

High Visibility Convenience Store

For Sale | 6505 Pearl Road, Parma Heights, Ohio 44130



Addicted Body
Arts Studio

Tracy's
Karate Studio

Hilo Salon

SECOND'S
CITY

ABCrental
center

LIT'S Plumbing
Kitchen and Bath Gallery

CAFÉ BLANC

 CUSHMAN &
WAKEFIELD

 CRESCO
Real Estate



HIGHLIGHTS

- 1,248 SF former convenience store on 0.29 acres
- Approximately 110' of frontage along Pearl Road (Route 42) which sees over 20,000 VPD
- Three (3) curb cuts along the hard corner of Pearl Road and Commonwealth Blvd
- Potential for scrape and rebuild
- Zoned Neighborhood Mixed Use, which permits a variety of different uses, including: retail, medical, residential, and similar businesses



AVAILABILITY

Parcel #: 472-22-005
 Building: 1,248 SF Built in 1990
 Land Area: 0.29 AC

DEMOS

242,768	42.2	107,225
Population	Median Age	Households
\$90,554	7,855	100,752
HH Income	Total Businesses	Employees

Pearl S.C.
BIG LOTS!
KeyBank
OHIO SAVINGS BANK
HARBOR FREIGHT
Quality Tools at Remarkably Low Prices

YORKTOWN LANES
East Coast
PENN STATION
EAST COAST SUBS

W
DUNKIN'

drug mart
Huntington

McDonald's
Harry's Buffalo

Ford
Auto Zone
Wendy's
Citizens Bank

6505 Pearl Rd

PEARL RD

YORK RD

W 130TH ST

Pearl Plaza
at&t
noodles & company
ALDI
Citizens Bank
CHIP O'LE

Starbucks
McAlister's Deli
WetGo

TACO BELL
getGo
Arby's
BURGER KING

Oakwood Plaza
SHERWIN WILLIAMS
SUBWAY
PIZZA PAPA JOHN'S

FIFTH THIRD BANK
DISCOUNT TIRE

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

Middleburg Crossing
Goodwill
Firestone

Dollar Bank

LINCOLN
NTB

PNC

THE BRICK OVEN

OLD TIME Pottery

bakers square

UNITED STATES POSTAL SERVICE

Middleburg Hts Plaza
Gabe's
CAR PARTS WAREHOUSE

Cuyahoga Community College



Parma Heights

Parma Heights offers a strong opportunity for retail investment, driven by its dense population, steady traffic flow, and proximity to key commercial corridors. Located along Pearl Road and just minutes from I-480, the city benefits from consistent visibility and accessibility for both local and regional shoppers. The surrounding residential neighborhoods provide a built-in customer base, while nearby communities like Parma, Middleburg Heights, and Brook Park add to the area's consumer reach. With stable demographics, ongoing commercial updates, and a mix of national and local tenants already established, Parma Heights presents an appealing environment for investors seeking reliable retail performance and long-term value growth.

Things to do

Greenbrier Commons: A community hub featuring walking trails, sports fields, playgrounds, and the Cassidy Theatre.

Cassidy Theatre: Local performing arts venue hosting year-round plays, musicals, and community performances.

Pearl Road Shopping Corridor: Explore local boutiques, restaurants, and everyday retail along the city's main thoroughfare.

The Shoppes at Parma (nearby): A major retail destination with national stores, dining, and entertainment just minutes away.

Big Creek Reservation: Part of the Cleveland Metroparks system, offering scenic trails, picnic areas, and outdoor recreation.



**6505 PEARL ROAD
PARMA HEIGHTS, OHIO 44130**

RYAN FISHER

Senior Vice President

rfisher@crescorealestate.com

+1 216 525 1497

CAMERON CALLAHAN

Associate

ccallahan@crescorealestate.com

+1 216 232 4101



Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200

Cleveland, Ohio 44131

crescorealestate.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.