



**STRONGSVILLE REDEVELOPMENT  
OPPORTUNITY**

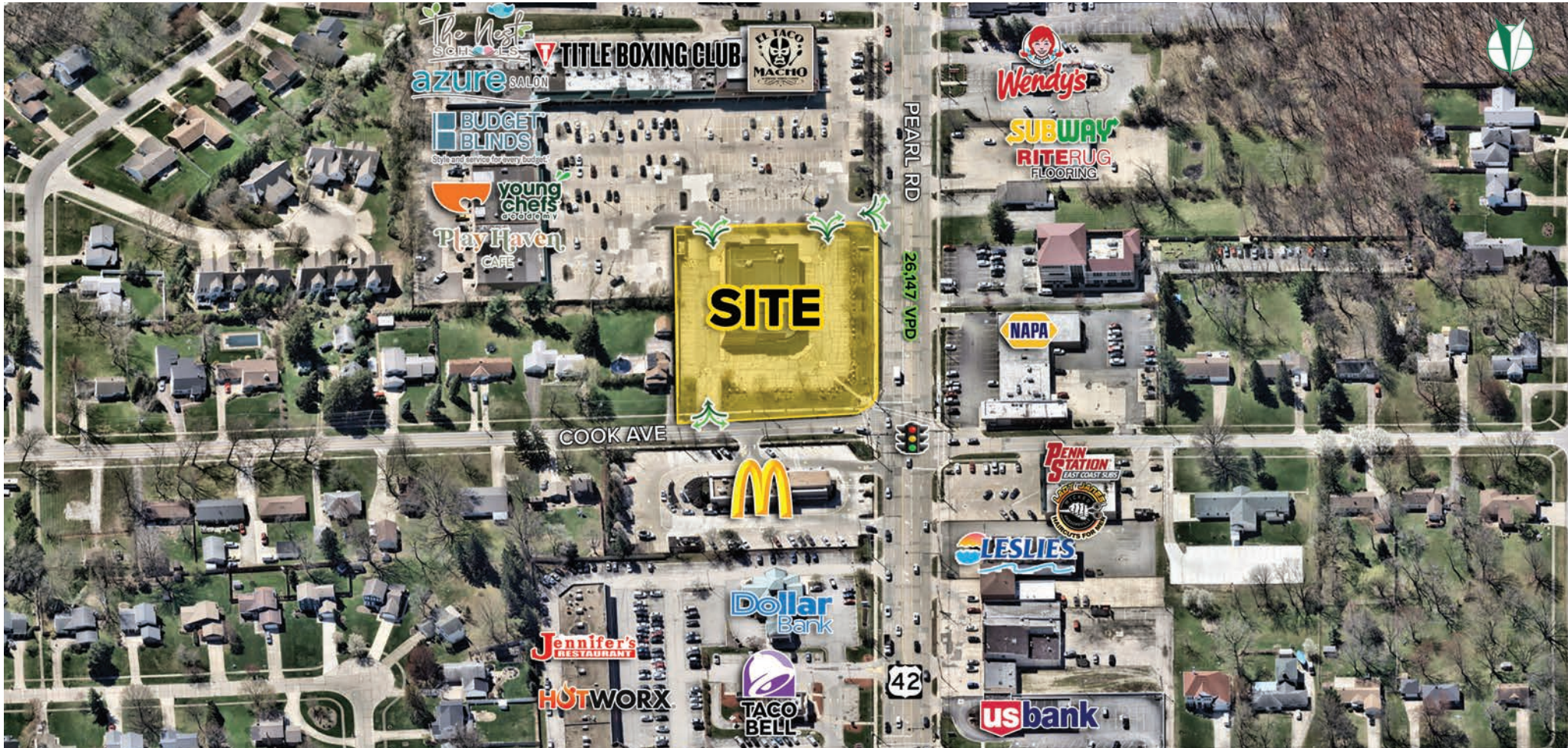
14701 Pearl Road  
Strongsville, Ohio 44136



# 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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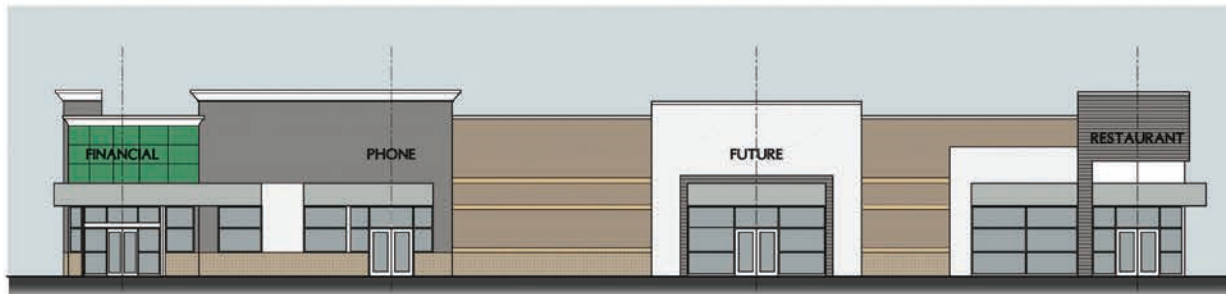
14701 Pearl Road | Strongsville, Ohio 44136

**Thomas English**  
Retail Real Estate



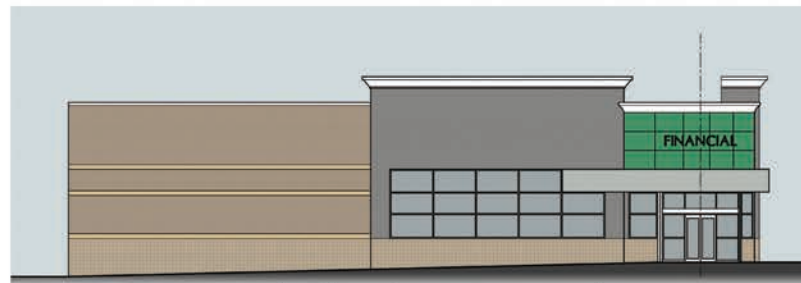
South Elevation - Proposed

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

ISSUES  
8-12-25 REVIEW  
8-14-25 REVIEW

Adaptive Reuse of  
Rite Aid Pharmacy

THOMAS ENGLISH  
14701 Pearl Road  
Strongsville, Ohio

The Arcus Group, Inc.  
ARCHITECTS  
3044 South Court  
Strongsville, Ohio 44136  
Tel: 440.255.5500

Exterior  
Elevations

SK-3a

Sheet Number  
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Project No: 75-xx  
Drawn By:  
Checked By:

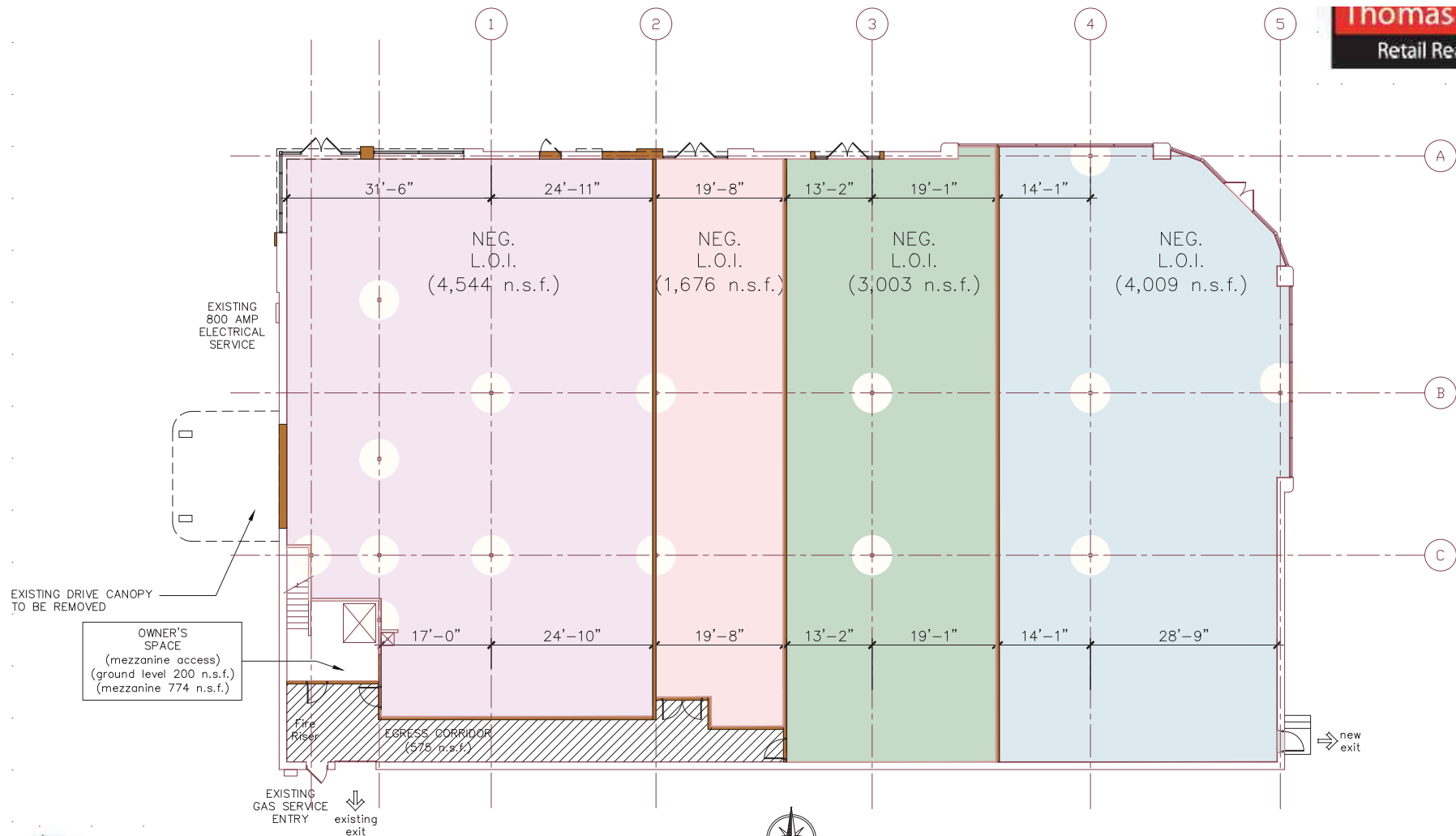
Preliminary  
Not For  
Construction

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## Floor Plan - Scheme \*

SCALE 1/16" = 1'-0"

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

The Arcus Group, Inc.  
ARCHITECTS  
1244 Smith Court, Strongsville, Ohio 44136  
Tel: 440.350.5500 Email: design@arcus-group.com

ADAPTIVE REUSE OF RITE AID PHARMACY  
14701 PEARL ROAD | STRONGSVILLE, OHIO  
ARCHITECTURE REVIEW BOARD PACKAGE  
12-4-25

SK-1a

**ANCHOR**  
RETAIL

**REALTY**  
**RESOURCES**  
MEMBER

**MATT WILSON** | 216.470.8200 | [mwilson@anchorretail.com](mailto:mwilson@anchorretail.com)  
**ALLISON GIOMUSO** | 216.342.2620 | [agiomuso@anchorretail.com](mailto:agiomuso@anchorretail.com)



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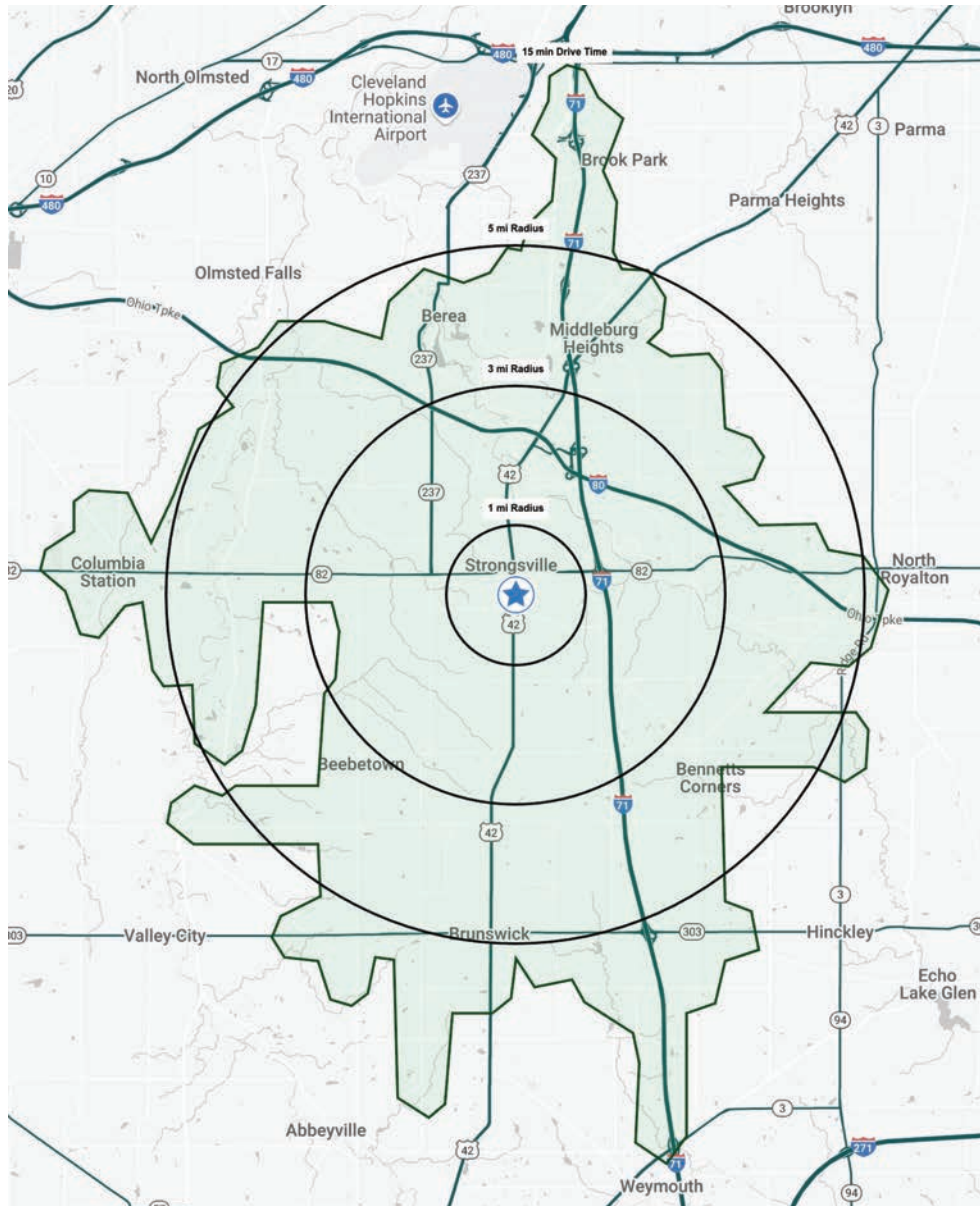












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## DEMOGRAPHIC SNAPSHOT

	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%



MATT WILSON | 216.470.8200 | mwilson@anchorretail.com

ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

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