



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

STRONGSVILLE RETAIL OPPORTUNITIES AVAILABLE

Negotiable

15153 Pearl RD/Rt. 42
Strongsville, OH 44136

FEATURES

- Centrally located in one of Cleveland's fastest growing suburbs
- 1,600 local businesses with 25,000 local employees
- A traffic count of over 19,000 VPD at the Center's main traffic signal
- High school and post office within a quarter mile of the center.
- Regional retail area with over 3.7 million sq ft retail space including South Park Center Mall, Costco, Best Buy, Bed Bath & Beyond, Heinen's, T.J.Maxx, Walmart, Home Depot, Target, Macy's, Dillard's, and a new Giant Eagle Market Place
- Less than two (2) miles from Interstate 71 and Ohio Turnpike



OFFICE

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**COLDWELL BANKER COMMERCIAL
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3681 S. Green Road, Suite 201, Beachwood, Ohio 44122
216.292.3700

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15153 Pearl RD/Rt. 42, Strongsville, OH 44136

LEASE



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15153 Pearl RD/Rt. 42, Strongsville, OH 44136

LEASE



| | | | |
|------------------------------|-----------|------------------------------------|----------|
| 1. Cute Little Cake Shop | 1,500 SF | 15. Munchkin's Kloset | 8,987 SF |
| 2. AVAILABLE - Move In Ready | 1,500 SF | 16. Hudec Dental | 3,078 SF |
| 3. AVAILABLE | 3,000 SF | 17. AVAILABLE | 2,400 SF |
| 4. Ground Zero Comics | 2,000 SF | 18. Paint with a Twist | 2,400 SF |
| 5. AVAILABLE | 1,500 SF | 19-20. Healthiest You Chiropractor | 4,500 SF |
| 6. Clothes Mentor | 3,500 SF | 21. Johnny J's Pub | 6,000 SF |
| 7. Cleats Sports Grill | 6,000 SF | 22. Jimmy Johns | 1,375 SF |
| 8. Plato's Closet | 6,000 SF | 23. Chipotle Mexican Grill | 2,325 SF |
| 9. AVAILABLE | 15,336 SF | 24. Donut Scene | 1,875 SF |
| 10. Maggie & Ellie's | 2,000 SF | 25. Bruegger's Bagels | 1,875 SF |
| 11. AVAILABLE - salon space | 2,000 SF | 26. PULP Smoothie & Juice Bar | 1,425 SF |
| 12. RBS Citizen's Bank | 3,000 SF | 27. Five Guys | 2,400 SF |
| 13. Big Lots | 29,808 SF | 28. Sprint | 1,500 SF |
| 14. PetValu | 4,800 SF | 29. AVAILABLE | 2,250 SF |
| | | 30. Gourme's Restaurant | 4,829 SF |

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Executive Summary

15153 Pearl Rd, Strongsville, Ohio, 44136
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 41.30586
Longitude: -81.83518

| | 3 miles | 5 miles | 7 miles |
|------------------------|---------|---------|---------|
| Population | | | |
| 2000 Population | 47,643 | 122,118 | 213,599 |
| 2010 Population | 49,109 | 127,415 | 223,168 |
| 2018 Population | 49,689 | 128,406 | 223,064 |
| 2023 Population | 49,659 | 128,616 | 222,511 |
| 2000-2010 Annual Rate | 0.30% | 0.43% | 0.44% |
| 2010-2018 Annual Rate | 0.14% | 0.09% | -0.01% |
| 2018-2023 Annual Rate | -0.01% | 0.03% | -0.05% |
| 2018 Male Population | 48.6% | 48.5% | 48.4% |
| 2018 Female Population | 51.4% | 51.5% | 51.6% |
| 2018 Median Age | 45.3 | 44.0 | 44.4 |

In the identified area, the current year population is 223,064. In 2010, the Census count in the area was 223,168. The rate of change since 2010 was -0.01% annually. The five-year projection for the population in the area is 222,511 representing a change of -0.05% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 45.3, compared to U.S. median age of 38.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2018 White Alone | 90.5% | 91.6% | 91.7% |
| 2018 Black Alone | 2.1% | 2.2% | 2.3% |
| 2018 American Indian/Alaska Native Alone | 0.1% | 0.1% | 0.2% |
| 2018 Asian Alone | 4.8% | 3.7% | 3.2% |
| 2018 Pacific Islander Alone | 0.1% | 0.0% | 0.0% |
| 2018 Other Race | 0.6% | 0.6% | 0.7% |
| 2018 Two or More Races | 1.9% | 1.8% | 1.8% |
| 2018 Hispanic Origin (Any Race) | 2.8% | 2.9% | 3.2% |

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2000 Households | 17,640 | 46,204 | 82,003 |
| 2010 Households | 19,595 | 50,975 | 89,917 |
| 2018 Total Households | 20,024 | 51,770 | 90,583 |
| 2023 Total Households | 20,095 | 52,027 | 90,690 |
| 2000-2010 Annual Rate | 1.06% | 0.99% | 0.93% |
| 2010-2018 Annual Rate | 0.26% | 0.19% | 0.09% |
| 2018-2023 Annual Rate | 0.07% | 0.10% | 0.02% |
| 2018 Average Household Size | 2.46 | 2.42 | 2.41 |

The household count in this area has changed from 89,917 in 2010 to 90,583 in the current year, a change of 0.09% annually. The five-year projection of households is 90,690, a change of 0.02% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2010. The number of families in the current year is 59,966 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

15153 Pearl Rd, Strongsville, Ohio, 44136
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 41.30586
Longitude: -81.83518

| | 3 miles | 5 miles | 7 miles |
|---------------------------------|-----------|-----------|----------|
| Median Household Income | | | |
| 2018 Median Household Income | \$80,247 | \$70,691 | \$65,617 |
| 2023 Median Household Income | \$86,237 | \$77,692 | \$73,348 |
| 2018-2023 Annual Rate | 1.45% | 1.91% | 2.25% |
| Average Household Income | | | |
| 2018 Average Household Income | \$99,108 | \$88,310 | \$83,019 |
| 2023 Average Household Income | \$110,999 | \$100,079 | \$94,463 |
| 2018-2023 Annual Rate | 2.29% | 2.53% | 2.62% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$39,844 | \$36,073 | \$34,177 |
| 2023 Per Capita Income | \$44,791 | \$40,952 | \$38,975 |
| 2018-2023 Annual Rate | 2.37% | 2.57% | 2.66% |

Current median household income is \$65,617 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$73,348 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$83,019 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$94,463 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,177 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,975 in five years, compared to \$36,530 for all U.S. households

| Housing | | | |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing Units | 18,348 | 47,990 | 85,103 |
| 2000 Owner Occupied Housing Units | 14,411 | 36,422 | 64,143 |
| 2000 Renter Occupied Housing Units | 3,229 | 9,782 | 17,860 |
| 2000 Vacant Housing Units | 708 | 1,786 | 3,100 |
| 2010 Total Housing Units | 20,569 | 53,684 | 94,804 |
| 2010 Owner Occupied Housing Units | 15,292 | 39,268 | 69,018 |
| 2010 Renter Occupied Housing Units | 4,303 | 11,707 | 20,899 |
| 2010 Vacant Housing Units | 974 | 2,709 | 4,887 |
| 2018 Total Housing Units | 20,979 | 54,682 | 96,176 |
| 2018 Owner Occupied Housing Units | 15,229 | 39,066 | 67,951 |
| 2018 Renter Occupied Housing Units | 4,795 | 12,703 | 22,632 |
| 2018 Vacant Housing Units | 955 | 2,912 | 5,593 |
| 2023 Total Housing Units | 21,201 | 55,374 | 97,102 |
| 2023 Owner Occupied Housing Units | 15,393 | 39,550 | 68,547 |
| 2023 Renter Occupied Housing Units | 4,701 | 12,477 | 22,143 |
| 2023 Vacant Housing Units | 1,106 | 3,347 | 6,412 |

Currently, 70.7% of the 96,176 housing units in the area are owner occupied; 23.5%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 94,804 housing units in the area - 72.8% owner occupied, 22.0% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 0.64%. Median home value in the area is \$180,452, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.90% annually to \$198,280.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



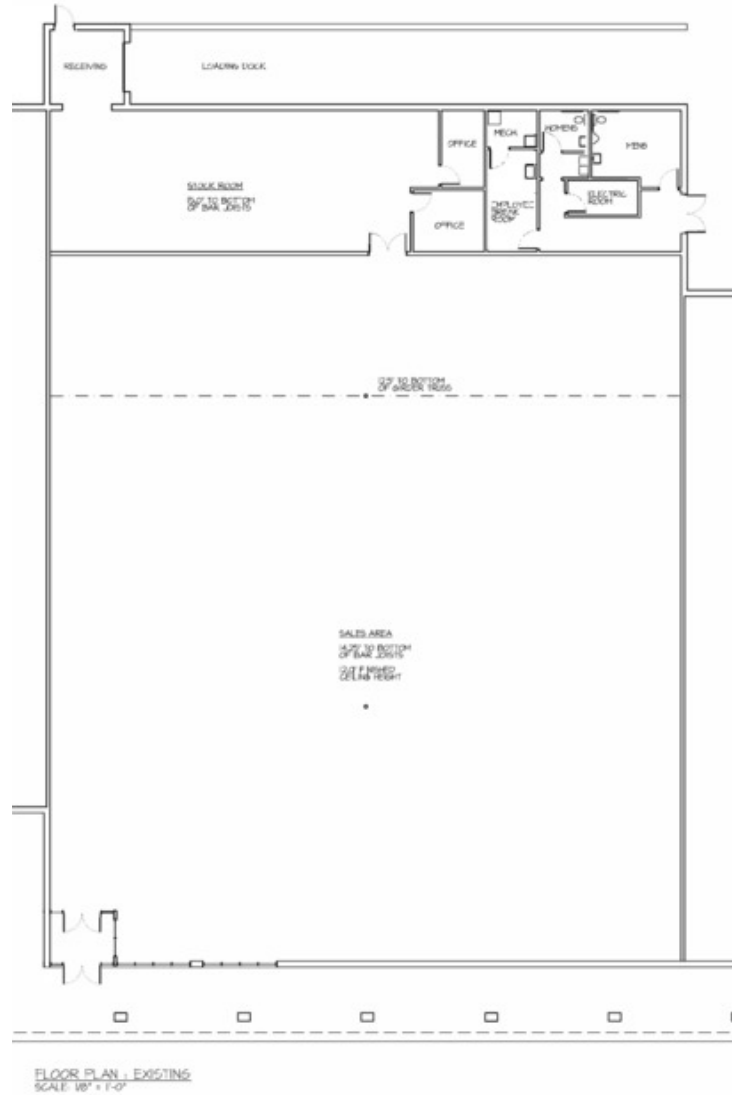
15,000 SF AVAILABLE

15153 Pearl RD/Rt. 42, Strongsville, OH 44136

LEASE

SUITE 15153

- Move-in ready.
- 104' of Frontage.
- Delivery Dock
- New storefront if required.



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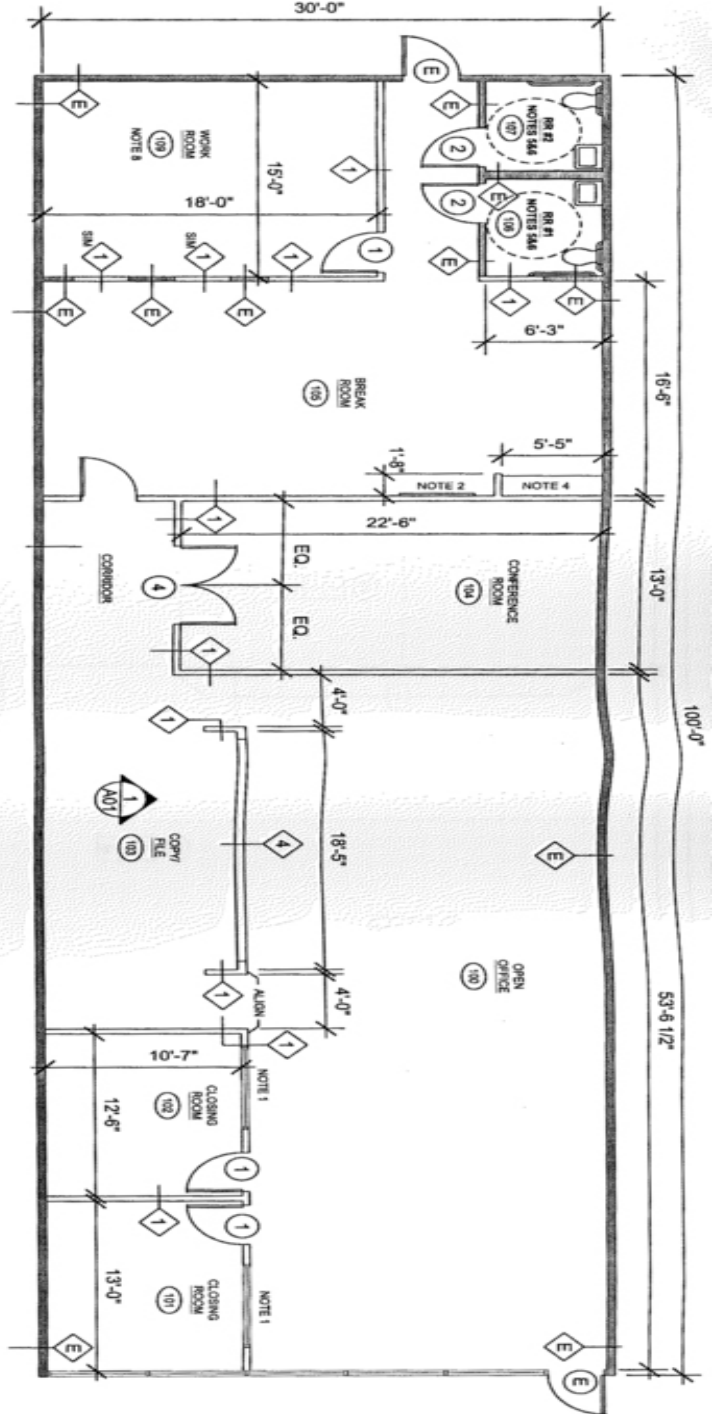
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15135 Pearl RD/Rt. 42, Strongsville, OH 44136

LEASE

SUITE 15135. 3,000 SF

- Move-in ready.
- Office buildout.
- Expansion option.



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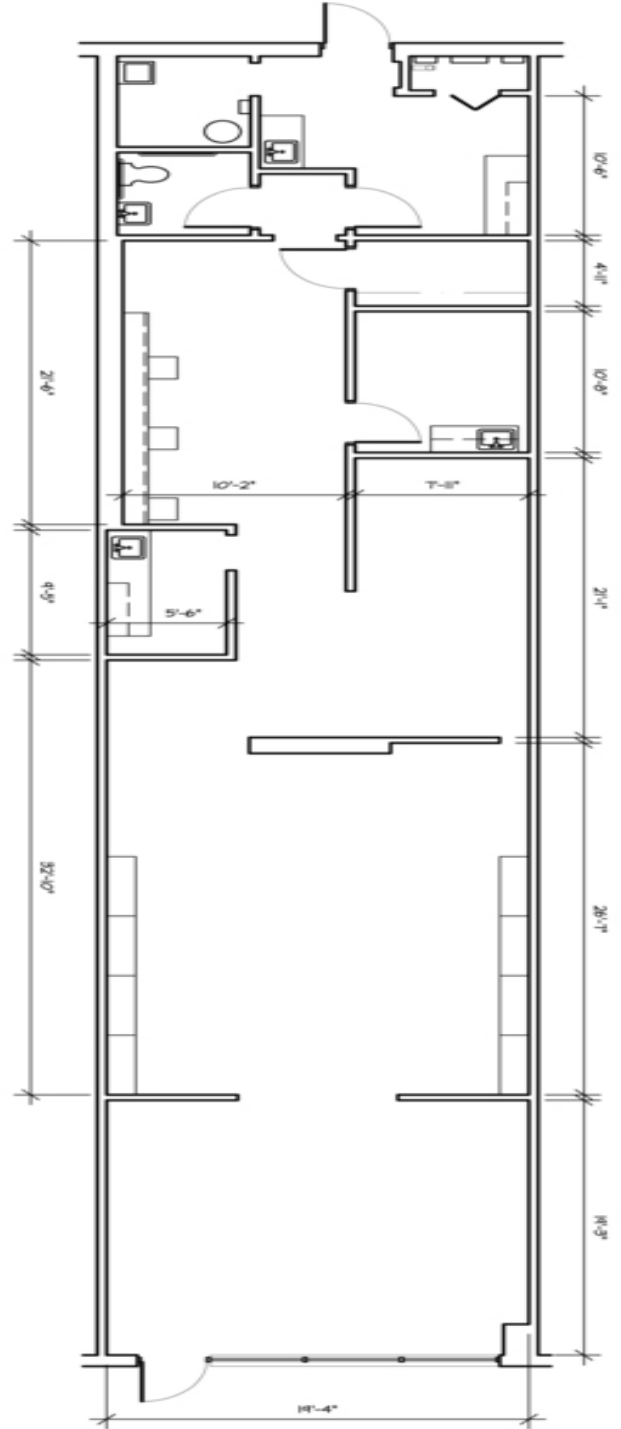
STRONGSVILLE RETAIL OPPORTUNITIES AVAILABLE

15165 Pearl RD/Rt. 42, Strongsville, OH 44136

LEASE

SUITE 15165. 2,000 SF

- Salon Space Buildout
- Adjacent to Citizen's Bank



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STRONGSVILLE RETAIL OPPORTUNITIES AVAILABLE

15133 Pearl RD/Rt. 42, Strongsville, OH 44136

LEASE



SUITE 15133. 1,500 SF

- Move-in Ready
- Expansion Option
- Short-term Leases

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