



A **PRIDEONE** DEVELOPMENT  
CONSTRUCTION

\*BIRDS EYE VIEW LOOKING NORTHEAST

# SOUTHLAND DISTRICT MIXED-USE DEVELOPMENT

6865 Pearl Road  
Middleburg Heights, Ohio 44130

# FOR LEASE

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## HIGHLIGHTS

- ▶ Up to +/- 14,000 SF of **retail and restaurant space with dramatic two-story ceiling heights**, allowing for strong storefront presence, abundant natural light, and flexibility for creative build-outs
- ▶ **On-site built-in customer base with 170 upscale, modern-style residential units**, (250+ projected residents) providing consistent daily foot traffic and a true live-work-play environment
- ▶ **Direct connectivity to a multi-purpose walking trail linking to the MetroParks system**, capturing recreational traffic and enhancing appeal for fitness, wellness, food & beverage, and experiential users
- ▶ **Publicly accessible central courtyard** designed as a community gathering space, featuring outdoor seating and programmed areas ideal for dining, social interaction, and events
- ▶ **Strategic adjacency to the new Meijer at Southland** along the I-71 corridor, driving significant new daily traffic and convenient regional draw



**ANCHOR**  
RETAIL

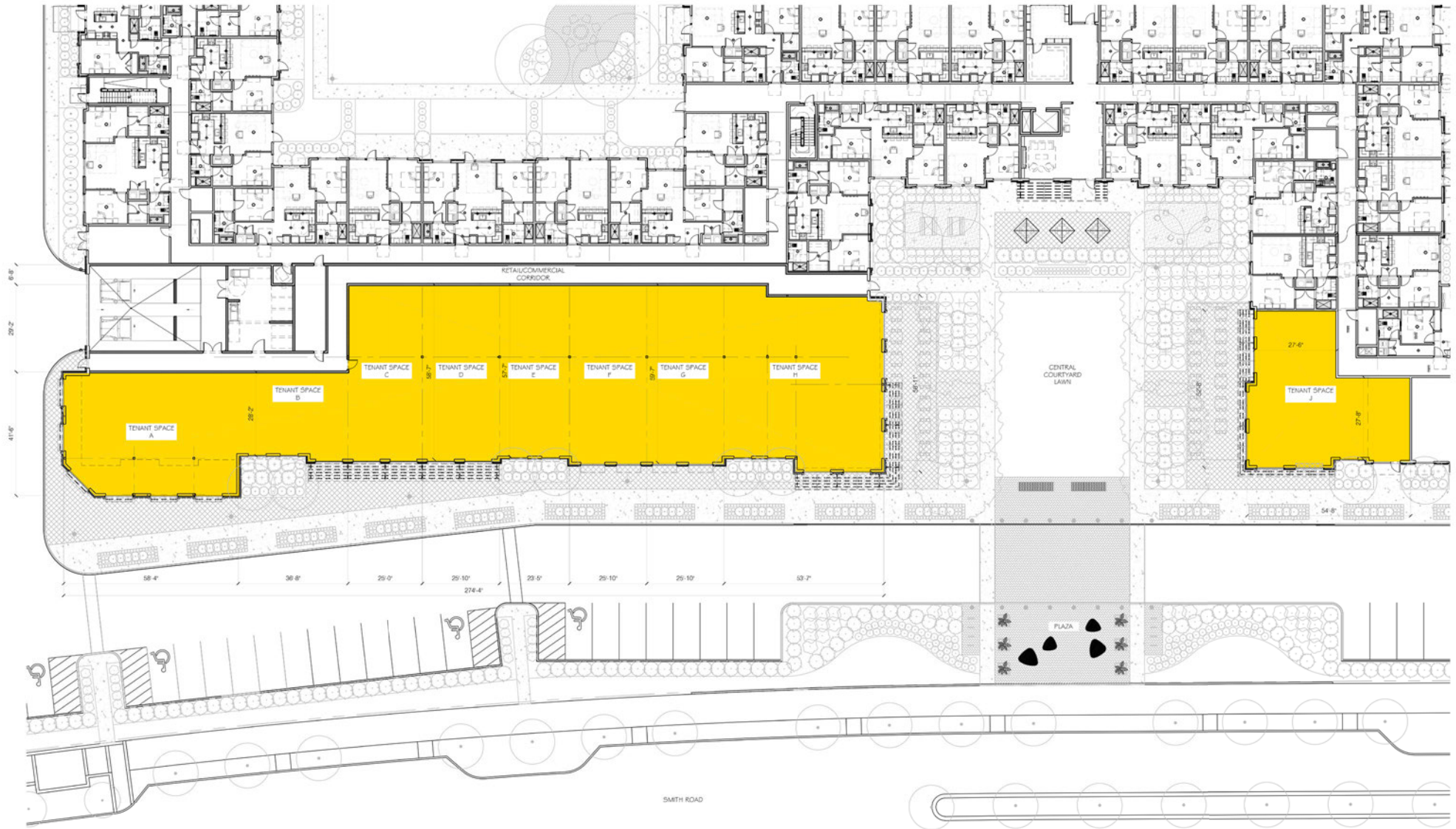


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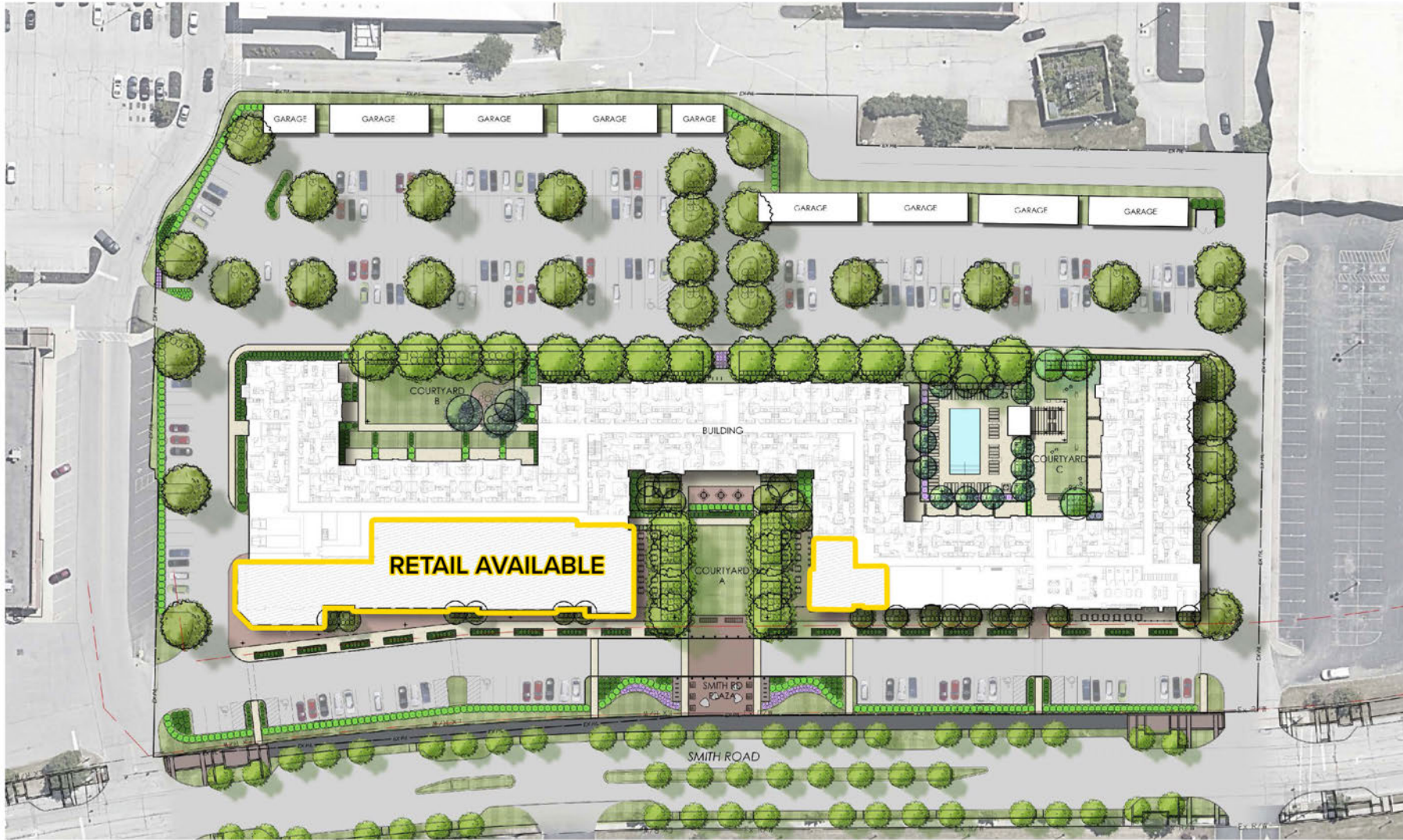
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SITE PLAN



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\*VIEW FROM WEST LOOKING TOWARD PUBLIC PLAZA



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\*VIEW FROM NORTHWEST CORNER



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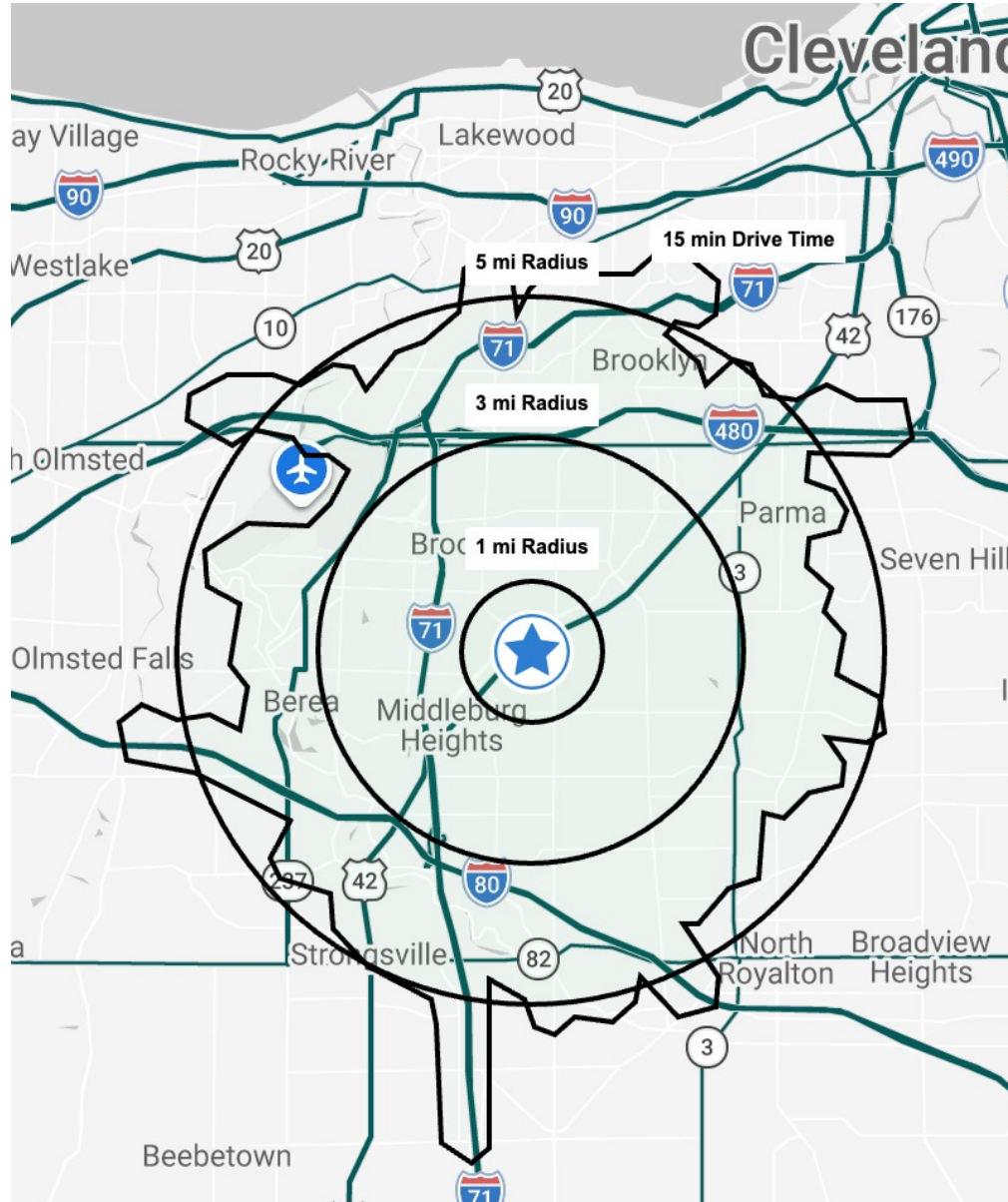
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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	8,719	80,899	207,893	210,179
HOUSEHOLDS	3,746	36,037	91,835	92,744
MEDIAN AGE	46.3	44.4	42.7	42.3
AVERAGE HH INCOME	\$95,723	\$94,815	\$95,963	\$94,521
MEDIAN HH INCOME	\$77,984	\$74,088	\$73,378	\$72,447
BUSINESSES	462	2,760	7,346	7,476
EMPLOYEES	4,942	40,540	101,682	101,825
EDUCATION: BACHELORS +	28.6%	29.9%	30.0%	29.5%



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