

STRONGSVILLE MEDICAL BUILDING

Lease Price Upon Request Sale Price: \$795,000

17075 Pearl Road Strongsville, OH 44136 SALE

EMMCOREALTYGROUP.COM



OFFICE

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COLDWELL BANKER COMMERCIAL EMMCO REALTY GROUP 3681 S. Green Road, Suite 201, Beachwood, OH 44122 216.292.3700



STRONGSVILLE MEDICAL BUILDING

17075 Pearl Road, Strongsville, OH 44136



PROPERTY DESCRIPTION

Lease a conveniently located office space in the heart of Strongsville.

Great for medical or other types of office use. Ground Lease Opportunity.

PROPERTY HIGHLIGHTS

- Zoning: Frontage is Zoned General Business. The rear undeveloped acreage is zoned Residential.
- Beautiful setting among a number of new developments along Pearl Road (SR 42)
- Strategically located just north of Southwest General Strongsville Medical Center and easy access to both Cleveland Clinic Family Health and Surgery Center, and the MetroHealth Middleburg Heights Family Health Center.

OFFERING SUMMARY

SPACES	SPACE SIZE	MONTHLY RATE
Suite A	1,100 - 3,335 SF	\$1,833.33 -\$5,558.33
Suite B	1,100 SF	\$1,833.33
Suite C	1,100 SF	\$1,833.33

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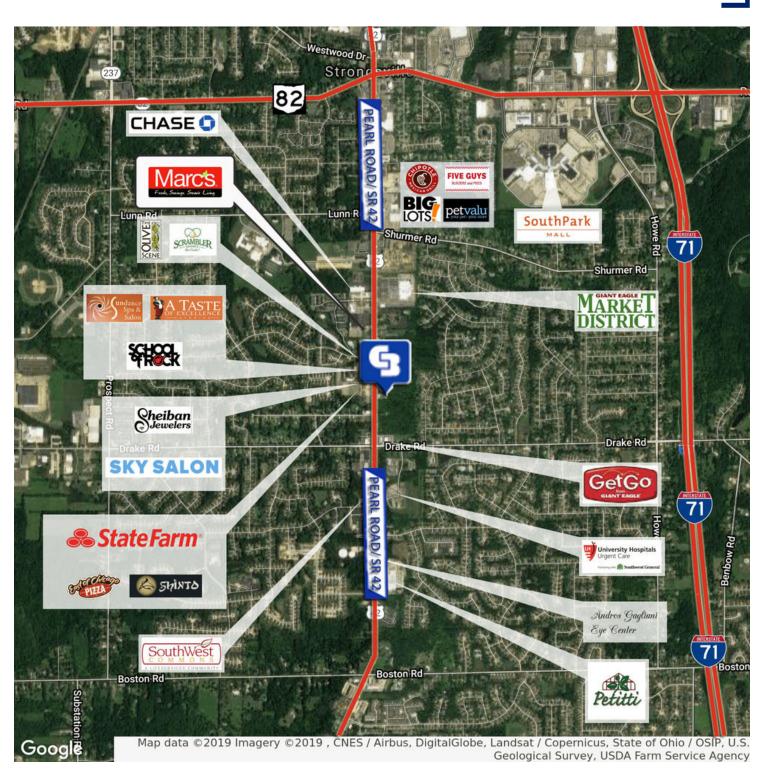






STRONGSVILLE MEDICAL BUILDING

Retailer Map



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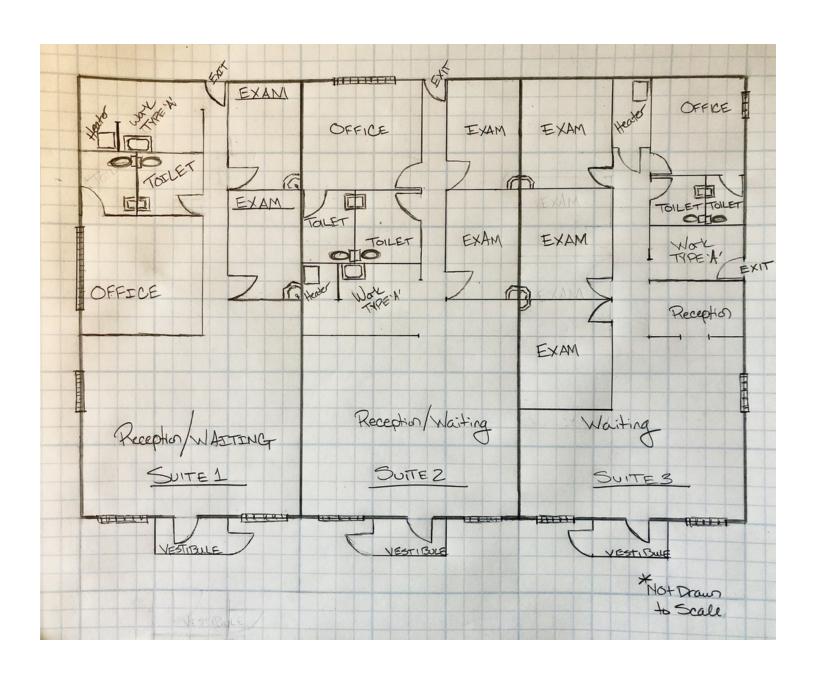






STRONGSVILLE MEDICAL BUILDING

Floor Plan



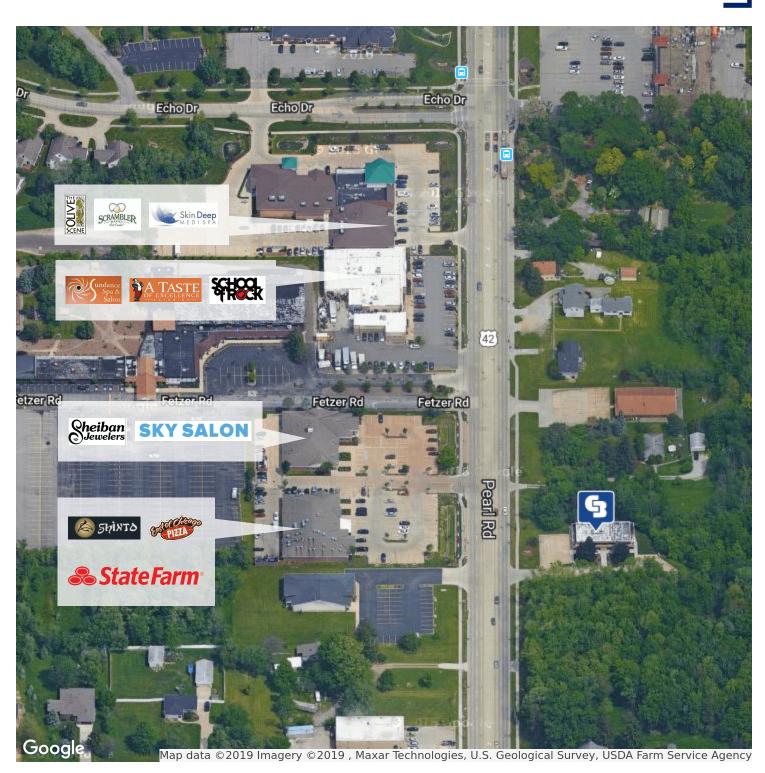
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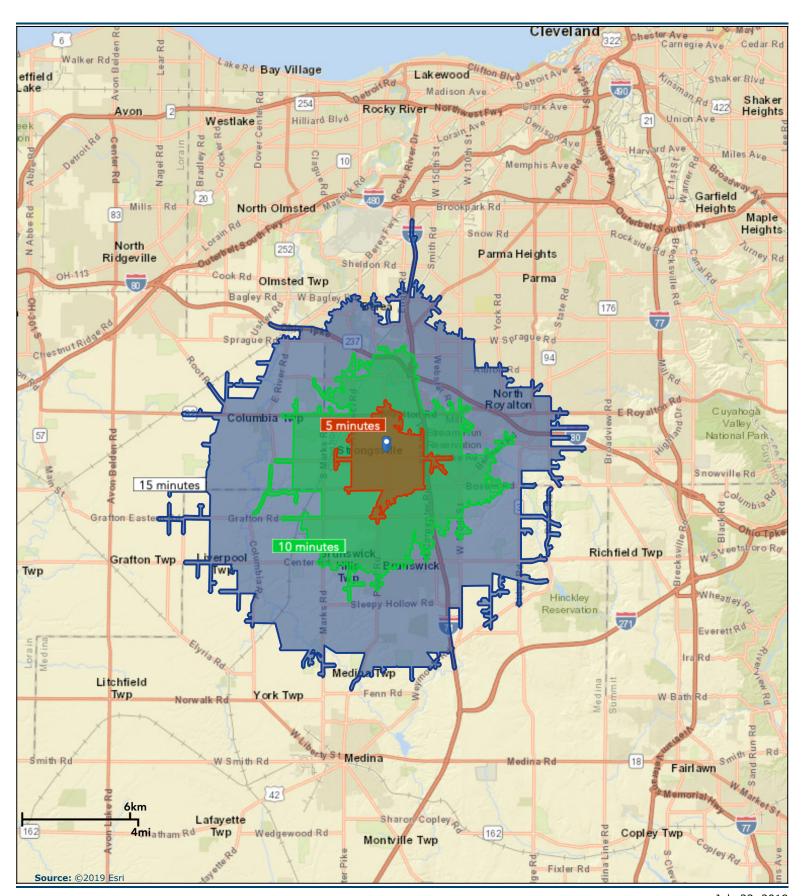
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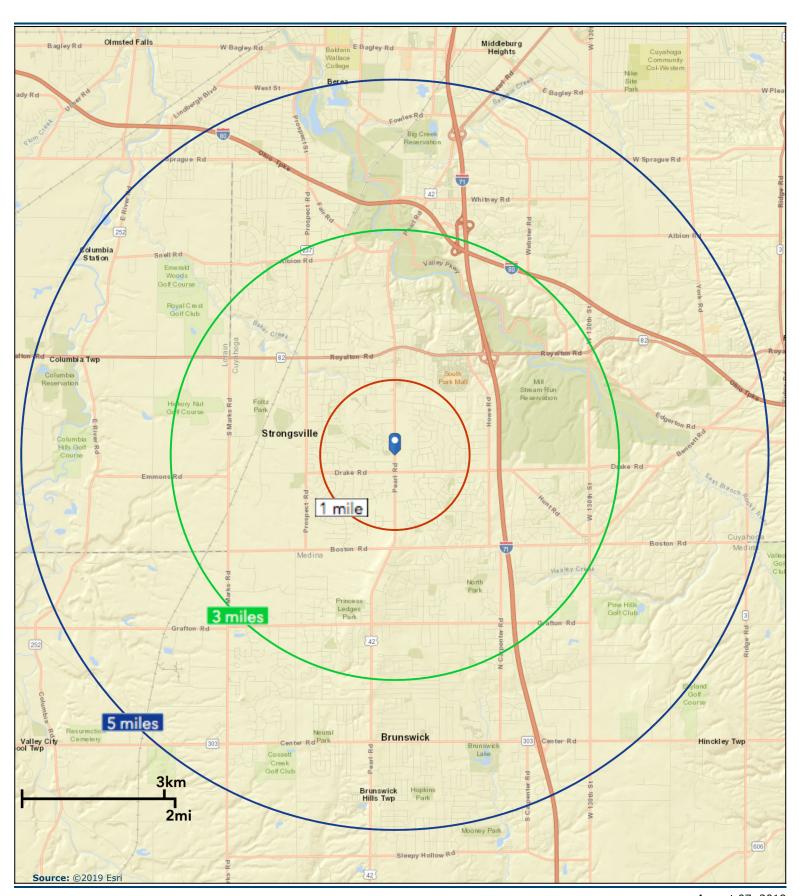
ESTI 5, 10, 15 Minute Drive Times



July 23, 2019

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August 07, 2019

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STRONGSVILLE MEDICAL BUILDING

Demographics: 1 Mile Radius

KEY FACTS			EDUCATION				
9,764 Population 2.7 Average Household Size		45.8 Median Age 102,677 Median Household Income	3% No High School Diploma	21% High School Graduate	25% Some College	52% Bachelor's/Grad/Pro	
BUSINESS			EMPLOYMENT				
44			White Collar			3.1%	
250 Total Businesses	-	3,480 Fotal Employees	Blue Collar Services		11%	Unemployment Rate	
INCOME			Households By Income The largest group: \$100,000 - \$149,999 (23.1%) The smallest group: <\$15,000 (2.1%) Indicator Value Difference				
			<\$15,000	2.1%	-13.6%		
			\$15,000 - \$24,999	5.0%	-5.7%		
			\$25,000 - \$34,999	6.4%	-4.4%		
			\$35,000 - \$49,999	7.2%	-6.2%		
			\$50,000 - \$74,999	13.0%	-3.1%		
			\$75,000 - \$99,999	14.4%	+3.0%		
\$102,677	\$45,658	\$495,946	\$100,000 - \$149,99		+10.9%		
	•		\$150,000 - \$199,99 \$200,000+	15.4%	+11.0%		
Median Household Income	Per Capita Income	Median Net Worth	[1.55.1.0		Bars show deviation fro	









STRONGSVILLE MEDICAL BUILDING

Demographics: 3 Mile Radius

KEY FACTS			EDUCATION				
47,644 Population 2.6 Average Household Size		45.6 Median Age \$85,914 Median Household Income	3% No High School Diploma	25% High School Graduate	29% Some College	42% Bachelor's/Grad/Prot	
BUSINESS			EMPLOYMENT				
44			White Collar		72%		
•••			À		15%	2.6%	
1,640 Total Businesses		22,099 Total Employees	Blue Collar Services		12%	Unemployment Rate	
INCOME			Households By Income The largest group: \$100,000 - \$149,999 (23.9%) The smallest group: <\$15,000 (3.4%)				
			Indicator	Value	Difference		
_			<\$15,000 \$15,000 - \$24,999	3.4% 5.5%	-12.3% -5.2%		
			\$15,000 - \$24,999		-5.2%		
			\$35,000 - \$34,999		-2.6%	_	
			\$50,000 - \$74,999		+0.3%		
			\$75,000 - \$99,999		+3.1%		
¢0E 01/	¢40.000	¢220.070	\$100,000 - \$149,9		+11.7%		
\$85,914	\$40,990	\$339,960	\$150,000 - \$199,9		+5.3%		
Median Household	Per Capita Income	Median Net Worth	\$200,000+	9.3%	+4.1%		
Income						Bars show deviation fro	









STRONGSVILLE MEDICAL BUILDING

Demographics: 5 Mile Radius

KEY FACTS			EDUCATION				
120,852 Population 2.4 Average Household Size		43.7 Median Age 574,747 Median Household Income	5% No High School Diploma	27% High School Graduate	30% Some College	38% Bachelor's/Grad/Pro	
BUSINESS			EMPLOYMENT				
			White Collar	1 2 2 2	71%		
3,763 Total Businesses	1	51,558 Total Employees	Blue Collar Services		17% 12%	2.5% Unemployment Rate	
INCOME			Households By Income The largest group: \$100,000 - \$149,999 (20.6%) The smallest group: <\$15,000 (4.7%)				
			Indicator <\$15,000	Value 4.7%	Difference		
			\$15,000 - \$24,999		-3.5%		
			\$25,000 - \$34,999		-2.1%		
			\$35,000 - \$49,999		-2.4%		
			\$50,000 - \$74,999	18.5%	+2.4%		
			\$75,000 - \$99,999		+3.8%		
\$74,747	\$37,652	\$220,061	\$100,000 - \$149,9		+8.4%		
ψ , \neg , \uparrow \rightarrow ,	Ψ37,03Z	ΨΖΖΟ,ΟΟΙ	\$150,000 - \$199,9		+3.3%	_	
Median Household	Per Capita Income	Median Net Worth	\$200,000+	6.3%	+1.1%	•	
Income						Bars show deviation fro Cuyahoga Count	







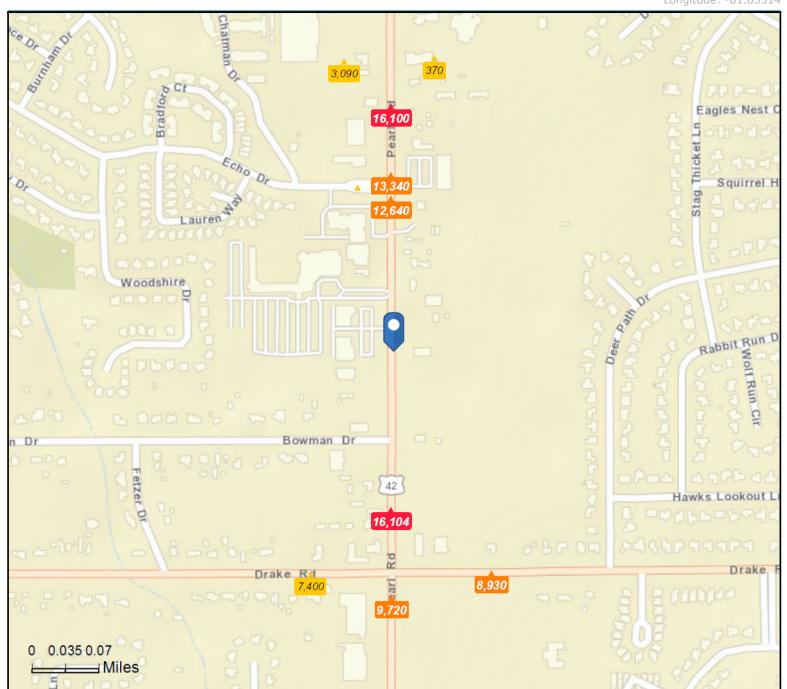


Traffic Count Map - Close Up

17075 Pearl Rd, Strongsville, Ohio, 44136 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 41.29366

Latitude: 41.29366 Longitude: -81.83514





Source: ©2019 Kalibrate Technologies (Q1 2019).

Average Daily Traffic Volume

▲Up to 6,000 vehicles per day

▲6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day



July 23, 2019