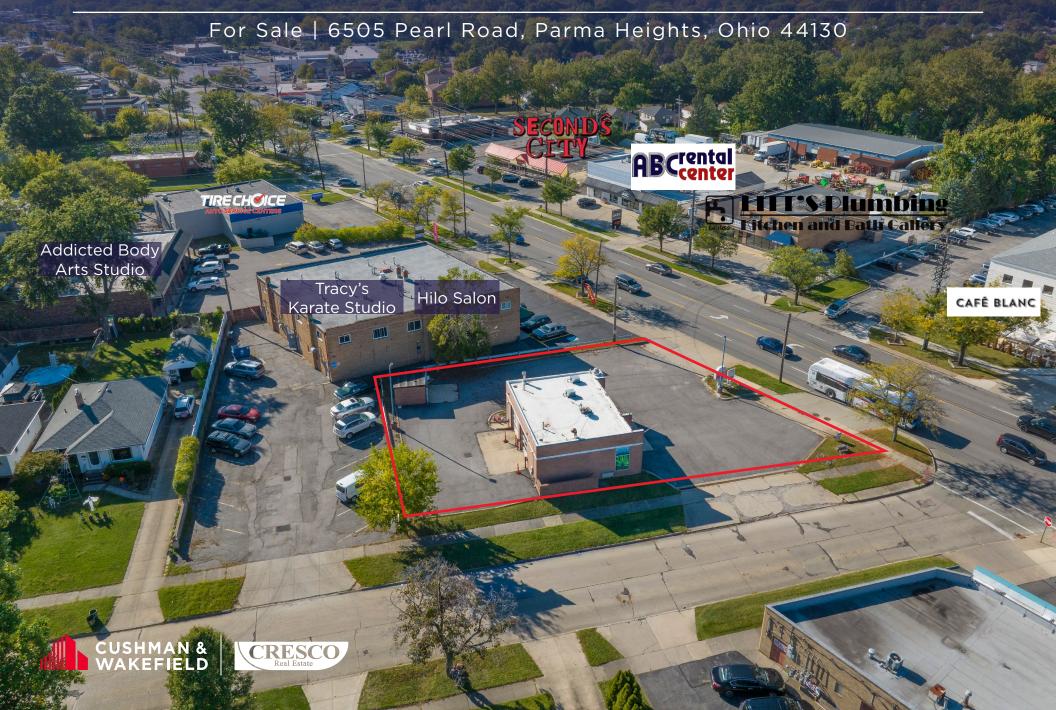
High Visibility Convenience Store







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







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.