



OFFICE SPACE FOR LEASE
6886 PEARL ROAD, MIDDLEBURG HEIGHTS , OHIO 44130

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HIGHLIGHTS

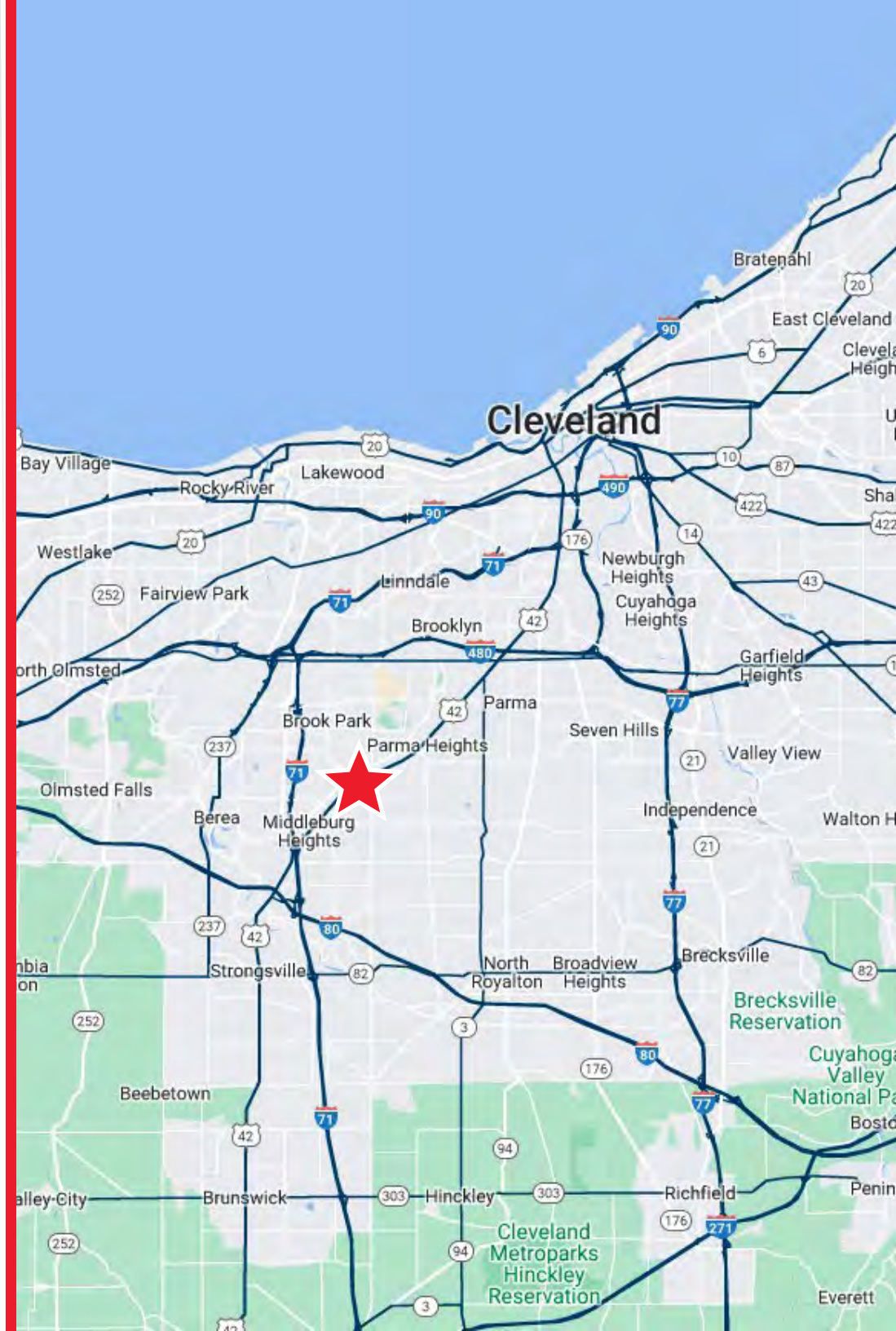
- Great frontage and visibility along Pearl Road (21,000 vpd)
- First floor space with front and rear entrance
- Large parking in rear and front spaces
- Great for medical office/clinic
- Across from Giant Eagle shopping center
- Easy access to I-71

AVAILABLE SPACE

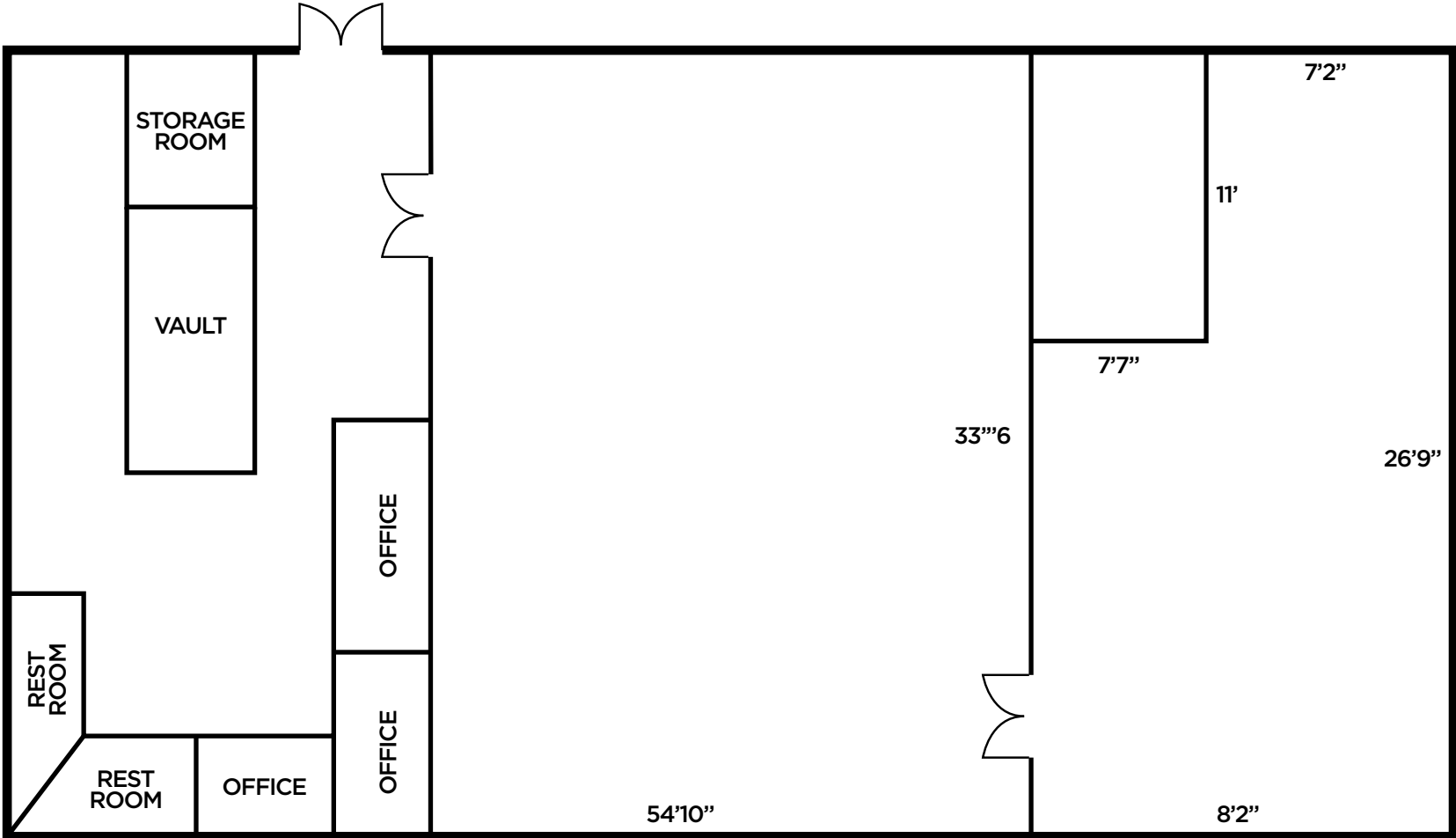
4,600 SF

ASKING PRICE

\$11.00/SF MG



FLOOR PLAN



*All dimensions are approximate.



Pearl S.C.
BIG LOTS!
HARBOR FREIGHT
KeyBank
OHIO SAVINGS BANK

Walmart
DUNKIN'

YORKTOWN LANES
PENN STATION
EAST COAST SUBS

W 130TH ST

Pearl Plaza
at&t noodles
ALDI Citizens Bank

Starbucks
McAlister's Deli
WetGo

Ford
Auto Wendy's
Citizens Bank

McDonald's
Harry's Buffalo

drug mart
Huntington

Middleburg Crossing
Goodwill Firestone

Dollar Bank

TACO BELL
getGo
Arbys
BURGER KING

PEARL RD

Oakwood Plaza
SHERWIN WILLIAMS
SUBWAY
PIZZA PAPA JOHN'S

YORK RD



LINCOLN
BMW

NTB

PNC

FIFTH THIRD BANK
DISCOUNT TIRE

Southland S.C.
giant eagle
Marc's
Marshalls
JOANN
Office Max
DOLLAR TREE
petco
Tuesday Morning
Applebee's
BJ's WHOLESALE CLUB
Party City
Cleveland Furniture Bank
BANK OF AMERICA SAVINGS & LOAN
Third Federal
MATTRESS FIRM
mr. Hero
P.O.C.

OLD TIME Pottery
bakers square RESTAURANT & BAKERY

42

Middleburg Hts Plaza
Gabe's CAR PARTS WAREHOUSE

UNITED STATES POSTAL SERVICE

Cuyahoga Community College



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