



12421 PEARL ROAD

Strongsville, Ohio 44136

AVAILABLE FOR LEASE

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HIGHLIGHTS

- ▶ Well-established community shopping center located in the heart of Strongsville
- ▶ Available spaces:
 - ±2,930 SF available in the outlot building with excellent visibility on Pearl Road
 - 1,780 SF inline next to The Little Gym (now open)
- ▶ 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

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UNIT	TENANT	SIZE
1	NEW GROCERY TENANT <i>(coming soon)</i>	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	AVAILABLE	1,780 SF
7	Discount Nail Supply	1,500 SF
8	Top Driver	1,683 SF
9	Musicologie	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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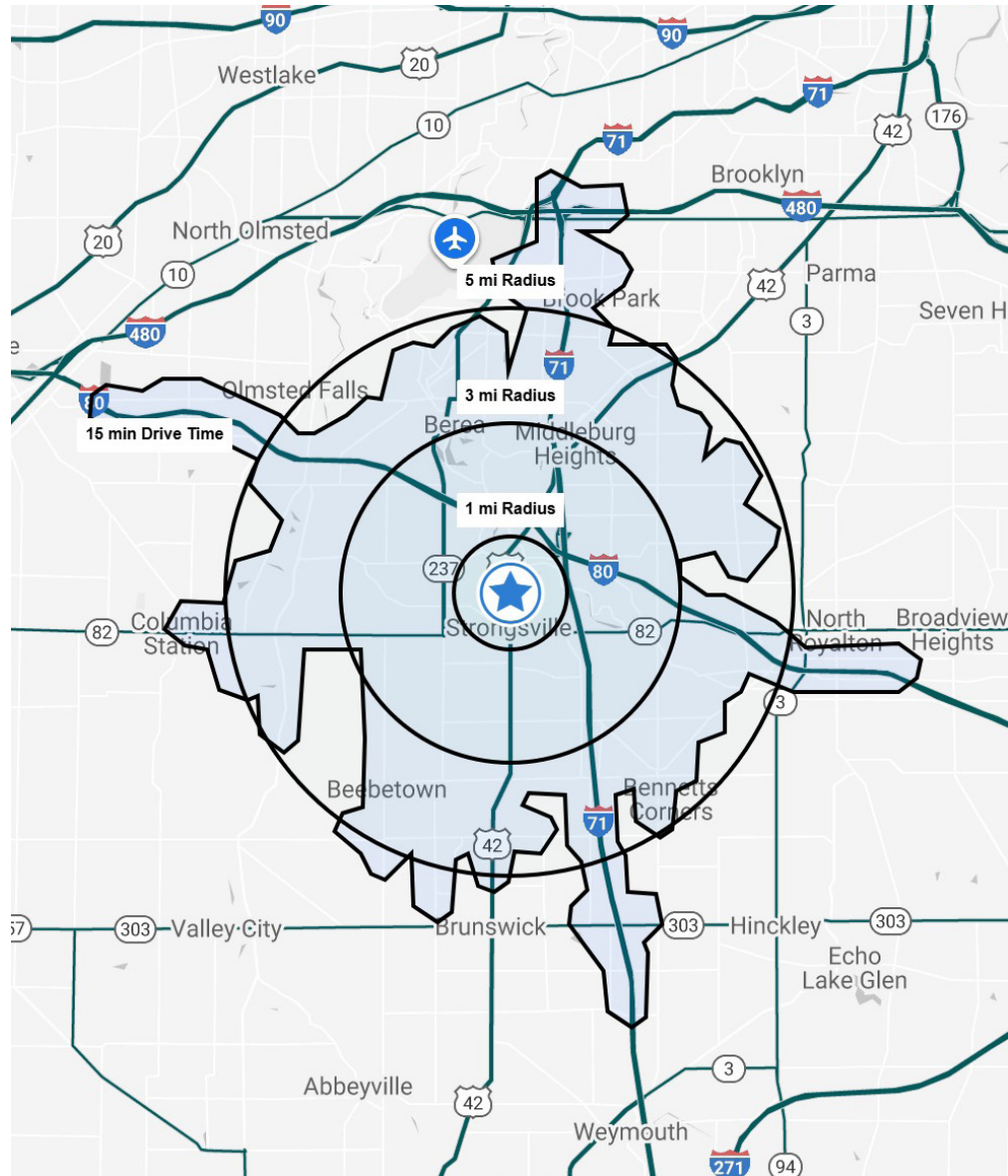
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	5,090	50,240	139,129	139,835
 HOUSEHOLDS	2,326	21,294	58,898	59,050
 MEDIAN AGE	49.8	45.0	44.6	44.1
 AVERAGE HH INCOME	\$117,112	\$133,073	\$120m100	\$118,037
 MEDIAN HH INCOME	\$74,761	\$99,630	\$92,044	\$90,383
 BUSINESSES	508	1,950	5,030	5,195
 EMPLOYEES	7,647	23,904	58,292	67,129
 EDUCATION: BACHELORS +	41.2%	46.1%	39.3%	39.8%



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