

Commercial Office Space for Lease

For Lease | 6886 Pearl Road, Middleburg Heights, Ohio 44130



6886 Pearl Road

- 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

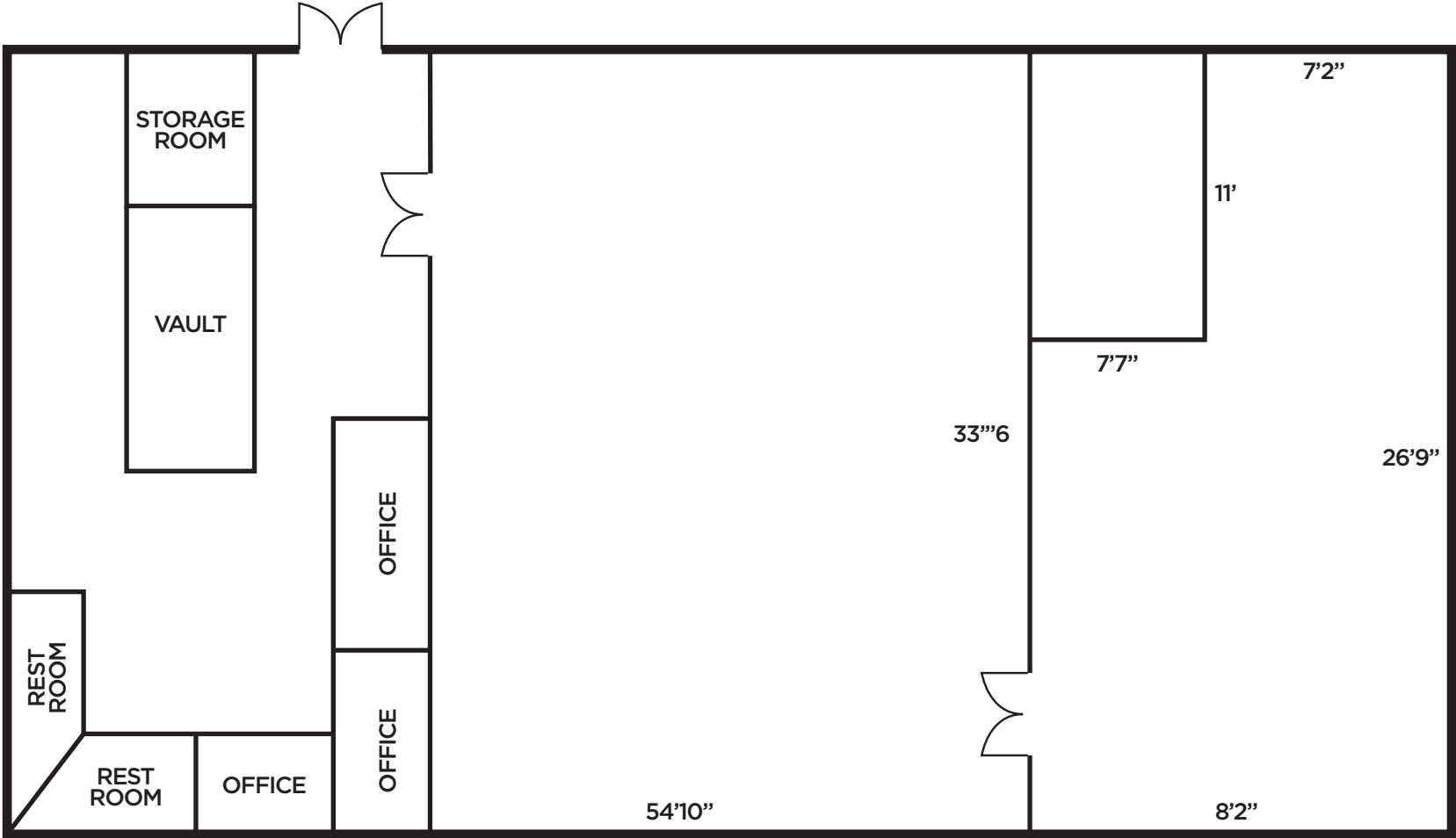
Lease Rate: \$11.00/SF MG



Quick Stats

Available Space	4,600 SF
Year Built (Renovated)	1927 (2023)
Public Transit	RTA Blue/Green Line
Businesses within 3-Miles	5,283
To University Circle	9 Minutes
To Downtown Cleveland	16 Minutes

Floor Plan



*All dimensions are approximate.





215,501
Population
(2026 | 5-Miles)

42.6
Median Age
(2026 | 5-Miles)

96,575
Households
(2026 | 5-Miles)

\$94,693
Household Income
(2026 | 5-Miles)

7,356
Total Businesses
(2026 | 5-Miles)

104,899
Total Employees
(2026 | 5-Miles)



**6886 PEARL ROAD
MIDDLEBURG HEIGHTS, OH 44130**

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