

FOR SALE

Gulf Gas Station

7240 Pearl Road, Middleburg Heights, OH 44130



PROPERTY OVERVIEW

- Business and property for sale
- High density area
- Perfect for redevelopment
- Hard corner
- Many national retailers and restaurants in the area
- Offered for Sale at: \$1,200,000

**Do not approach tenant*

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,973	75,764	191,027
Households	3,879	34,289	86,310
Median HH Income	\$58,351	\$59,284	\$62,568
Average HH Income	\$72,127	\$73,889	\$78,301
Daytime Population	5,277	39,597	114,287

[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.

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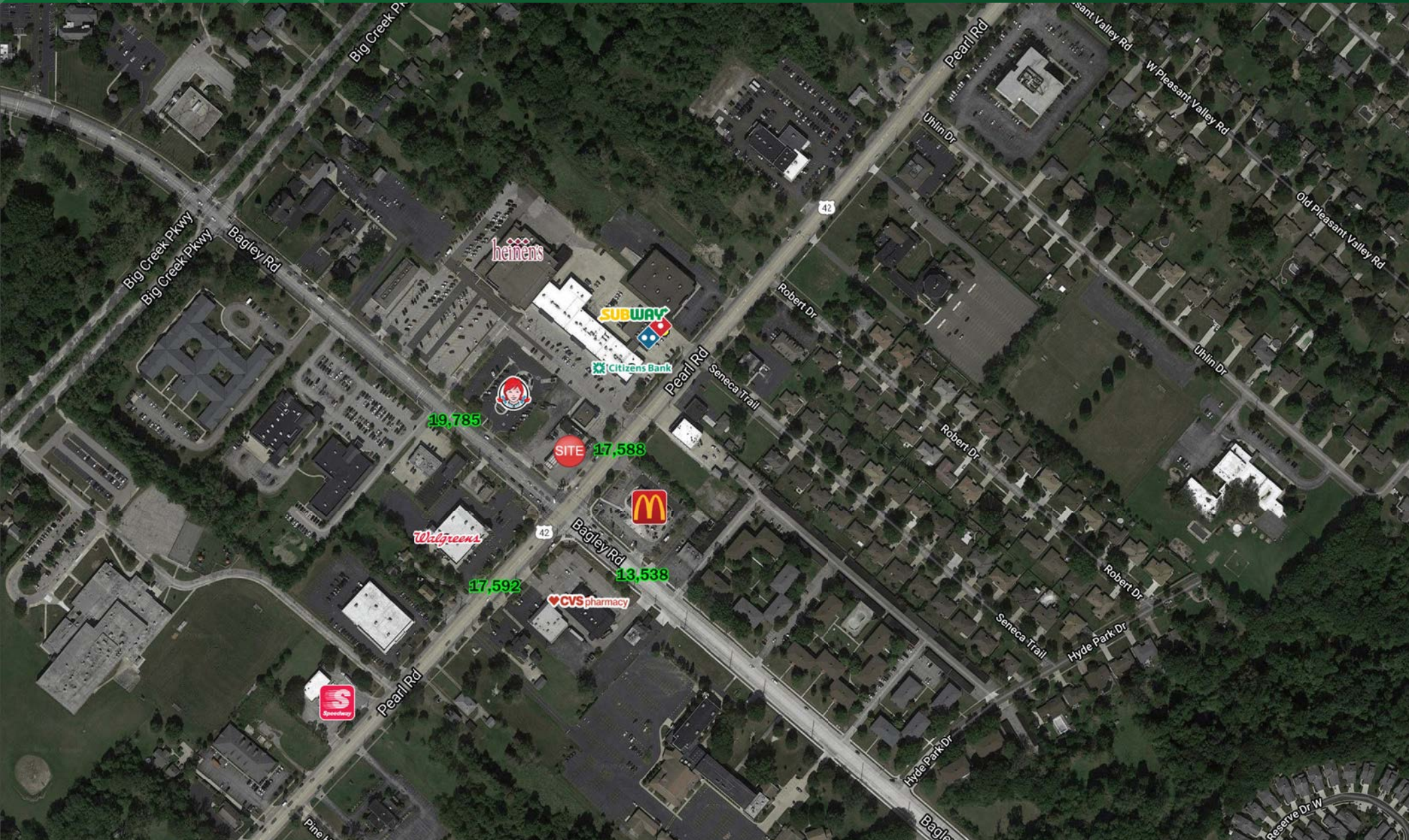
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SUMMARY PROFILE

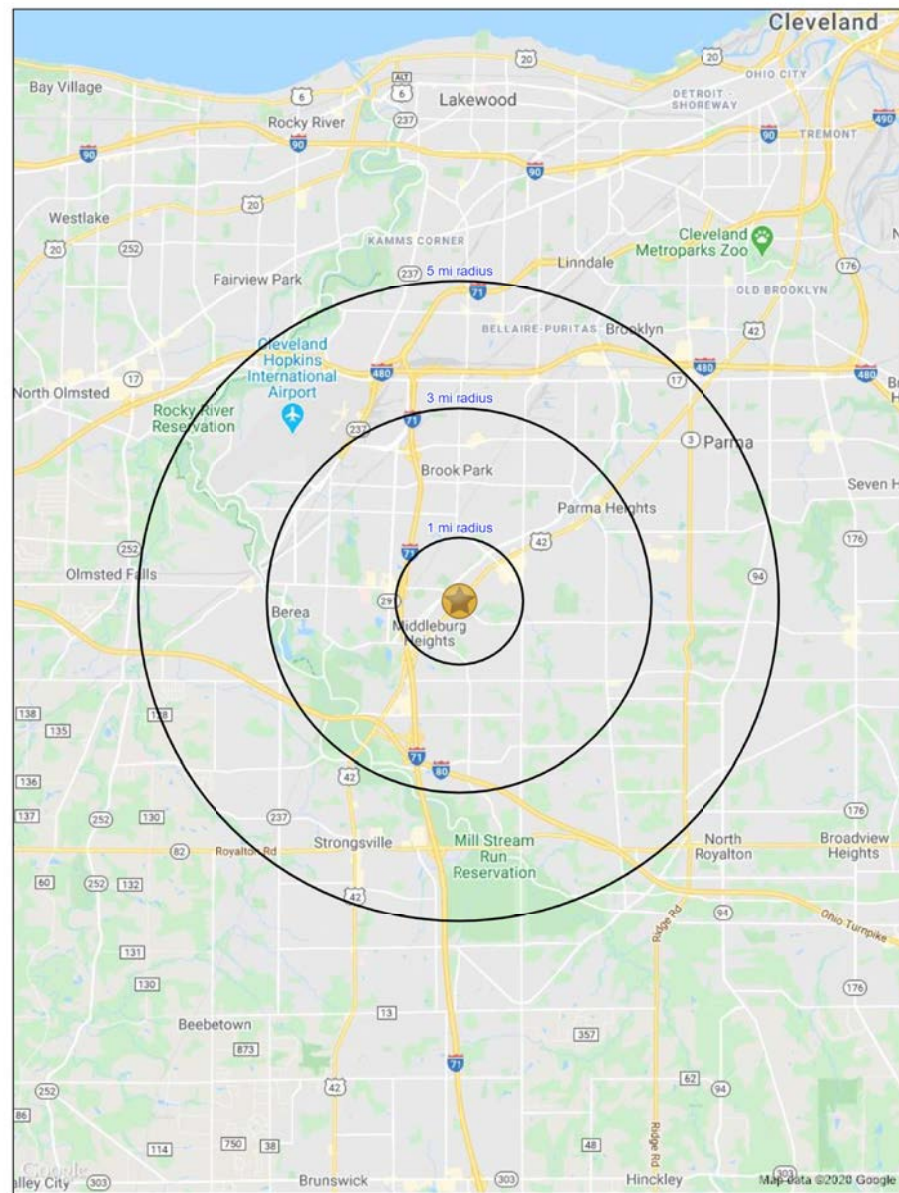
2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3688/-81.804

7240 Pearl Rd		1 mi radius	3 mi radius	5 mi radius
Middleburg Heights, OH 44130				
POPULATION	2020 Estimated Population	7,973	75,764	191,027
	2025 Projected Population	7,768	73,732	184,343
	2010 Census Population	8,257	78,214	196,518
	2000 Census Population	8,145	80,637	200,435
	Projected Annual Growth 2020 to 2025	-0.5%	-0.5%	-0.7%
	Historical Annual Growth 2000 to 2020	-0.1%	-0.3%	-0.2%
HOUSEHOLDS	2020 Median Age	47.0	43.2	42.2
	2020 Estimated Households	3,879	34,289	86,310
	2025 Projected Households	3,690	32,531	81,315
	2010 Census Households	3,783	33,401	83,748
	2000 Census Households	3,611	33,144	82,147
	Projected Annual Growth 2020 to 2025	-1.0%	-1.0%	-1.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.4%	0.2%	0.3%
	2020 Estimated White	91.2%	88.2%	86.2%
	2020 Estimated Black or African American	2.5%	4.5%	6.1%
	2020 Estimated Asian or Pacific Islander	4.0%	4.3%	3.8%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2020 Estimated Other Races	2.0%	2.8%	3.7%
INCOME	2020 Estimated Hispanic	3.0%	4.0%	5.2%
	2020 Estimated Average Household Income	\$72,127	\$73,889	\$78,301
	2020 Estimated Median Household Income	\$58,351	\$59,284	\$62,568
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$35,172	\$33,650	\$35,531
	2020 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.6%	2.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.7%	5.4%	5.4%
	2020 Estimated High School Graduate	26.3%	32.6%	31.0%
	2020 Estimated Some College	24.0%	22.6%	22.6%
	2020 Estimated Associates Degree Only	8.0%	8.6%	8.5%
BUSINESS	2020 Estimated Bachelors Degree Only	22.5%	17.8%	19.0%
	2020 Estimated Graduate Degree	13.1%	10.5%	10.9%
	2020 Estimated Total Businesses	312	2,858	7,601
	2020 Estimated Total Employees	5,277	39,597	114,287
	2020 Estimated Employee Population per Business	16.9	13.9	15.0
	2020 Estimated Residential Population per Business	25.6	26.5	25.1

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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