

# 0.73 AC FOR SALE ON PEARL ROAD

PEARL (REAR) ROAD, PARMA HEIGHTS, OH 44130

FOR SALE

Whip  
Coffee Shop

Pearl Rd - 15,444 VPD



Game On  
Bar & Grill

0.73 AC

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**CBRE**

# THE OPPORTUNITY



- 0.73 AC For Sale: \$249,000
- Lifetime access easements
- Zoned: General Commercial
- Strong traffic counts of 15,444 VPD on Pearl Rd (Source: ODOT TIMS)
- Average household income of \$79,038 in a 3 mile radius

## QUICK STATS - 3 MILE RADIUS



DAYTIME  
POPULATION

**94,370**



2023  
POPULATION

**104,861**



2023  
HOUSEHOLDS

**46,510**



2023  
POPULATION  
25 & OVER

**79,393**



2023  
AVG. HOUSEHOLD  
INCOME

**\$78,251**

## CONTACT US

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# TRADE AREA MAP

# Seven Hills - Parma

## RETAIL TRADE AREA

## TRADE AREA INFO

State Road & W Ridgewood Drive  
(3 Miles)

- Population: 106,712
- Daytime Population: 93,167
- Total Households: 46,006
- Median HH Income: \$58,590
- Total Businesses: 2,922
- Total Employees: 38,242

## 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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# DEMOGRAPHICS

|                                          | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------------------------|----------|----------|----------|
| 2023 Population - Current Year Estimate  | 16,493   | 104,861  | 262,035  |
| 2028 Population - Five Year Projection   | 16,196   | 102,697  | 257,040  |
| 2023 Daytime Population                  | 13,484   | 94,370   | 233,655  |
| 2023 Households - Current Year Estimate  | 7,986    | 46,510   | 114,588  |
| 2023 Average Household Income            | \$69,923 | \$78,251 | \$77,705 |
| 2028 Average Household Income Projection | \$81,585 | \$91,683 | \$91,098 |
| 2023 Median Household Income             | \$54,068 | \$60,658 | \$58,138 |
| 2023 Population 25 and Over              | 12,596   | 79,393   | 194,009  |

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