

**FOR SALE**

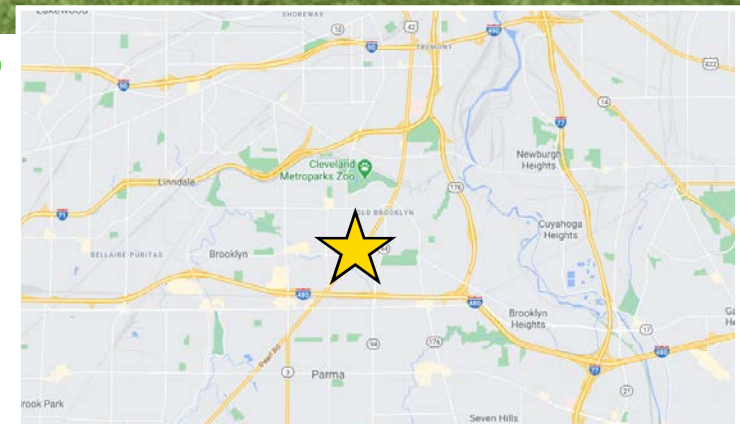
# 3,249 SF Freestanding Retail Building

4603 Pearl Road, Cleveland, OH 44109



## PROPERTY OVERVIEW

- 3,249 SF total with 850 SF Showroom
- High visibility on Pearl Road (7,193 vpd)
- 11' Walk-in cooler & 24' refrigerator
- 12' Ceilings
- Security system
- 8 Parking spots
- 1 Drive-in door
- Offered for Sale at: \$205,000



[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Anthony DiLallo**

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## 4603 Pearl Road, Cleveland, OH 44109

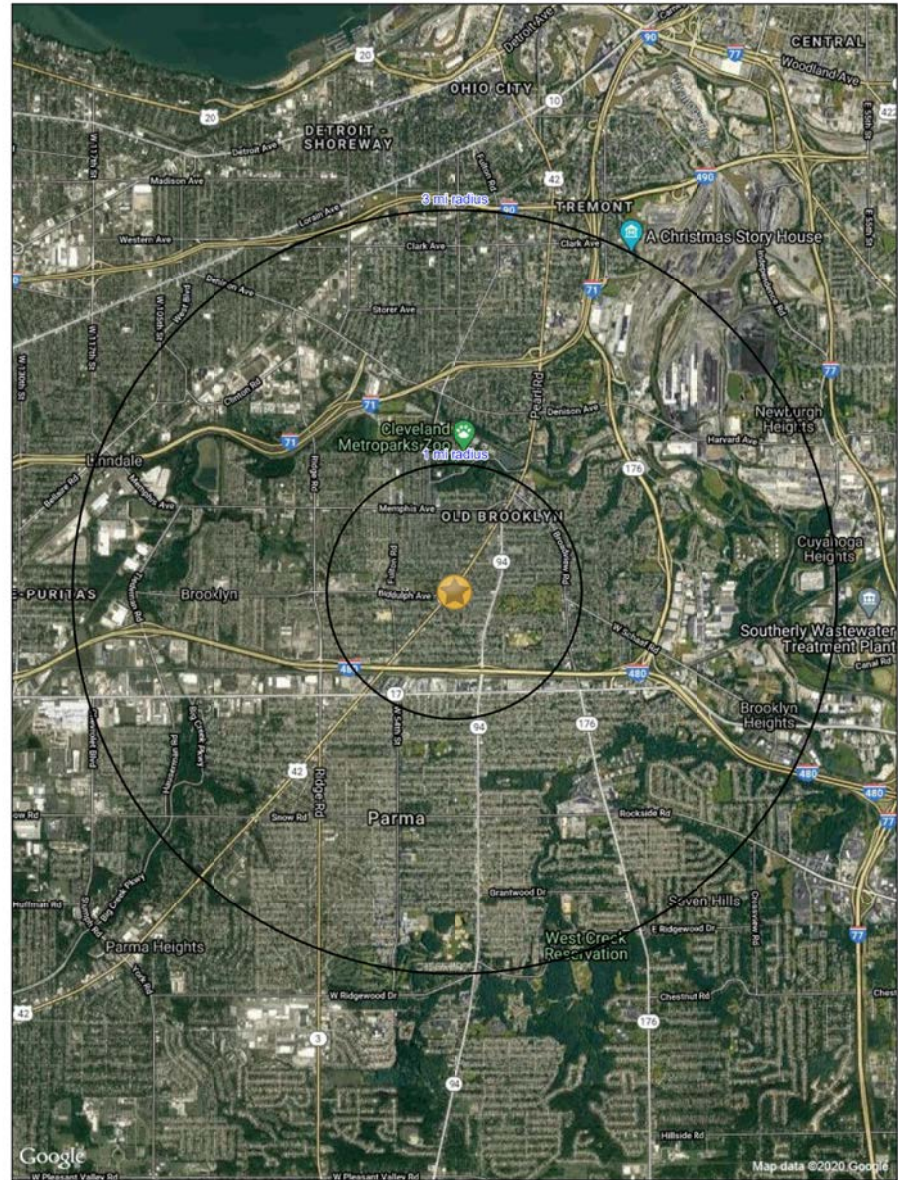
### SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4304/-81.7141

4603 Pearl Rd			
Cleveland, OH 44109			
		1 mi radius	3 mi radius
POPULATION	2020 Estimated Population	21,845	128,193
	2025 Projected Population	20,340	123,876
	2010 Census Population	23,479	135,481
	2000 Census Population	24,916	146,608
	Projected Annual Growth 2020 to 2025	-1.4%	-0.7%
	Historical Annual Growth 2000 to 2020	-0.6%	-0.6%
2020 Median Age	36.7	36.9	
HOUSEHOLDS	2020 Estimated Households	9,964	56,190
	2025 Projected Households	9,063	52,913
	2010 Census Households	10,095	55,934
	2000 Census Households	10,876	59,792
	Projected Annual Growth 2020 to 2025	-1.8%	-1.2%
	Historical Annual Growth 2000 to 2020	-0.4%	-0.3%
RACE AND ETHNICITY	2020 Estimated White	79.6%	75.1%
	2020 Estimated Black or African American	7.7%	9.5%
	2020 Estimated Asian or Pacific Islander	1.8%	2.3%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%
	2020 Estimated Other Races	10.4%	12.6%
	2020 Estimated Hispanic	17.3%	20.0%
INCOME	2020 Estimated Average Household Income	\$58,504	\$61,272
	2020 Estimated Median Household Income	\$42,914	\$46,408
	2020 Estimated Per Capita Income	\$26,744	\$26,913
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.3%	4.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	11.9%	10.5%
	2020 Estimated High School Graduate	34.6%	34.4%
	2020 Estimated Some College	24.3%	23.4%
	2020 Estimated Associates Degree Only	7.8%	8.2%
	2020 Estimated Bachelors Degree Only	12.8%	13.3%
BUSINESS	2020 Estimated Graduate Degree	4.2%	5.5%
	2020 Estimated Total Businesses	645	4,128
	2020 Estimated Total Employees	5,305	57,236
	2020 Estimated Employee Population per Business	8.2	13.9
2020 Estimated Residential Population per Business	33.8	31.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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**Brooklyn – Parma, Ohio**



**SITE  
4603 PEARL ROAD**

- 1 WILD WINGS
- 2 CARRABBA'S ITALIAN GRILL
- 3 Tanera
- 4 Golden Corral
- 5 TACO BELL
- 6 Arby's
- 7 Denny's
- 8 Wendy's
- 9 RALLY'S
- 10 CHIPOTLE
- 11 IHOP
- 12 LONG JOHN SILVER'S
- 13 MCDONALD'S
- 14 GET BUCKS SANDERS & GRILL
- 15 BURGER KING
- 16 golden corral
- 17 TACO BELL
- 18 Arby's
- 19 Denny's
- 20 Wendy's
- 21 RALLY'S
- 22 RALLY'S
- 23 MCDONALD'S
- 24 KFC
- 25 JULIUS & SEBASTIAN

**HANNA**  
COMMERCIAL REAL ESTATE

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