

**FOR SALE**



**3,345 SF FORMER EYE CENTER**  
**6390 PEARL RD, PARMA HEIGHTS, OH 44130**

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# 3,345 SF FORMER EYE CENTER

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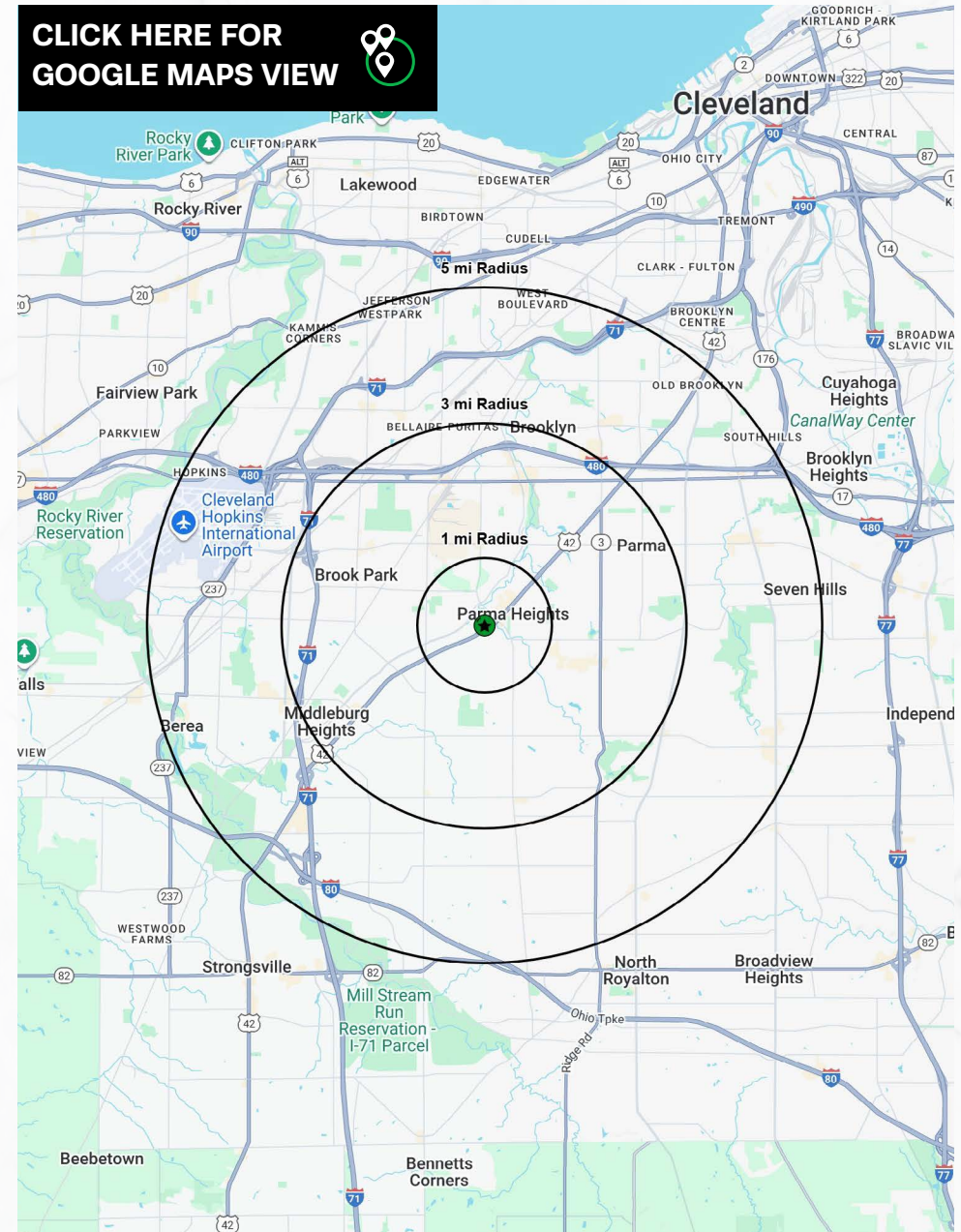
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Freestanding 3,345 SF Former Eye Center
- 6 patient rooms with water
- Excellent visibility on Pearl Road with over 18,800 VPD
- Building can easily be converted to a variety of uses including hair salon, private offices, or remain a doctor's office
- There are over 98,000 people within a 3 mile radius
- Just minutes away from the redevelopment at Pearl Rd and W 130th St which includes a new Meijer!
- Landlord receives \$2,650/month from Sky Lounge for excess parking in the back of the property

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	14,407	98,093	250,494
HOUSEHOLDS	6,853	43,536	109,950
AVERAGE HH INCOME	\$84,528	\$90,667	\$90,132
MEDIAN HH INCOME	\$62,701	\$69,973	\$69,270
DAYTIME POPULATION	9,531	68,626	183,956

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GOOGLE MAPS VIEW



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PICTURES



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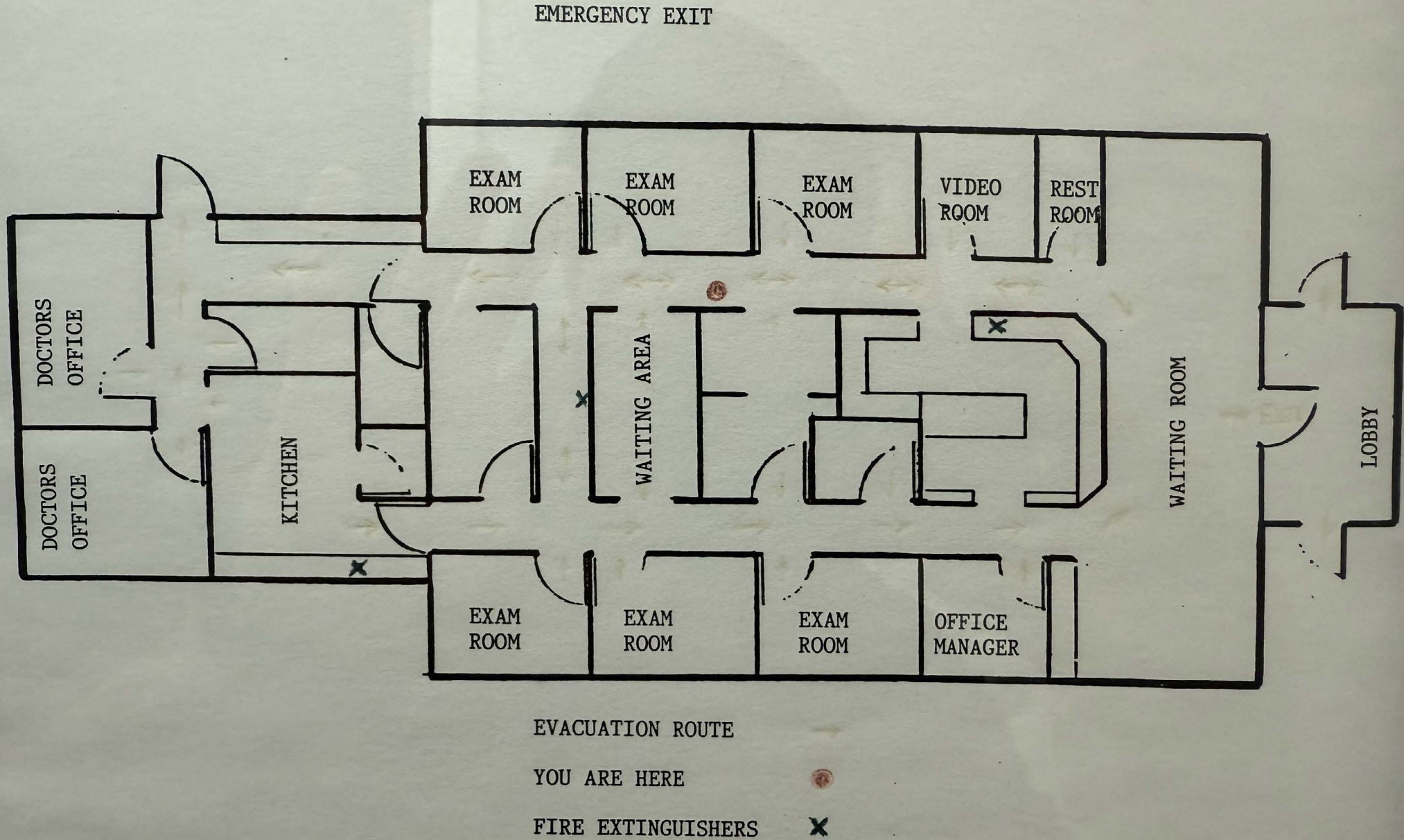
PICTURES



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## FLOOR PLAN



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MICRO AERIAL



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MACRO AERIAL

