

FOR SALE  
BUILT TO SUIT LEASE

# STRONGSVILLE | PEARL ROAD A BOOMING DEVELOPMENT CORRIDOR PRIME 1.18 ACRES

PEARL ROAD, STRONGSVILLE, OH 44149



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CBRE, Inc.  
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**CBRE**

# 1.18 ACRE PEARL ROAD PARCEL

ADJACENT TO 18936 PEARL ROAD, STRONGVILLE, OHIO

## AERIAL VIEW



## PROPERTY HIGHLIGHTS

Total Acreage: 1.18 Acres

Sale Price: \$750,000  
OR OWNER WILL BUILD TO SUIT LEASE

Parcel Numbers: 39432010

Zoned: GB, General Business

150' frontage on Pearl Road and 350' lot depth

Excellent Demographics:  
Household Income of \$137,652 in a 1 mile radius

High Visibility with Pearl Road access via newly built existing curb cut with optimal access

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## CONCEPTUAL PLANS







# MARKET OVERVIEW



18,850 VPD

33,338 VPD

23,693 VPD

**1.18 AC AVAILABLE**

**NEW! AVENUE AT STRONGVILLE CARE AND REHABILITATION CENTER**

**ENCOMPASS HEALTH (50K SF MEDICAL FACILITY UNDER CONSTRUCTION)**

**SOUTHPARK MALL**

Dillard's   ★ Macy's   KOHL'S

JCPenney   WILLIAMS-SONOMA   H&M   planet fitness

EVERY SEASON STARTS AT **DICK'S SPORTING GOODS**   **CINEMARK** CENTURY THEATRES   **BAM! BOOKS-A-MILLION**   Romano's Macaroni Grill

Chipotle Mexican Grill   Houlihan's   Red Lobster   Longhorn Steakhouse

Taxera   Applebee's   OfficeMax

**NEW RETAILERS TO THE MARKET**

HomeGoods   HAND & STONE MASSAGE AND FACIAL SPA   Bank of America   Swensons DRIVE-IN   OUTBACK STEAKHOUSE®

City BARBECUE   tropical CAFE SMOOTHIE   BURGERIM   PEACE LOVE & LITTLE DONUTS

lemonberry   Target   heinens   OLD NAVY   TJ-maxx   Famous Footwear   DOLLAR TREE   PetPeople   B   Mattress Firm

Starbucks Coffee   M   DAVID'S BRIDAL   five BELOW   ULTA BEAUTY   ROSEWOOD GRILL   petco

FIREHOUSE SUBS   Costco WHOLESALE   BED BATH & BEYOND Beyond any store of its kind.   LA BOY   Chick-fil-A   BEST BUY

CVS   Michaels   DSW   Dunkin' Donuts   Malloy's   Orange Theory   V-RAIL   spavio   CORE LIFE

Antonioli's   Cinnabon   McDonald's   Old Carolina TITLE

Big Lots   petvalu   Five Guys   Bruegger's

MARCS   LEVIN   MARKET DISTRICT

Siemens   Proposed   MARCS   Petitti GARDEN CENTERS

Tommy's   Petitti GARDEN CENTERS

Wendy's   7-Eleven   ABC rental center   bp

PROSPECT RD

LUNN RD

DRAKE RD

BOSTON RD

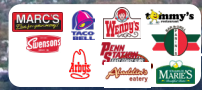
PEARL RD

ROYALTAN RD



# 1.18 ACRE PEARL ROAD PARCEL

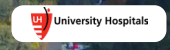
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AND REHABILITATION CENTER

ENCOMPASS HEALTH  
(50K SF MEDICAL  
FACILITY UNDER  
CONSTRUCTION)



Pearl Crossing  
Assisted Living

PEARL RD - 13,668 VPD

BOSTON RD



# MARKET SNAPSHOT

STRONGSVILLE, OHIO | CUYAHOGA COUNTY  
15 MILES SOUTH OF CLEVELAND



## BUSINESSES

(5 Miles)

- ±3.6 MSF of Office Space\*
- ±15.3 MSF of Industrial Space\*
- ±9.3 MSF of Retail Space\*
- 4,399 Businesses

\*CoStar



## STRENGTHS

- Fifth largest suburb in Cuyahoga County
- High retail occupancy rate
- Four office parks within the area employing about 9,000 people
- Two highway interchanges



## HEALTHCARE

- Cleveland Clinic Family Health & Surgery Center
- Southwest General Strongsville Medical Center



## TRAFFIC GENERATORS

- SouthPark Mall
- Strongsville Recreation Center



## SCHOOLS

- Strongsville School District: ±5,500 Students
- Performance Index: 81.9%; 101st in Ohio
- Polaris Career Center: 905 Students

# DEMOGRAPHICS

		1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION	2022 Population - Current Year Estimate	9,761	57,935	112,133
	2027 Population - Five Year Projection	9,580	57,422	111,479
	2022 Employees	1,899	21,197	43,310
	2022 Daytime Population	7,343	48,140	97,009
	2022 Median Age	43.60	44.10	44.20
HOUSE-HOLDS	2022 Households - Current Year Estimate	3,683	22,748	45,624
	2027 Households - Five Year Projection	3,646	22,736	45,662
	2022 Average Household Size	2.62	2.52	2.43
INCOME	2022 Average Household Income	\$137,652	\$116,681	\$111,788
	2027 Average Household Income	\$158,377	\$134,574	\$129,207
	2022 Median Household Income	\$105,199	\$91,631	\$84,365
	2022 Per Capita Income	\$52,491	\$45,781	\$45,447
HOUSING	2021 Housing Units	3,863	23,180	47,710
	2022 Owner Occupied Housing Units	3,045	18,920	35,811
	2022 Median Value of Owner Occ. Housing Units	\$264,391	\$231,307	\$230,697
	2022 Average Value of Owner Occ. Housing Units	\$287,631	\$250,129	\$253,297



# 1.18 ACRE PEARL ROAD LAND SITE

## FOR SALE or FOR LEASE

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