

DENTAL OFFICE AVAILABLE

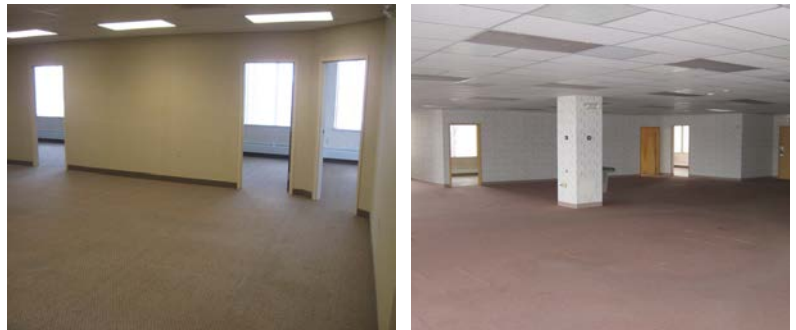


COMMERCE PLACE
7123 Pearl Road
Middleburg Heights, Ohio

Property Highlights

- Premier four story office and medical building with 26,393 SF available for lease
- 4,325 SF fully plumbed dental office ready to receive dental equipment
- First floor unit with direct access from parking lot
- Building amenities include a conferencing facility, fitness center and food service
- Abundance of parking with 300 free surface spaces available
- Competitive rates
- Close proximity to Heinen's Fine Foods, McDonald's, Wendy's, Walgreens, CVS, the Southland Shopping Center and more
- Easy access from I-71 and I-480

Property Photos - Offices and Conference Room



Contact Agent:

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DENTAL OFFICE AVAILABLE PROPERTY PHOTOS

Commerce Place
7123 Pearl Road
Middleburg Heights, Ohio



VIEW OF BUILDING



VIEW OF BUILDING

KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

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DENTAL OFFICE AVAILABLE DEMOGRAPHICS

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7123 Pearl Road		3 Miles	5 Miles	7 Miles	5.00 (mins)
Middleburg Heights, Ohio					
POPULATION	2013 Estimated Population	79,052	203,399	418,545	78,809
	2018 Projected Population	76,084	195,661	402,753	75,838
	2010 Census Population	80,263	206,558	424,999	80,021
	2000 Census Population	82,797	211,578	437,318	82,803
	Projected Annual Growth 2013 to 2018	-0.8%	-0.8%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2013	-0.3%	-0.3%	-0.3%	-0.4%
	2013 Median Age	42.7	41.6	41	42.3
HOUSEHOLDS	2013 Estimated Households	33,789	86,767	177,570	33,650
	2018 Projected Households	32,537	83,557	171,078	32,403
	2010 Census Households	34,314	88,117	180,286	34,173
	2000 Census Households	34,040	86,904	180,519	34,034
	Projected Annual Growth 2013 to 2018	-0.7%	-0.7%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2013	-0.1%	-	-0.1%	-0.1%
RACE AND ETHNICITY	2013 Estimated White	91.8%	89.2%	87.9%	92.2%
	2013 Estimated Black or African American	2.7%	4.9%	5.3%	2.5%
	2013 Estimated Asian or Pacific Islander	3.0%	2.6%	2.5%	2.9%
	2013 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
	2013 Estimated Other Races	2.3%	3.2%	4.1%	2.3%
	2013 Estimated Hispanic	3.2%	4.5%	6.2%	3.1%
INCOME	2013 Estimated Average Household Income	\$59,168	\$60,152	\$60,940	\$59,613
	2013 Estimated Median Household Income	\$50,487	\$51,287	\$51,965	\$50,984
	2013 Estimated Per Capita Income	\$25,517	\$25,896	\$26,060	\$25,655
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.1%	3.5%	3.2%
	2013 Estimated Some High School (Grade Level 9 to 11)	8.2%	8.4%	8.8%	8.2%
	2013 Estimated High School Graduate	38.9%	36.8%	35.0%	38.3%
	2013 Estimated Some College	22.0%	22.0%	21.4%	22.0%
	2013 Estimated Associates Degree Only	7.2%	7.7%	7.5%	7.2%
	2013 Estimated Bachelors Degree Only	13.4%	14.4%	15.4%	14.1%
	2013 Estimated Graduate Degree	6.9%	7.6%	8.5%	7.0%
BUSINESS	2013 Estimated Total Businesses	2,933	7,490	14,099	2,715
	2013 Estimated Total Employees	49,689	120,471	193,850	43,529
	2013 Estimated Employee Population per Business	16.9	16.1	13.7	16.0
	2013 Estimated Residential Population per Business	27.0	27.2	29.7	29.0



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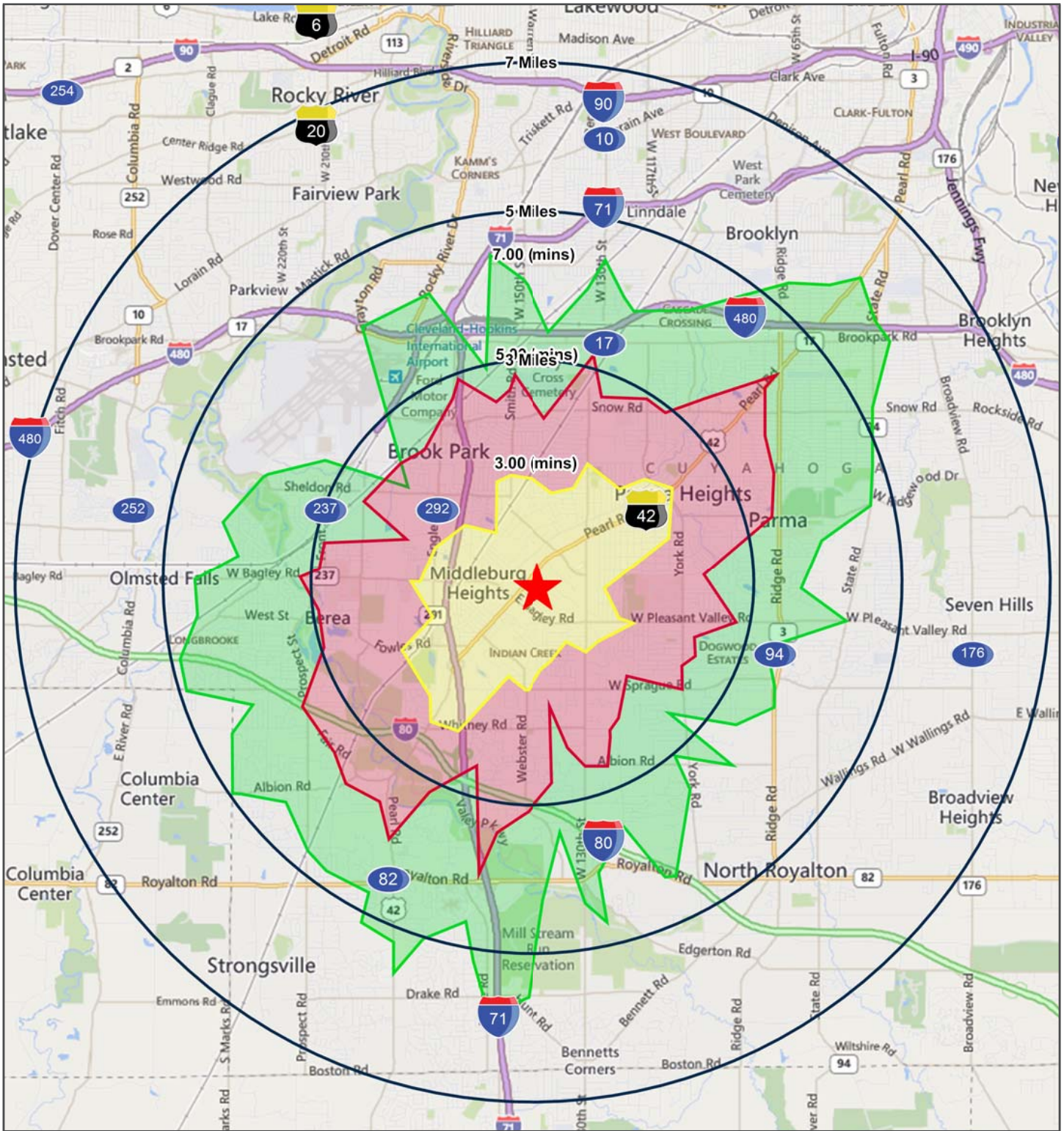
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DENTAL OFFICE AVAILABLE AREA MAP

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