



FOR SALE
FORMER RESTAURANT

8913 Pearl Road
Strongsville, Ohio 44136

FOR SALE

Former Restaurant

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HIGHLIGHTS

- ▶ +/- 6,500 SF freestanding former restaurant on 2.36 acres
- ▶ Excellent monument signage on Pearl Road
- ▶ Income from Rivian Charging Station

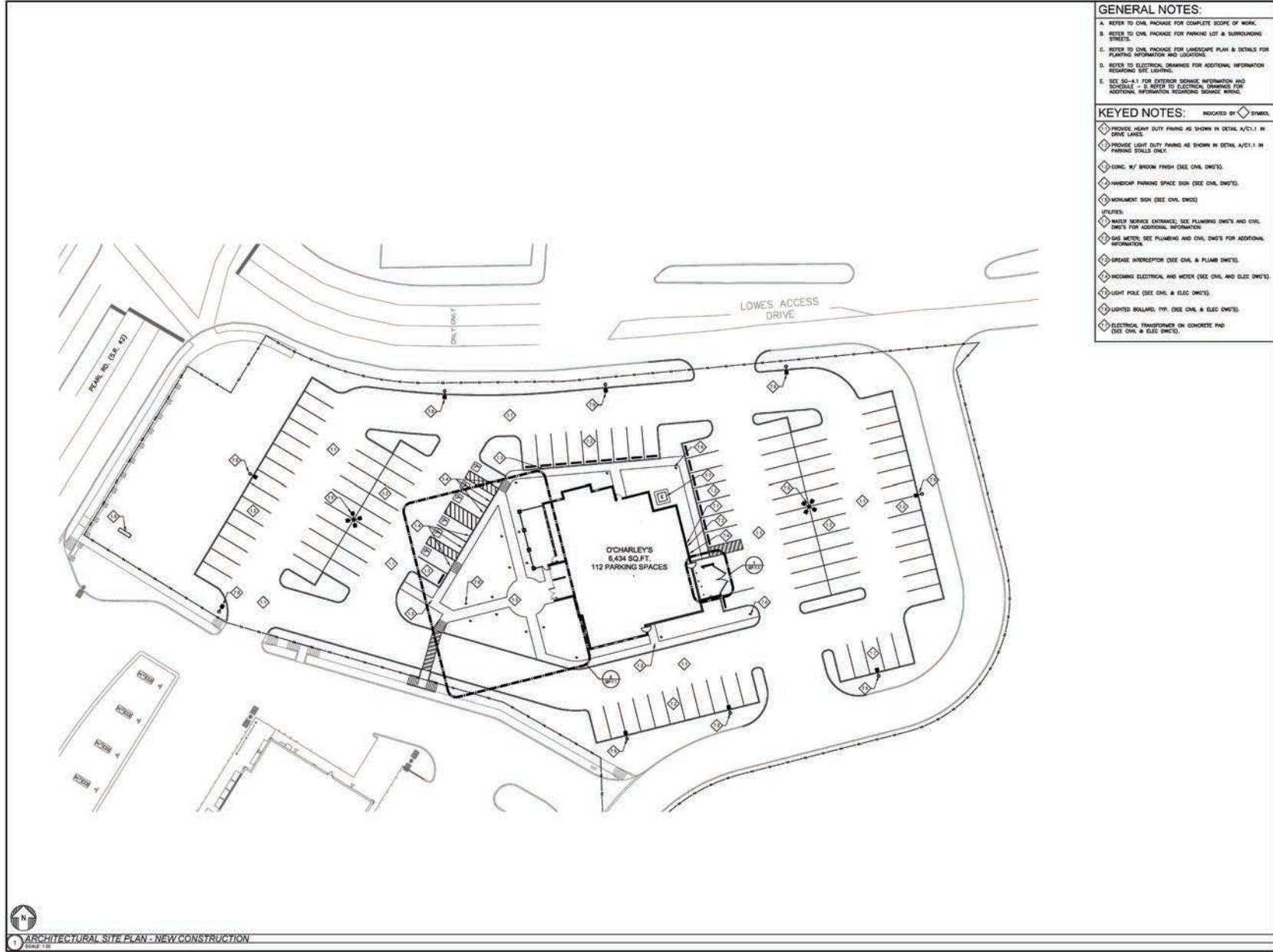
- ▶ Conveniently located minutes from I-71
- ▶ Join other area retailers including Lowe's, Walmart, The Home Depot, Discount Drug Mart, Gordan Food Services, BW3, Culver's and more!



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

TORI NOOK | 216.342.2250 | tnook@anchorretail.com
ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com
ARTHUR KAPLAN | 646.494.4658 | akaplan@anchorretail.com



- GENERAL NOTES:**
- A. REFER TO CIVIL PACKAGE FOR COMPLETE SCOPE OF WORK.
 - B. REFER TO CIVIL PACKAGE FOR PARKING LOT & SURROUNDING STREETS.
 - C. REFER TO CIVIL PACKAGE FOR LANDSCAPE PLAN & DETAILS FOR PLANTING INFORMATION AND LOCATIONS.
 - D. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE LIGHTING.
 - E. SEE SO-1.1 FOR EXTERIOR SIGNAGE INFORMATION AND SCHEDULE - 1.3. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SIGNAGE WIRING.
- KEYED NOTES:** INDICATED BY SYMBOL.
- INDICATE HEAVY DUTY PAVING AS SHOWN IN DETAIL A/C1.1 IN DRIVE LANES.
 - PROVIDE LIGHT DUTY PAVING AS SHOWN IN DETAIL A/C1.1 IN PARKING STALLS ONLY.
 - CONC. W/ BRUSH FINISH (SEE CIVIL DWG'S).
 - HANDICAP PARKING SPACE SIGN (SEE CIVIL DWG'S).
 - SIGNMENT SIGN (SEE CIVIL DWG).
 - PLUMBING.
 - WATER SERVICE ENTRANCE, SEE PLUMBING DWG'S AND CIVIL DWG'S FOR ADDITIONAL INFORMATION.
 - GAS METERS, SEE PLUMBING AND CIVIL DWG'S FOR ADDITIONAL INFORMATION.
 - SEWAGE INTERCEPTOR (SEE CIVIL & PLUMB DWG'S).
 - INCOMING ELECTRICAL AND METER (SEE CIVIL AND ELEC DWG'S).
 - LIGHT POLE (SEE CIVIL & ELEC DWG'S).
 - LIGHTED SIGNAGE, TYP. (SEE CIVIL & ELEC DWG'S).
 - ELECTRICAL TRANSFORMER ON CONCRETE PAD (SEE CIVIL & ELEC DWG'S).

STORE #2106

NEW CONSTRUCTION
111 PEARL RD.
STRONGSVILLE, OH 44136
TEL: 216.342.2250
WWW.ANCHORRETAIL.COM

ARCHITECTURAL SITE PLAN
111 PEARL RD.
STRONGSVILLE, OH 44136
DATE: 08/11/18
PROJECT NUMBER: 11-0488
DRAWN BY: AN

STORE #2106
STRONGSVILLE, OH 44136

O'Charley's
GOOD FOOD. GOOD TIMES.

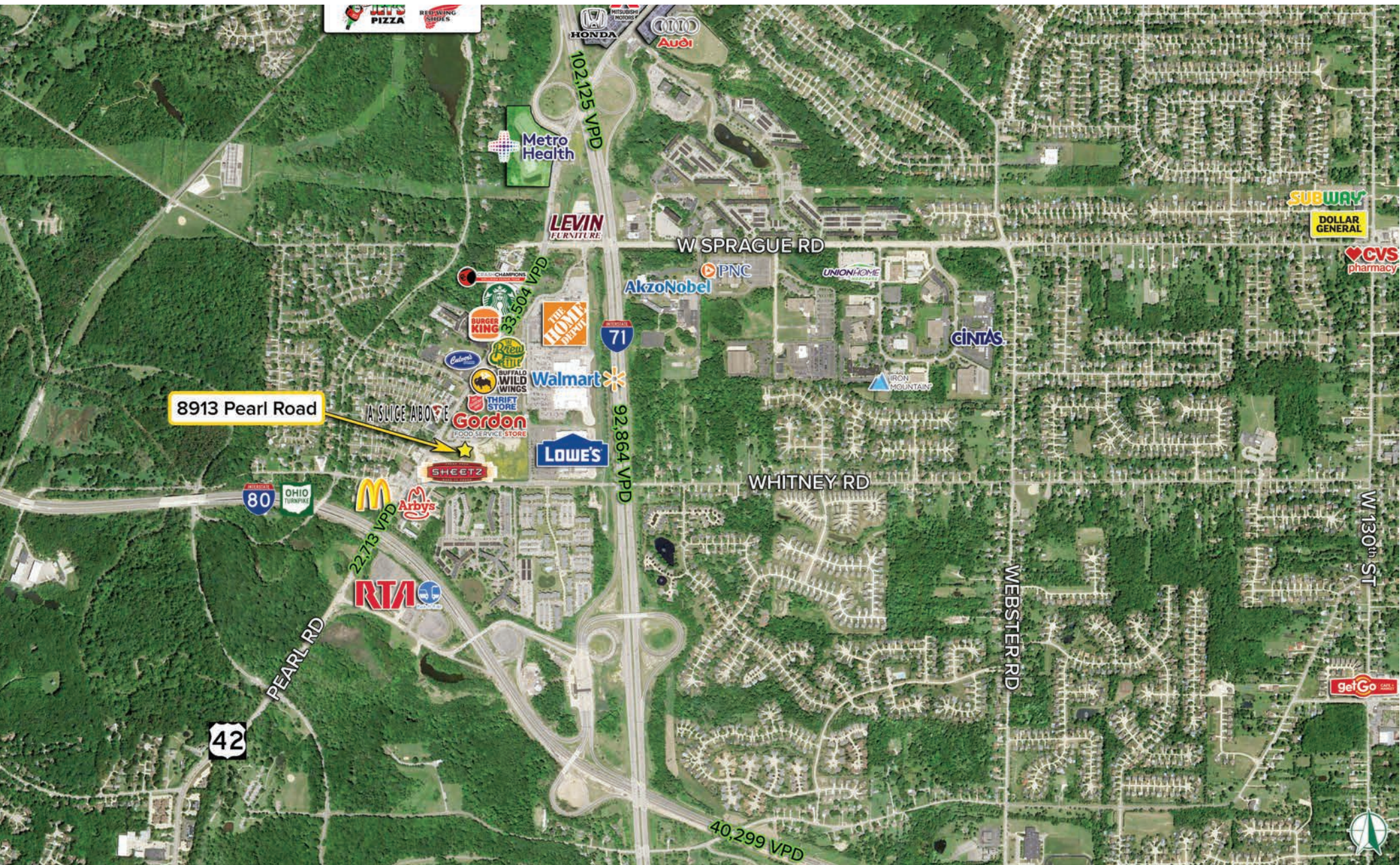
REVISION

SHEET NO.
SP-1.0
SITE PLAN
NEW CONSTRUCTION
111 PEARL RD, STRONGSVILLE, OH 44136

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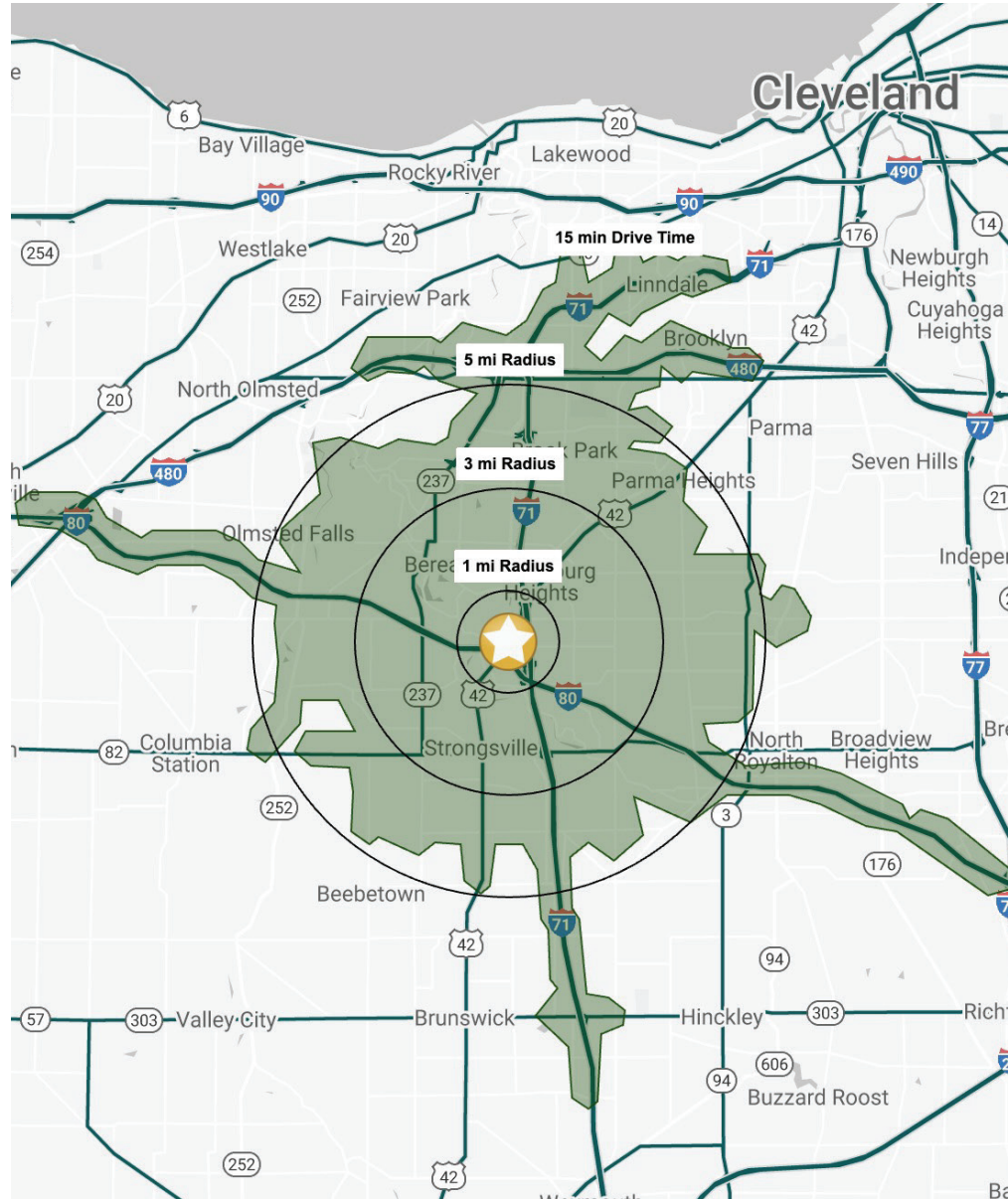
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DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES | 15 MIN DRIVE |
|------------------------|-----------|-----------|-----------|--------------|
| POPULATION | 5,474 | 59,043 | 158,500 | 182,651 |
| HOUSEHOLDS | 2,730 | 26,027 | 68,749 | 78,467 |
| MEDIAN AGE | 37.5 | 43.6 | 43.0 | 42.3 |
| AVERAGE HH INCOME | \$120,218 | \$113,598 | \$106,766 | \$102,723 |
| MEDIAN HH INCOME | \$78,607 | \$80,638 | \$79,642 | \$76,683 |
| BUSINESSES | 195 | 2,607 | 5,519 | 6,978 |
| EMPLOYEES | 3,000 | 35,967 | 73,200 | 99,124 |
| EDUCATION: BACHELORS + | 49.9% | 41.3% | 36.2% | 33.7% |



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