the signalized intersection of Pearl Road (42) and Smith Road
- ▶ Conveniently located near I-71 with access to I-80 & I-480
- ▶ Strong demographics include a dense population of over 83,000 residents and an average HH income of over \$98,000/yr within a 3-mile radius
- ▶ Part of the Greater Southland Area Planned Redevelopment - [CLICK HERE](#) for more information (see pages 86 & 87)

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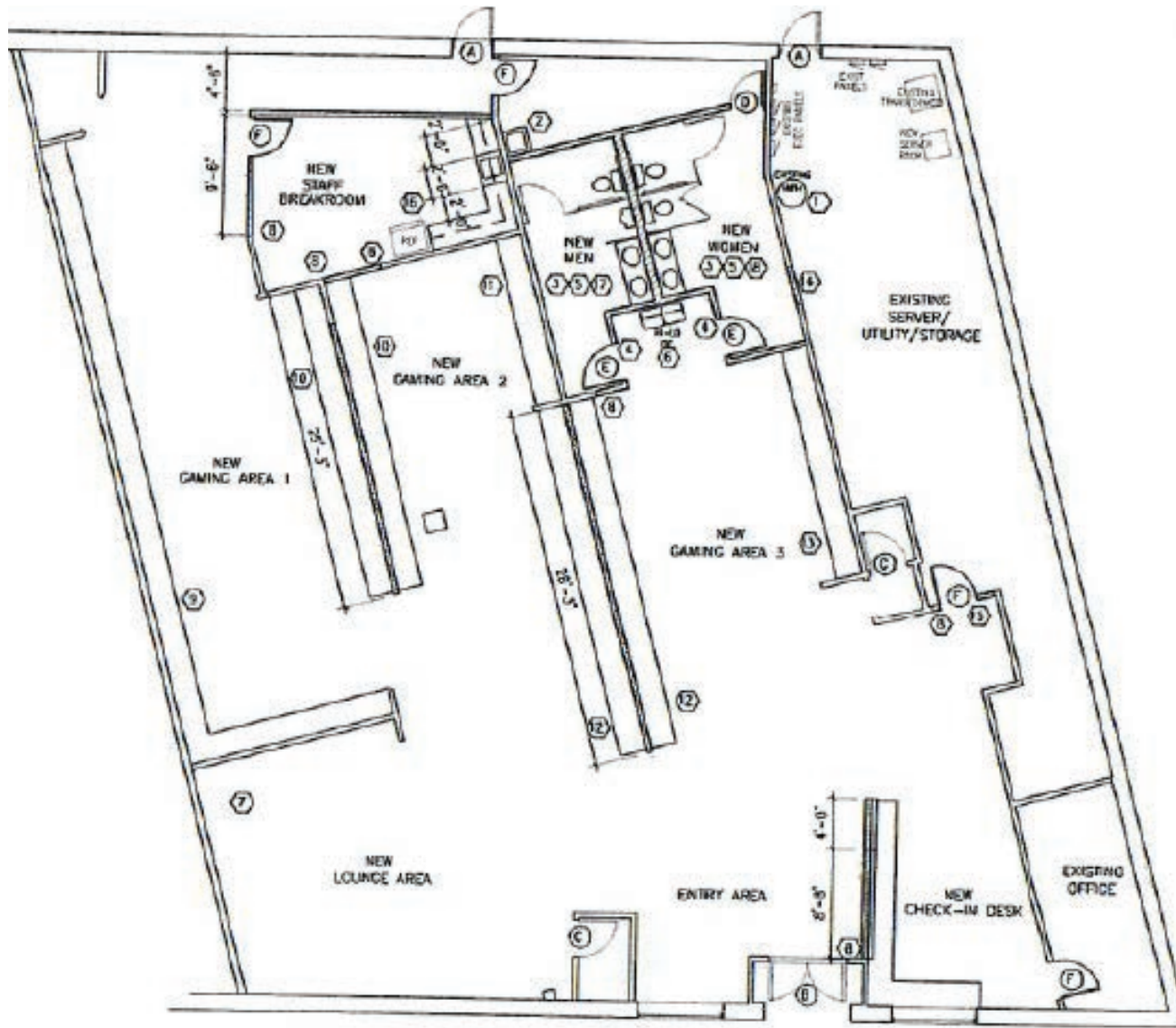
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## FLOOR PLAN

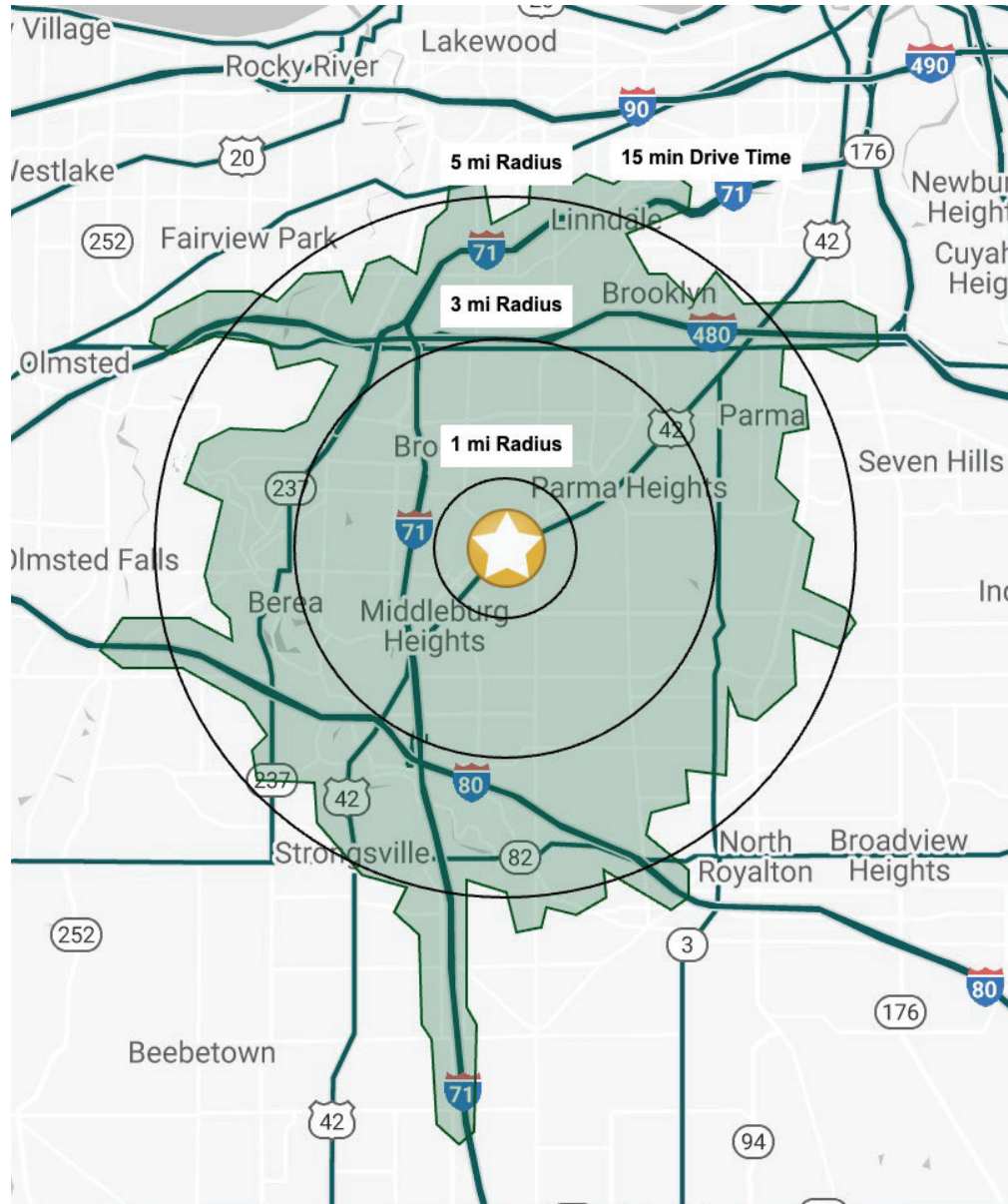
SCALE: 1/8" = 1'-0"



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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	9,222	83,329	215,342	203,802
HOUSEHOLDS	3,830	35,838	92,970	88,147
MEDIAN AGE	46.3	43.8	41.8	41.5
AVERAGE HH INCOME	\$103,983	\$98,086	\$95,055	\$94,189
MEDIAN HH INCOME	\$68,986	\$70,307	\$69,378	\$68,888
BUSINESSES	448	2,700	7,210	7,210
EMPLOYEES	4,830	40,799	102,672	97,675
EDUCATION: BACHELORS +	29.7%	28.5%	28.9%	28.4%



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