



**ANCHOR
RETAIL**



**REALTY
RESOURCES**
MEMBER



STAPLES PLAZA

12421 Pearl Road
Strongsville, Ohio 44136



HIGHLIGHTS

- ▶ Well-established community shopping center located in the heart of Strongsville
- ▶ ±2,930 SF available in the outlot building with excellent visibility on Pearl Road
- ▶ 1,800 SF available located in the strip with Staples
- ▶ Potential for outlot development for ground lease or build-to-suit
- ▶ Regional retailers include Walmart, Home Depot, Lowe's, Costco, Target, Macy's, Kohl's, Dick's Sporting Goods, TJ Maxx, and more
- ▶ Strong traffic counts on Pearl Road: 20,983 VPD
- ▶ COMING SOON: The Little Gym



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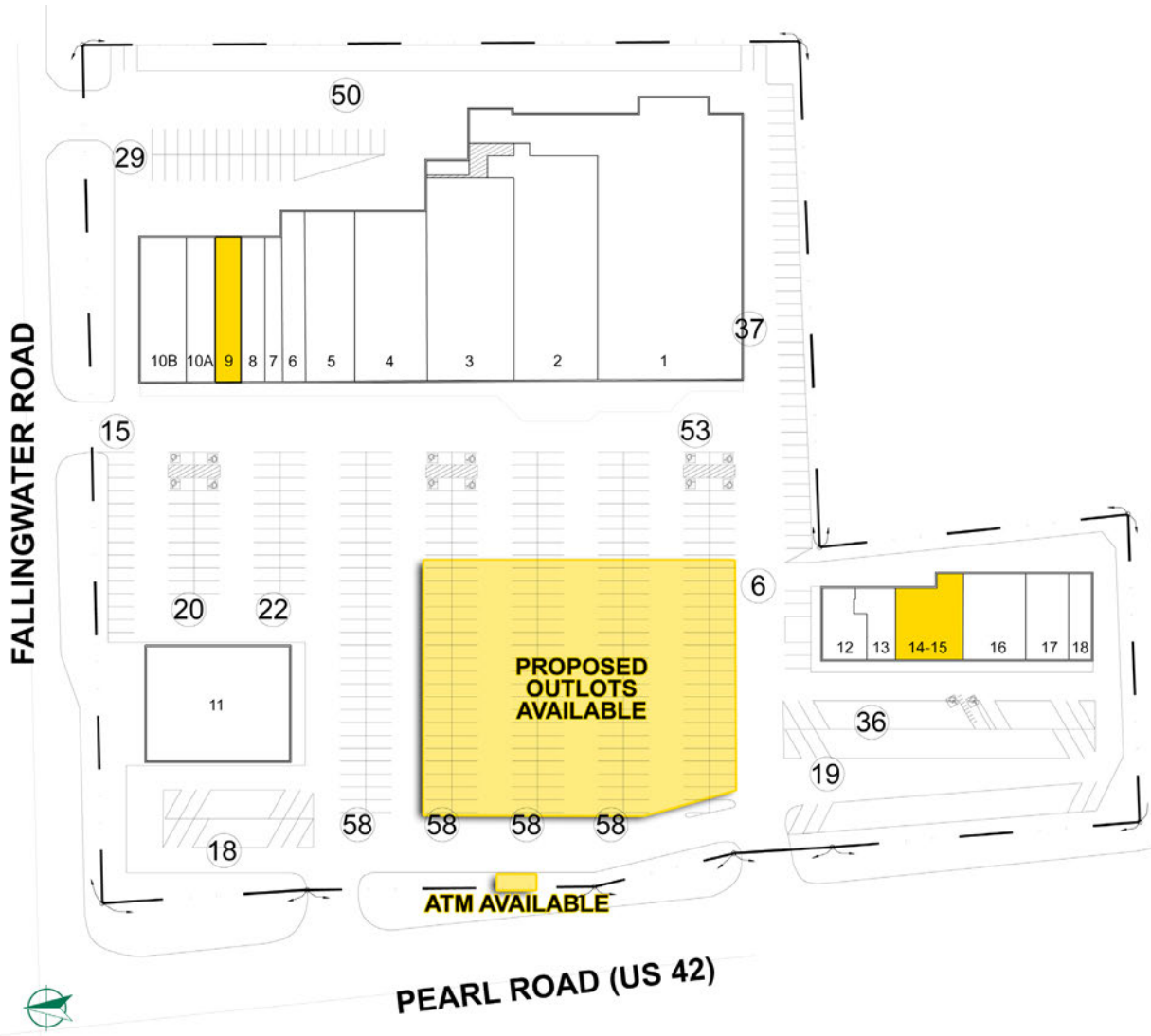


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AVAILABLE FOR LEASE

STAPLES PLAZA

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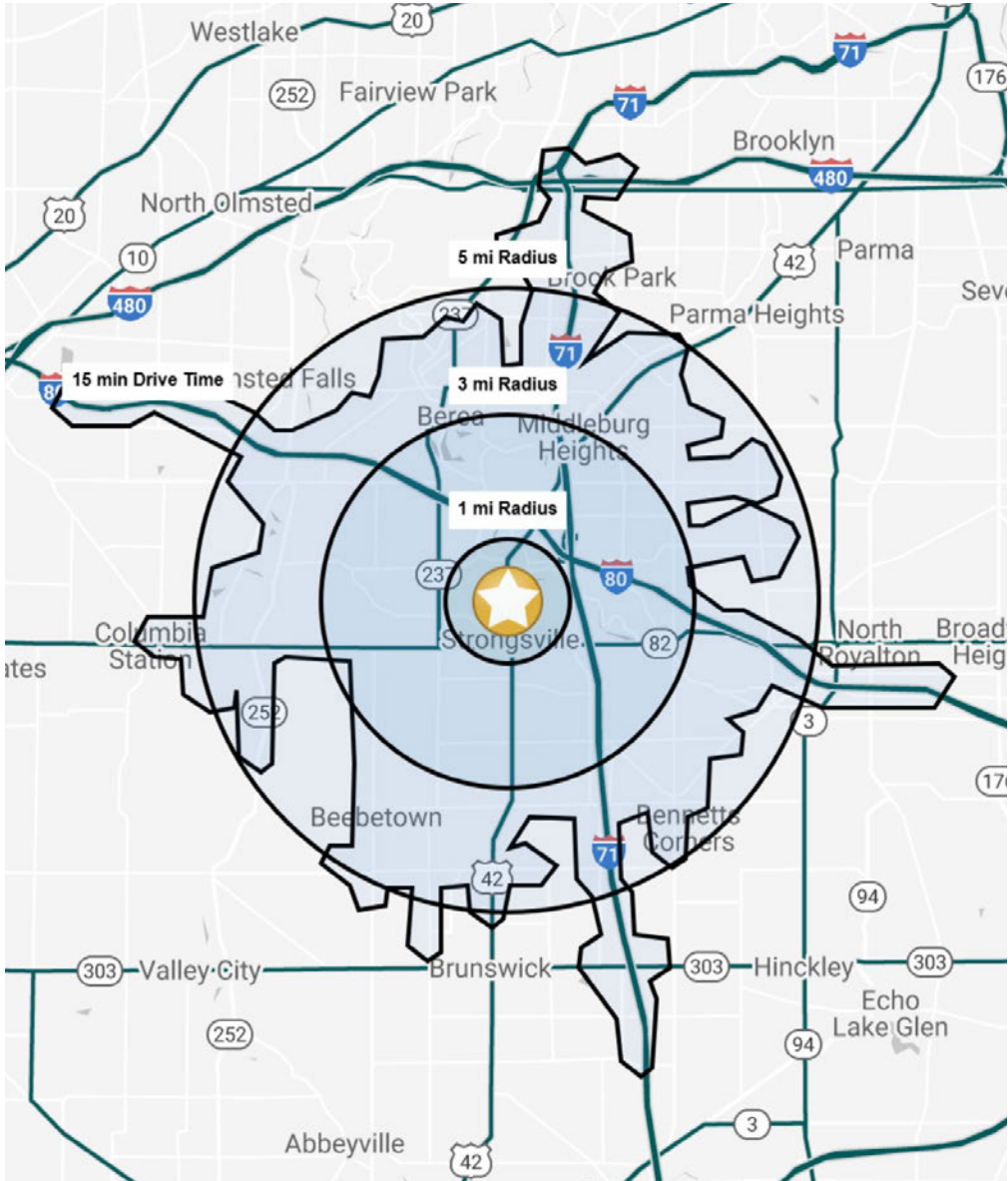
UNIT	TENANT	SIZE
1	Staples	22,445 SF
2	Goldfish Swim School	9,694 SF
3	AOK! Fitness	8,400 SF
4	Howard Hanna	6,180 SF
5	The Little Gym	4,100 SF
6	Allstate Insurance	1,780 SF
7	Discount Nail Supply	1,500 SF
8	Top Driver	1,683 SF
9	AVAILABLE	1,800 SF
10-A	Fast Signs	2,000 SF
10-B	Fyzical Therapy & Balance Center	3,000 SF
11	J Bella	8,000 SF
12	808 Shave Ice	1,365 SF
13	Mr. Hero	1,135 SF
14/15	AVAILABLE	2,930 SF
16	Deborah Colin Salon & Spa	2,400 SF
17	Marco's Pizza	1,800 SF
18	Headlines Barbershop	900 SF
TOTAL		81,195 SF



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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,083	49,255	137,306	124,624
HOUSEHOLDS	2,335	21,028	58,482	52,719
MEDIAN AGE	41.3	40.7	41.9	41.5
AVERAGE HH INCOME	\$123,491	\$138,853	\$122,898	\$122,929
MEDIAN HH INCOME	\$85,811	\$99,092	\$91,250	\$91,525
BUSINESSES	470	1,862	4,837	4,439
EMPLOYEES	7,375	23,505	57,189	55,276
EDUCATION: BACHELORS +	44.0%	46.8%	40.2%	39.6%



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