

DEVELOPMENT OPPORTUNITY 4100 - 4106 PEARL RD.

Cleveland, Ohio 44109

Colliers
INTERNATIONAL

SITE

LAND FOR SALE



PROPERTY HIGHLIGHTS

- › Located at the entrance to the rapidly growing historic Old Brooklyn business district
- › Minutes from I-480, I-71 and I-90
- › Four parcels, totaling 1.05 Acres
- › Zoned commercial; ideal for multifamily or mixed-use residential/retail
- › 26-acre park going in across the street that will connect the zoo to the Towpath
- › Join MetroHealth, the Cleveland Metroparks Zoo, Burger King, Coffee Coffee Coffee, and Old Brooklyn Cheese Co. in one of Cleveland's largest growth markets

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SITE AERIAL



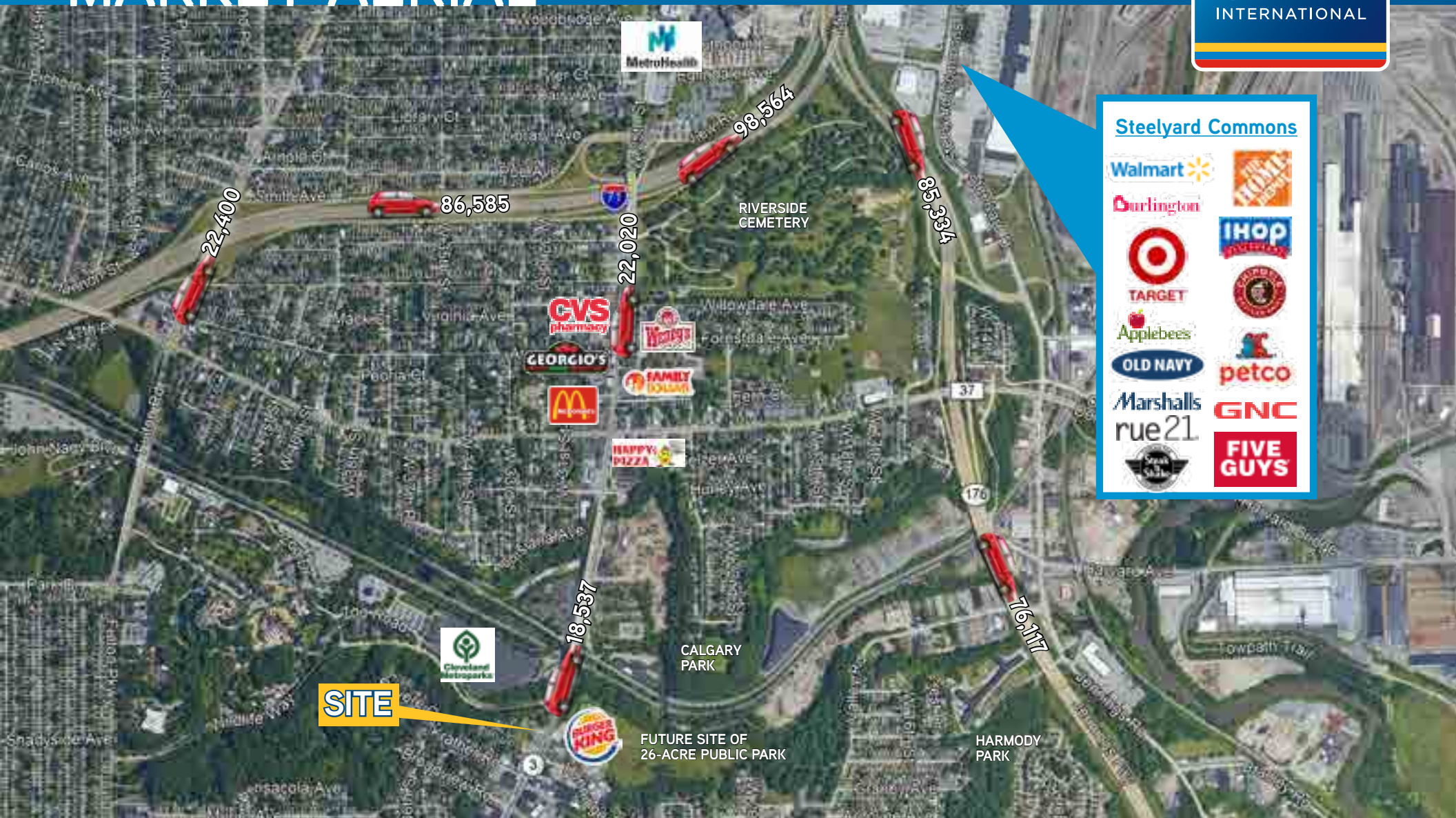
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MARKET AERIAL

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DEMOGRAPHIC REPORT

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4100 Pearl Rd

Cleveland, OH 44109

1 mi radius

3 mi radius

5 mi radius

POPULATION	2018 Estimated Population	21,751	128,084	316,776
	2023 Projected Population	20,941	125,771	310,480
	2010 Census Population	22,916	134,612	327,408
	2000 Census Population	25,257	149,527	360,798
	Projected Annual Growth 2018 to 2023	-0.7%	-0.4%	-0.4%
	Historical Annual Growth 2000 to 2018	-0.8%	-0.8%	-0.7%
	2018 Median Age	35	35.4	35.7
HOUSEHOLDS	2018 Estimated Households	9,598	55,736	142,983
	2023 Projected Households	9,338	55,209	141,435
	2010 Census Households	9,561	55,338	138,761
	2000 Census Households	10,571	59,805	147,893
	Projected Annual Growth 2018 to 2023	-0.5%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2018	-0.5%	-0.4%	-0.2%
RACE AND ETHNICITY	2018 Estimated White	68.2%	69.1%	62.9%
	2018 Estimated Black or African American	14.5%	14.1%	24.2%
	2018 Estimated Asian or Pacific Islander	1.3%	2.1%	2.7%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
	2018 Estimated Other Races	15.5%	14.3%	9.8%
	2018 Estimated Hispanic	24.4%	22.6%	14.6%
INCOME	2018 Estimated Average Household Income	\$50,090	\$55,398	\$55,125
	2018 Estimated Median Household Income	\$32,979	\$40,493	\$39,515
	2018 Estimated Per Capita Income	\$22,179	\$24,206	\$25,188
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.6%	5.5%	4.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	15.2%	12.9%	12.1%
	2018 Estimated High School Graduate	34.0%	33.9%	33.0%
	2018 Estimated Some College	24.9%	22.3%	22.7%
	2018 Estimated Associates Degree Only	7.0%	7.2%	7.2%
	2018 Estimated Bachelors Degree Only	10.1%	12.2%	13.2%
	2018 Estimated Graduate Degree	3.2%	6.0%	7.1%
BUSINESS	2018 Estimated Total Businesses	524	4,446	16,410
	2018 Estimated Total Employees	4,157	56,810	257,945
	2018 Estimated Employee Population per Business	7.9	12.8	15.7
	2018 Estimated Residential Population per Business	41.5	28.8	19.3