



DEVELOPMENT BY:

Thomas English
Retail Real Estate

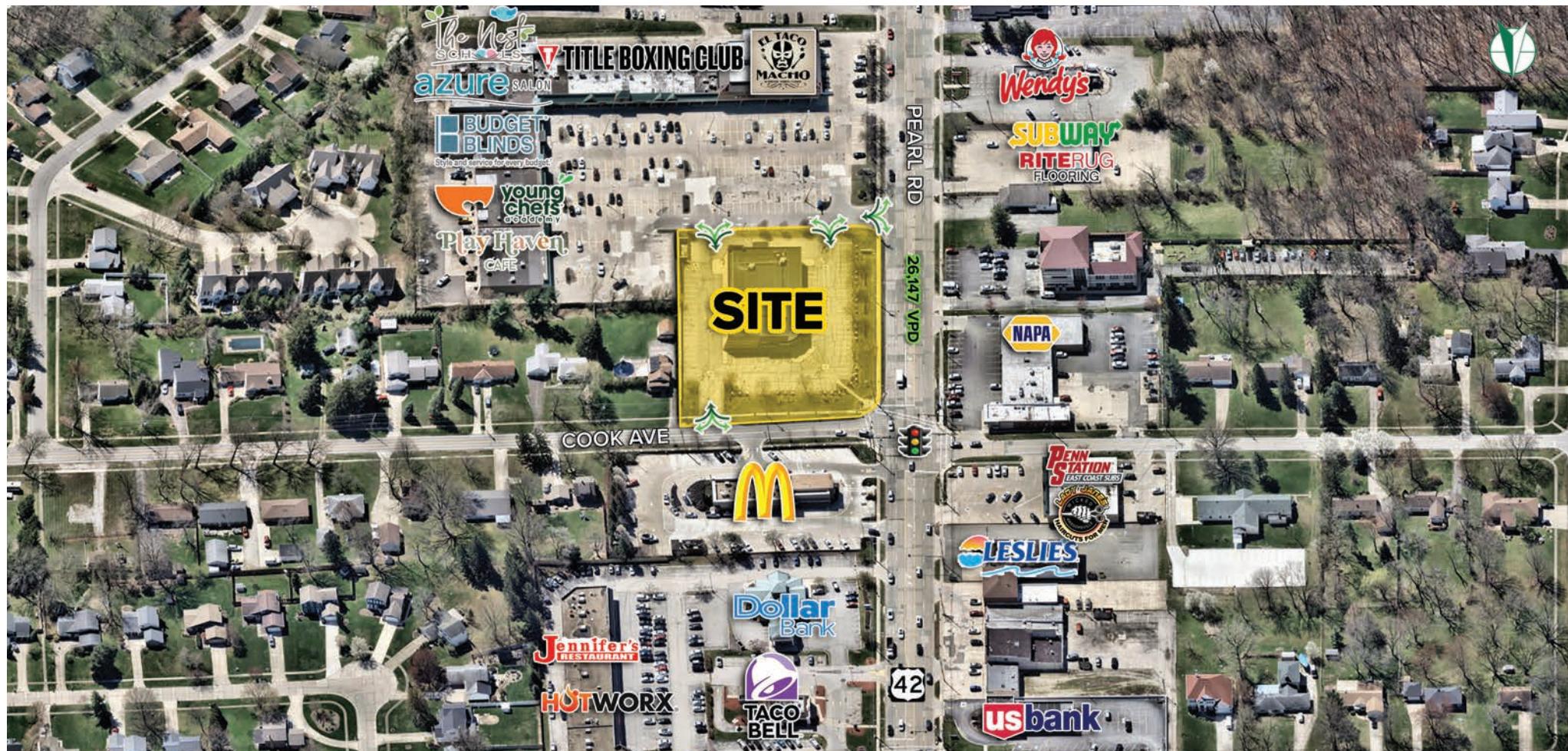
STRONGSVILLE REDEVELOPMENT
OPPORTUNITY

14701 Pearl Road
Strongsville, Ohio 44136

FOR LEASE

REDEVELOPMENT OPPORTUNITY

14701 Pearl Road | Strongsville, Ohio 44136



HIGHLIGHTS

- ▶ Prime Retail Space Available - 2,000 SF to 5,400 SF (possible endcap opportunity)
- ▶ Multiple points of access, including full signalized access at the SE corner of Pearl Road (SR-42) and Cook Ave
- ▶ High traffic counts of 26,147 VPD
- ▶ Nearly 50,000 residents within a 3-mile radius with an average HH income of \$139,622
- ▶ One of NE Ohio's strongest retail nodes - approximately 3.75M SF of retail space with historically low vacancy rates

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PRELIMINARY
NOT FOR
CONSTRUCTION



South Elevation - Proposed

SCALE 1/8" = 1'-0"



West Elevation - Proposed

SCALE 1/8" = 1'-0"



North Elevation - Proposed

SCALE 1/8" = 1'-0"

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

Adaptive Reuse of
Rite Aid Pharmacy

The Arcus Group, Inc.
ARCHITECTS
204 Smith Court
Rocky River, Ohio 44116
(440) 236-5333

Exterior
Elevations

SK-3a

Sheet Number: 25-000
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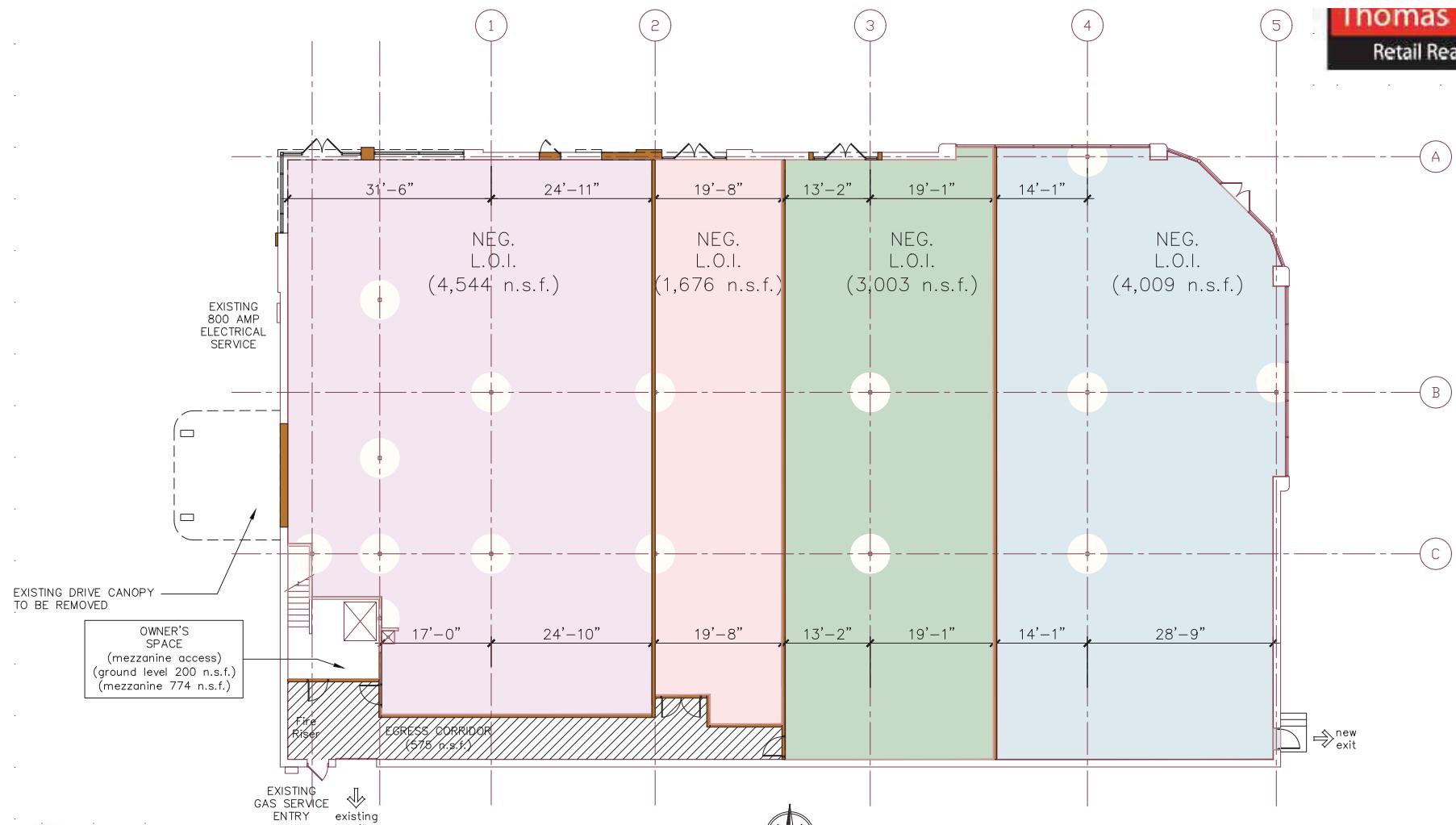
Project No: 25-000
Drawn By: _____
Checked By: _____

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Floor Plan - Scheme *

SCALE 1/16" = 1'-0"

(14,752 g.s.f. ground floor)

SK-1a

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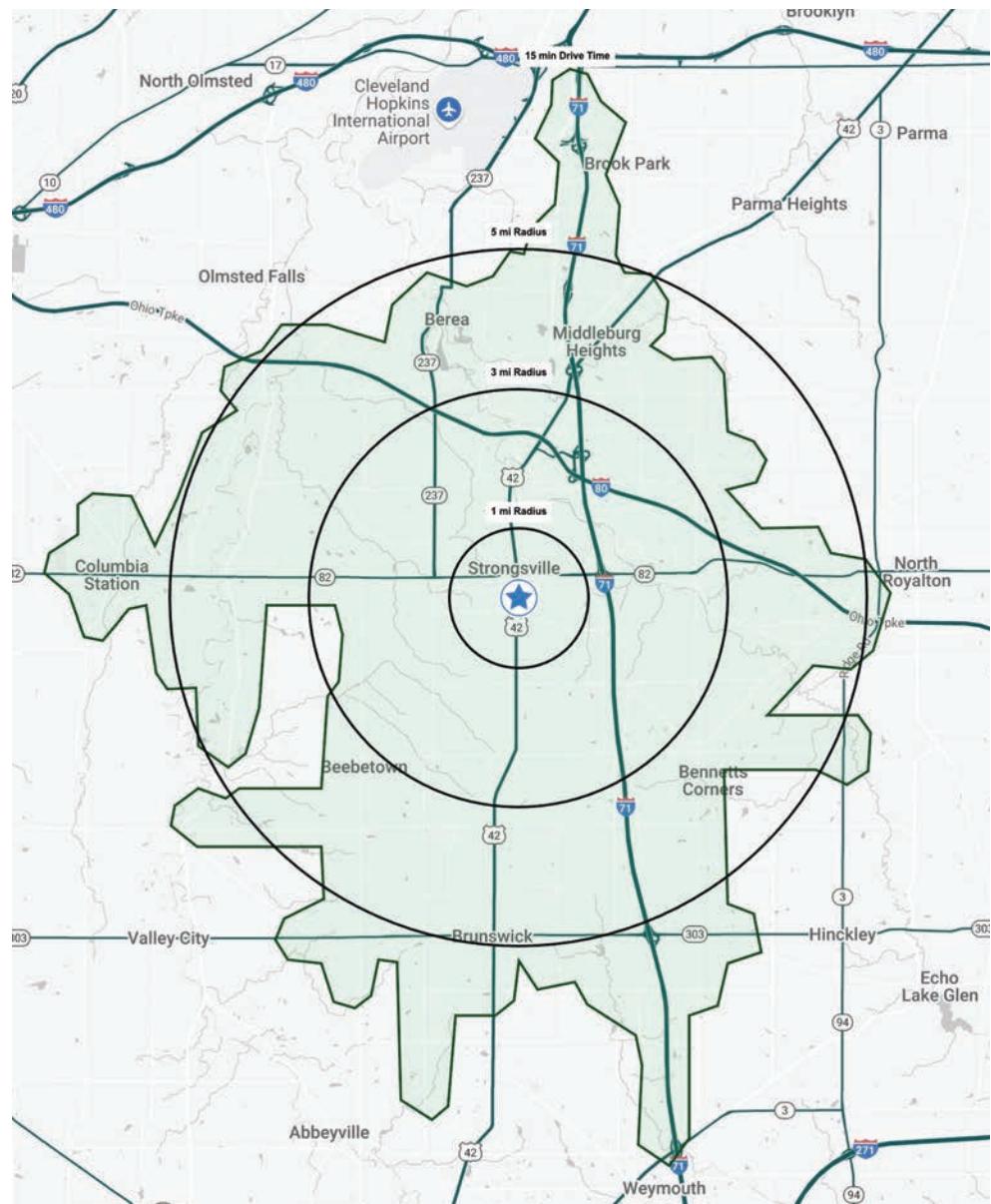
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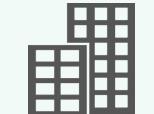
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	7,248	50,477	130,544	134,229
 HOUSEHOLDS	3,050	20,841	54,432	56,315
 MEDIAN AGE	47.1	44.7	44.3	44.0
 AVERAGE HH INCOME	\$125,381	\$139,622	\$123,540	\$122,057
 MEDIAN HH INCOME	\$88,128	\$105,250	\$93,952	\$93,110
 BUSINESSES	688	1,941	4,789	5,010
 EMPLOYEES	8,978	22,719	57,239	59,714
 EDUCATION: BACHELORS +	43.1%	46.2%	40.4%	39.2%

ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

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