

DRIVE-THRU AT THE NEW SHELL GAS STATION

7250 PEARL ROAD, MIDDLEBURG HEIGHTS, OHIO 44130

FOR LEASE



**1,150 SF RETAIL ENDCAP
WITH DRIVE-THRU**

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THE OPPORTUNITY

- 1,150 SF Endcap Retail Space with drive-thru available For Lease!
- Located less than 1-mile from I-71
- Highly-trafficked intersection with 39,741 VPD (Source: ODOT TIMS)
- Join nearby retailers Heinen's, Walgreen's, CVS, Wendy's, McDonald's and many more!
- Dense population with 76,143 people within a 3-mile radius and average household income of \$83,143



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
194,380



POPULATION
189,913



HOUSEHOLDS
83,984



POPULATION
25 & OVER
142,211

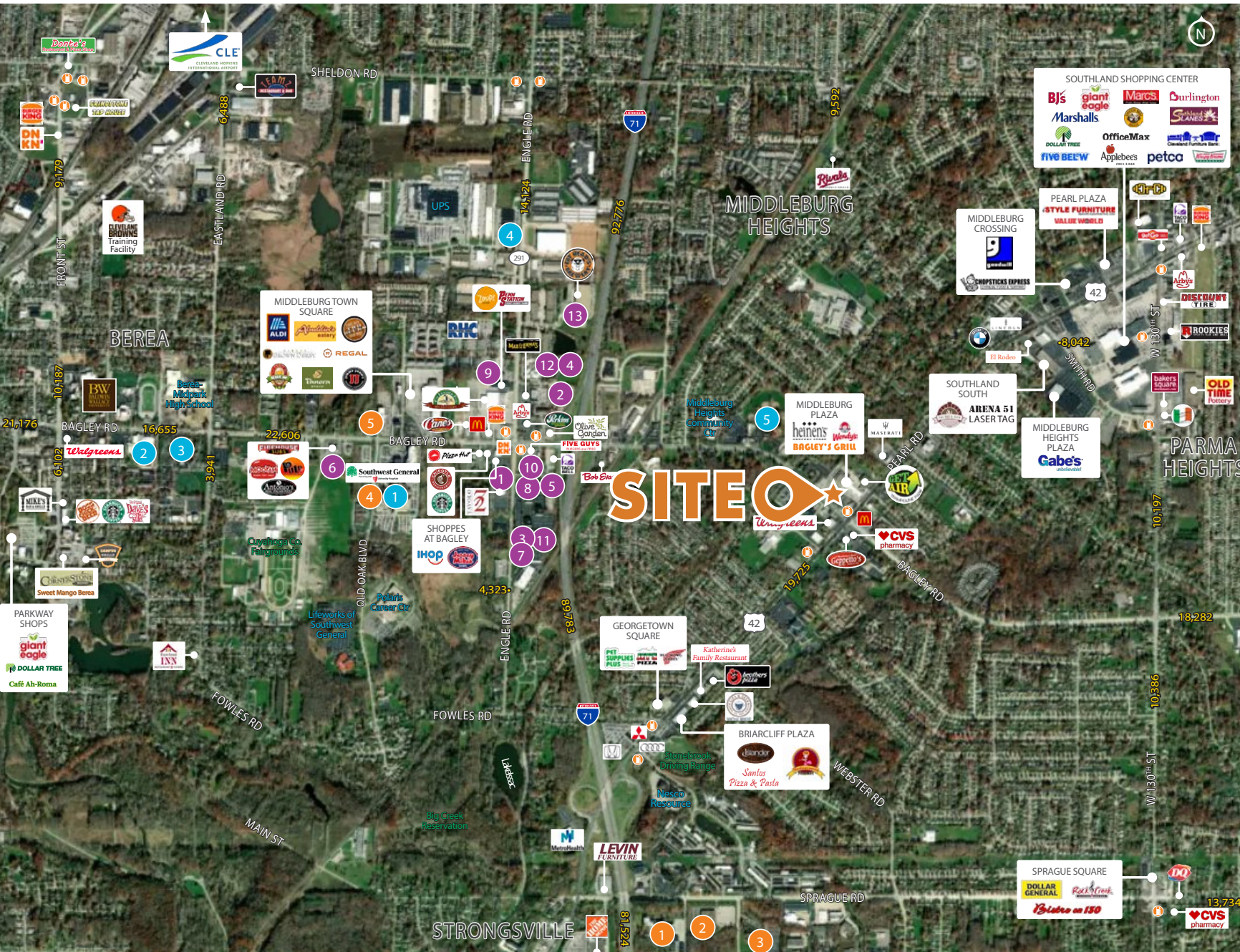


AVG. HOUSEHOLD
INCOME
\$94,825

AERIAL VIEW



RETAIL TRADE MAP



MIDDLEBURG HTS - BEREA RETAIL TRADE AREA

TRADE AREA INFO

Bagley Rd & Engle Rd
(3 Miles)

- Population: 66,797
- Daytime Population: 67,290
- Total Households: 28,982
- Median HH Income: \$76,641
- Total Businesses: 2,420
- Total Employees: 39,102

MAJOR OFFICE BLDGS

Total: 2.68 MSF

1. Ohio Research Center - 204,000 SF
2. PNC Strongsville Center - 100,000 SF
3. 15885 W Sprague Rd - 88,816 SF
4. 7255 Old Oak Blvd - 88,000 SF
5. Southwest General Med Ctr - 75,000 SF

HOTELS

13 Hotels/1,804 Rooms

1. Crowne Plaza - 472
2. Sonesta Suites - 158
3. Courtyard - 154
4. Comfort Inn - 136
5. Red Roof Inn - 116
6. Residence Inn - 112
7. Home 2 Suites - 111
8. Days Inn - 106
9. Hampton - 97
10. Motel 6 - 95
11. Townplace Suites - 95
12. Extended Stay - 71
13. Under Construction: Tru - 81

MAJOR EMPLOYERS

1. Southwest General - 2,083
2. Baldwin Wallace - 1,766
3. OhoGuidestone - 1,110
4. AmeriMark Direct - 600
5. City of Middleburg Heights - 450

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Last Updated: January 14, 2026

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	7,699	75,168	189,193
2025 Daytime Population	7,771	71,570	194,380
2025 Households - Current Year Estimate	3,274	33,514	83,984
2025 Average Household Income	\$99,308	\$91,233	\$94,825
2030 Average Household Income Projection	\$113,797	\$103,975	\$107,970
2025 Median Household Income	\$81,553	\$70,911	\$73,185
2025 Population Over 25	5,924	56,699	142,211

CONTACT US

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