

FOR SALE

Redevelopment Opportunity

6780 Pearl Rd., Middleburg Heights, OH



PROPERTY OVERVIEW

- Corner of Pearl and W 130th
- Nearby Neighbors: Giant Eagle, Marc's, and BJ's
- Across from Southland Shopping Center
- Excellent redevelopment opportunity
- Priced for Sale at: \$2,250,000

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,790	83,851	227,837
Households	3,663	36,242	97,171
Median HH Income	\$56,682	\$54,046	\$52,687
Average HH Income	\$68,288	\$66,594	\$65,212
Daytime Population	4,697	51,176	111,210



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

The information submitted here is not guaranteed. Although obtained from reliable sources, 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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SITE
6780 Pearl Rd

Middleburg Crossing
Goodwill Firestone

B&B Appliance
O'Reilly Auto Parts
Style Furniture
VALUE WORLD

Dollar Bank

KeyBank
LINCOLN
10,000 vpd
18,000 vpd

PNC
PNC Mortgage

sears

UNITED STATES
POSTAL SERVICE

11,000 vpd

OLD TIME
Pottery

bakers square
RESTAURANT & BAKERY

8,000 vpd

Payless

10,000 vpd

W 130th ST

14,000 vpd

21,000 vpd

FIFTH THIRD BANK

GetGo
TACO BELL

Arbys

BURGER KING

SUBWAY

PEARL RD

Ford

Auto Zone

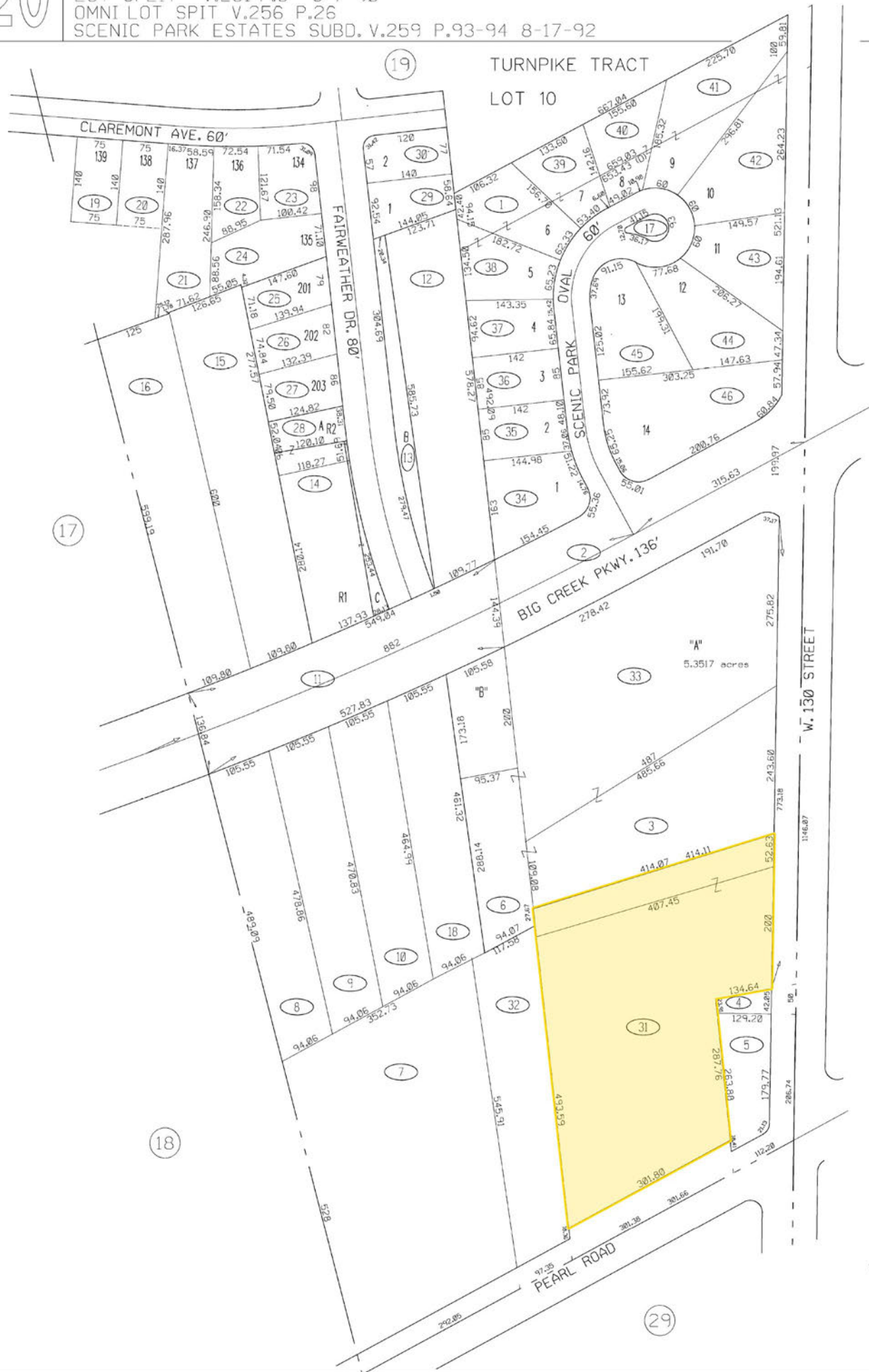
Wendy's

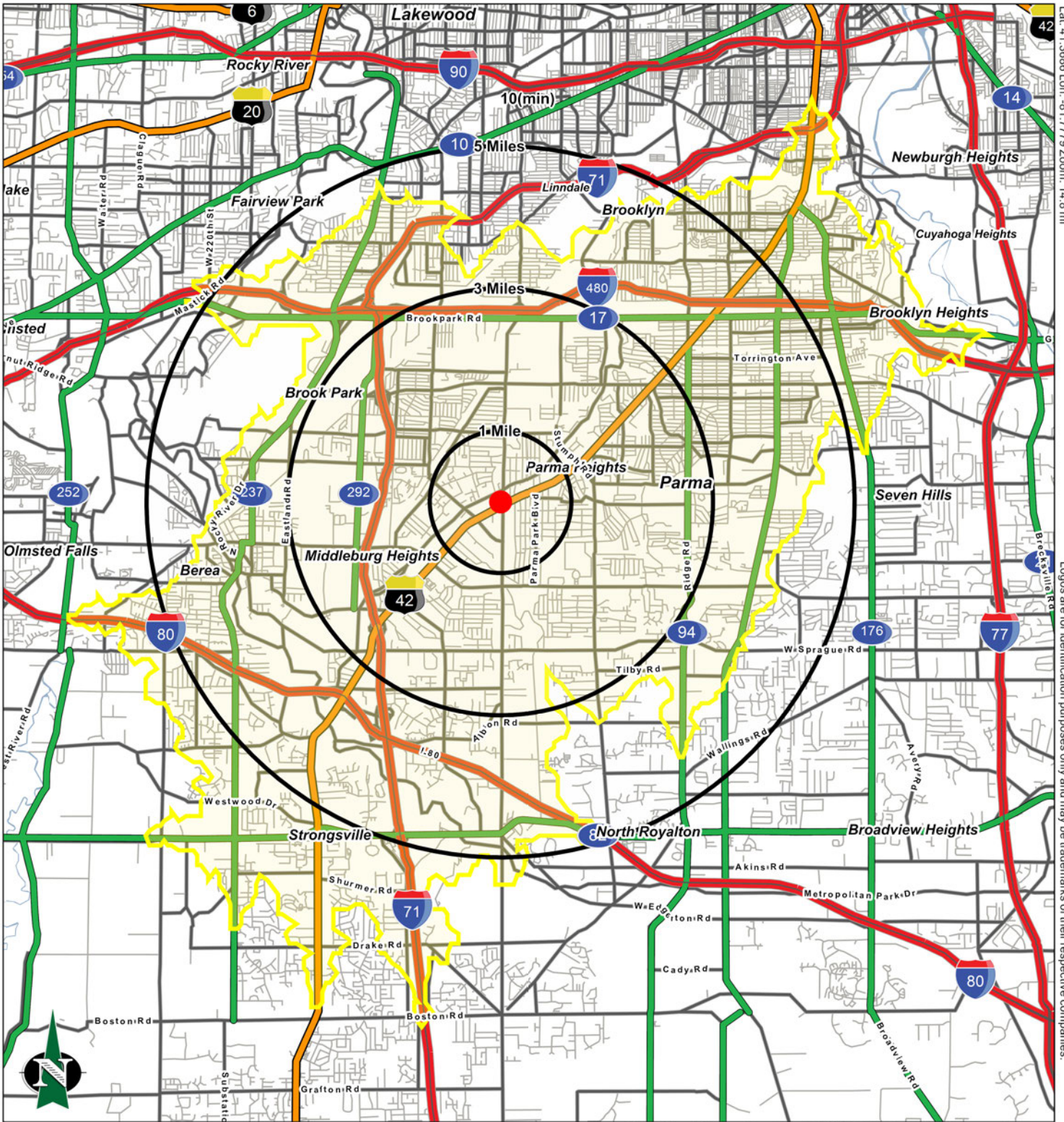
Citizens Bank

Southland S.C.
GIANT EAGLE
Marcs
Marshalls
JO-ANN fabric and craft stores
Office Max
petco
Burlington cost factory
DOLLAR TREE
Party City
Tuesday Morning
BJ's WHOLESALE CLUB
Applebee's
Cleveland Furniture Bank

Middleburg Heights, Ohio

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6780 Pearl Road
Middleburg Heights, Ohio

Prepared By: **HANNA**
 COMMERCIAL REAL ESTATE

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

FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Prepared By: Hanna Commercial

Lat/Lon: 41.3810/-81.7856



RF1

6780 Pearl Road

Middleburg Heights, Ohio

		1 Mile	3 Miles	5 Miles	10(min)
POPULATION	2015 Estimated Population	10,634	83,750	223,762	228,925
	2020 Projected Population	10,494	82,425	220,865	226,159
	2010 Census Population	11,201	87,644	234,661	239,343
	2000 Census Population	11,592	91,132	243,133	247,969
	Projected Annual Growth 2015 to 2020	-0.3%	-0.3%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2015	-0.6%	-0.5%	-0.5%	-0.5%
HOUSEHOLDS	2015 Estimated Households	4,754	37,949	100,070	102,174
	2020 Projected Households	4,754	37,846	100,103	102,294
	2010 Census Households	4,796	37,993	100,526	102,343
	2000 Census Households	4,791	38,266	100,794	102,972
	Projected Annual Growth 2015 to 2020	-	-0.1%	-	-
	Historical Annual Growth 2000 to 2015	-0.1%	-0.1%	-	-0.1%
AGE	2015 Est. Population Under 10 Years	9.6%	9.9%	10.5%	10.6%
	2015 Est. Population 10 to 19 Years	10.9%	11.1%	11.6%	11.8%
	2015 Est. Population 20 to 29 Years	9.5%	11.9%	12.6%	12.7%
	2015 Est. Population 30 to 44 Years	17.4%	17.7%	18.6%	18.7%
	2015 Est. Population 45 to 59 Years	21.6%	21.3%	21.5%	21.4%
	2015 Est. Population 60 to 74 Years	19.4%	17.3%	16.1%	16.0%
	2015 Est. Population 75 Years or Over	11.6%	10.8%	9.0%	8.9%
	2015 Est. Median Age	45.9	43.5	41.4	41.2
MARITAL STATUS & GENDER	2015 Est. Male Population	47.2%	47.9%	48.2%	48.3%
	2015 Est. Female Population	52.8%	52.1%	51.8%	51.7%
	2015 Est. Never Married	22.0%	29.0%	31.7%	31.5%
	2015 Est. Now Married	55.0%	46.9%	44.3%	44.1%
	2015 Est. Separated or Divorced	13.5%	14.7%	15.5%	15.7%
	2015 Est. Widowed	9.5%	9.3%	8.6%	8.6%
INCOME	2015 Est. HH Income \$200,000 or More	1.7%	1.4%	1.7%	1.6%
	2015 Est. HH Income \$150,000 to \$199,999	2.5%	2.7%	2.6%	2.6%
	2015 Est. HH Income \$100,000 to \$149,999	11.4%	12.6%	11.5%	12.0%
	2015 Est. HH Income \$75,000 to \$99,999	15.2%	13.3%	13.1%	13.2%
	2015 Est. HH Income \$50,000 to \$74,999	19.9%	20.2%	19.8%	19.3%
	2015 Est. HH Income \$35,000 to \$49,999	16.0%	16.3%	16.4%	15.7%
	2015 Est. HH Income \$25,000 to \$34,999	12.8%	11.5%	11.7%	11.4%
	2015 Est. HH Income \$15,000 to \$24,999	11.2%	11.8%	11.6%	11.6%
	2015 Est. HH Income Under \$15,000	9.2%	10.2%	11.6%	12.6%
	2015 Est. Average Household Income	\$63,569	\$62,033	\$61,299	\$61,095
	2015 Est. Median Household Income	\$50,424	\$52,546	\$51,029	\$51,278
	2015 Est. Per Capita Income	\$28,524	\$28,204	\$27,539	\$27,386
	2015 Est. Total Businesses	451	3,629	8,826	9,598
	2015 Est. Total Employees	3,823	55,725	135,595	138,832

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RF1

6780 Pearl Road

Middleburg Heights, Ohio

	1 Mile	3 Miles	5 Miles	10(min)
RACE				
2015 Est. White	94.7%	91.6%	87.8%	88.4%
2015 Est. Black	0.9%	2.2%	5.1%	4.3%
2015 Est. Asian or Pacific Islander	2.5%	3.5%	2.9%	3.0%
2015 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%	0.2%
2015 Est. Other Races	1.7%	2.6%	3.9%	4.2%
HISPANIC				
2015 Est. Hispanic Population	275	2,995	12,536	14,113
2015 Est. Hispanic Population	2.6%	3.6%	5.6%	6.2%
2020 Proj. Hispanic Population	3.2%	4.3%	6.7%	7.3%
2010 Hispanic Population	2.3%	3.3%	5.3%	5.7%
EDUCATION (Adults 25 or Older)				
2015 Est. Adult Population (25 Years or Over)	9,383	72,456	190,490	194,213
2015 Est. Elementary (Grade Level 0 to 8)	5.0%	5.8%	5.7%	5.9%
2015 Est. Some High School (Grade Level 9 to 11)	11.3%	11.5%	12.4%	12.6%
2015 Est. High School Graduate	31.2%	29.6%	28.9%	28.7%
2015 Est. Some College	18.6%	18.9%	18.9%	19.0%
2015 Est. Associate Degree Only	7.5%	7.0%	6.9%	6.7%
2015 Est. Bachelor Degree Only	12.9%	13.6%	13.2%	13.3%
2015 Est. Graduate Degree	13.4%	13.7%	13.9%	13.8%
HOUSING				
2015 Est. Total Housing Units	4,975	40,054	106,420	108,839
2015 Est. Owner-Occupied	76.8%	65.2%	64.7%	63.9%
2015 Est. Renter-Occupied	18.8%	29.5%	29.4%	30.0%
2015 Est. Vacant Housing	4.4%	5.3%	6.0%	6.1%
HOMES BUILT BY YEAR				
2010 Homes Built 2005 or later	1.4%	2.0%	2.6%	2.3%
2010 Homes Built 2000 to 2004	3.1%	3.5%	3.4%	3.5%
2010 Homes Built 1990 to 1999	6.7%	8.2%	8.3%	8.4%
2010 Homes Built 1980 to 1989	6.1%	6.2%	6.6%	6.6%
2010 Homes Built 1970 to 1979	8.6%	14.3%	12.9%	12.8%
2010 Homes Built 1960 to 1969	25.6%	21.7%	17.0%	16.1%
2010 Homes Built 1950 to 1959	31.8%	28.6%	26.9%	25.9%
2010 Homes Built Before 1949	16.6%	15.4%	22.2%	24.4%
HOME VALUES				
2010 Home Value \$1,000,000 or More	1.2%	0.3%	0.2%	0.3%
2010 Home Value \$500,000 to \$999,999	0.4%	0.4%	0.5%	0.5%
2010 Home Value \$400,000 to \$499,999	0.5%	0.7%	0.8%	0.9%
2010 Home Value \$300,000 to \$399,999	1.6%	1.7%	2.5%	2.3%
2010 Home Value \$200,000 to \$299,999	9.7%	11.3%	11.0%	11.3%
2010 Home Value \$150,000 to \$199,999	22.0%	23.8%	19.7%	20.4%
2010 Home Value \$100,000 to \$149,999	49.0%	45.0%	41.3%	41.1%
2010 Home Value \$50,000 to \$99,999	11.4%	12.9%	19.7%	18.9%
2010 Home Value \$25,000 to \$49,999	1.2%	1.4%	1.7%	1.7%
2010 Home Value Under \$25,000	3.2%	2.5%	2.5%	2.7%
2010 Median Home Value	\$141,745	\$142,286	\$135,392	\$136,557
2010 Median Rent	\$712	\$664	\$617	\$617

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	8,924	70,041	185,485	189,158
	2015 Est. Civilian Employed	59.1%	60.1%	61.1%	61.1%
	2015 Est. Civilian Unemployed	2.8%	3.4%	3.7%	3.8%
	2015 Est. in Armed Forces	-	-	-	-
	2015 Est. not in Labor Force	38.1%	36.4%	35.2%	35.0%
	2015 Labor Force Males	46.6%	47.2%	47.5%	47.7%
	2015 Labor Force Females	53.4%	52.8%	52.5%	52.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,161	41,342	110,899	112,826
	2010 Mgmt, Business, & Financial Operations	13.1%	12.4%	12.2%	12.1%
	2010 Professional, Related	20.6%	18.7%	19.3%	19.2%
	2010 Service	13.9%	16.8%	18.1%	18.2%
	2010 Sales, Office	27.8%	28.7%	27.0%	27.5%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	8.6%	7.7%	7.5%	7.5%
	2010 Production, Transport, Material Moving	16.1%	15.5%	15.8%	15.5%
	2010 White Collar Workers	61.4%	59.8%	58.4%	58.8%
	2010 Blue Collar Workers	38.6%	40.2%	41.6%	41.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.8%	87.0%	85.3%	84.8%
	2010 Drive to Work in Carpool	8.0%	6.8%	7.1%	7.6%
	2010 Travel to Work by Public Transportation	1.7%	2.2%	2.4%	2.5%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	0.7%	1.7%	2.2%	2.3%
	2010 Other Means	0.9%	0.5%	0.6%	0.5%
	2010 Work at Home	1.9%	1.7%	2.3%	2.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	27.6%	27.2%	25.0%	25.8%
	2010 Travel to Work in 15 to 29 Minutes	37.4%	39.8%	42.5%	42.6%
	2010 Travel to Work in 30 to 59 Minutes	32.3%	29.5%	29.0%	28.2%
	2010 Travel to Work in 60 Minutes or More	2.7%	3.5%	3.6%	3.4%
	2010 Average Travel Time to Work	22.1	21.9	21.8	21.6
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$245 M	\$1.92 B	\$5.01 B	\$5.10 B
	2015 Est. Apparel	\$8.41 M	\$66.1 M	\$173 M	\$176 M
	2015 Est. Contributions, Gifts	\$15.5 M	\$121 M	\$316 M	\$322 M
	2015 Est. Education, Reading	\$8.51 M	\$68.0 M	\$178 M	\$183 M
	2015 Est. Entertainment	\$13.7 M	\$107 M	\$279 M	\$284 M
	2015 Est. Food, Beverages, Tobacco	\$38.1 M	\$299 M	\$782 M	\$796 M
	2015 Est. Furnishings, Equipment	\$8.26 M	\$64.5 M	\$168 M	\$171 M
	2015 Est. Health Care, Insurance	\$22.2 M	\$173 M	\$453 M	\$460 M
	2015 Est. Household Operations, Shelter, Utilities	\$76.0 M	\$596 M	\$1.56 B	\$1.58 B
	2015 Est. Miscellaneous Expenses	\$3.69 M	\$29.0 M	\$75.6 M	\$77.0 M
	2015 Est. Personal Care	\$3.18 M	\$25.0 M	\$65.3 M	\$66.4 M
	2015 Est. Transportation	\$47.4 M	\$370 M	\$966 M	\$982 M

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