

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

Connor Ambrose

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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

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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
(Source, CoStar)

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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