



PAD READY SITE

FOR SALE

**8871 Pearl Road
Strongsville, Ohio 44136**

BUILD FOR GROWTH. POSITION FOR SUCCESS.



Highlights

- **11.89 acres** of prime land for commercial development
- 785' of frontage along Whitney Road
- "General Business District" zoning
- Two curb cuts in place with access along Pearl Road and Whitney Road
- Easy access to I-71 and I-80 (The Ohio Turnpike)
- Join surrounding retailers Lowes, Walmart, Home Depot, Levin Furniture, Buffalo Wild Wings, Sheetz, Gordon Food Services, McDonalds and O'Charley's

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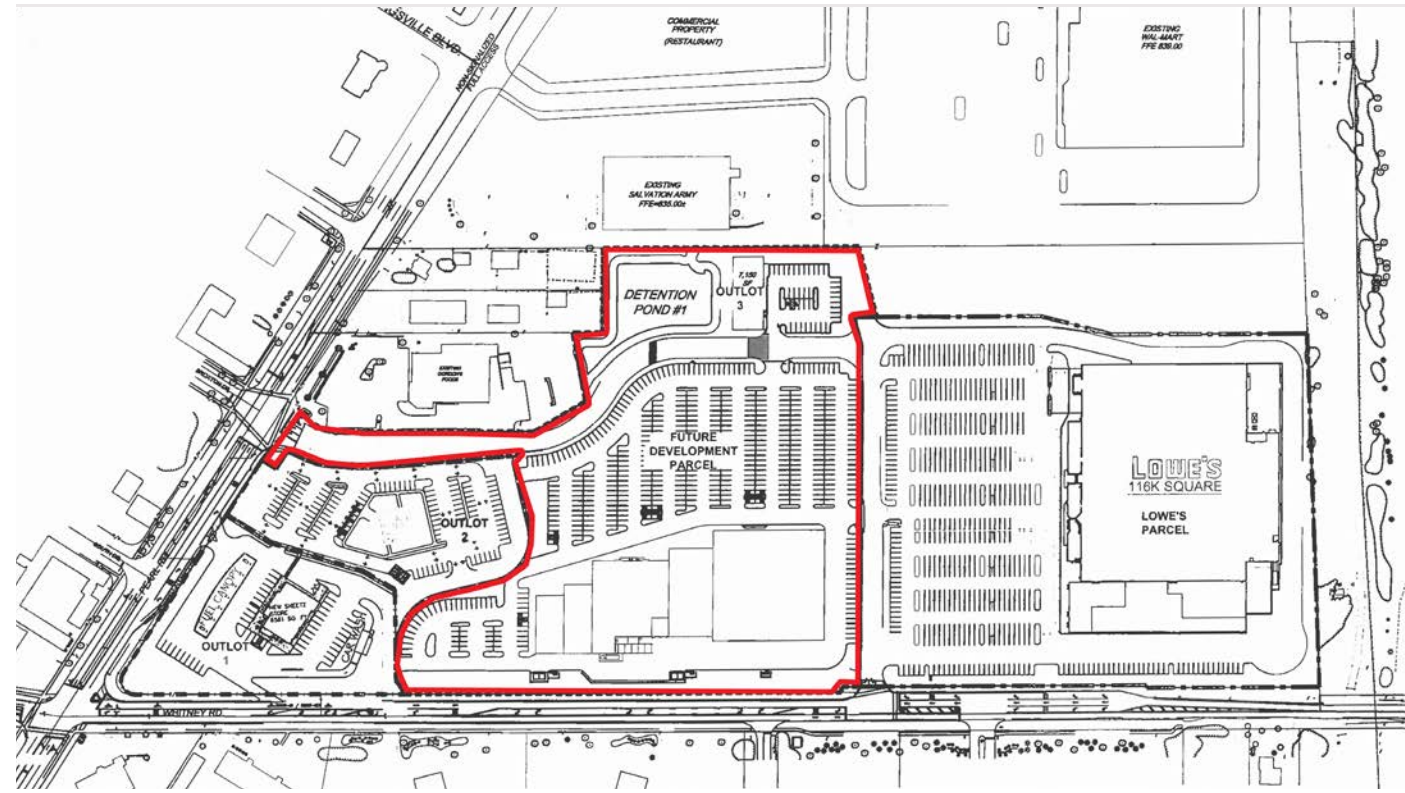
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PARCEL DRAWING



PARCEL AERIAL



LOCATION AERIAL

Corporate Neighbors



DEMOGRAPHICS

Population		2017	
3 Miles	60,129		
5 Miles	158,504		
Households		2017	
3 Miles	25,582		
5 Miles	66,192		
2017 Annual Spending			
3 Miles	\$642,899		
5 Miles	\$1,672,298		
Income		Median	Average
3 Miles	\$62,960	\$75,920	
5 Miles	\$60,555	\$76,160	
Traffic Count			
Pearl Road	25,920 vehicles per day		

11.89

11.89



Discover a whole new life **BUILD IT** your way.



Creating Solutions for Land Developers, Contractors, Investors and Land Buyers!

As the real estate industry becomes more complex, brokerage teams have become an emerging trend. Through hard work, collaboration and creativity, brokerage teams are now positioned with a definitive business model focusing on overachievement and exceeding both client as well as team objectives. With this understanding, CRESCO Real Estate principal, Rico A. Pietro, SIOR along with The Barna Caplan Team which includes principals, Joseph V. Barna, SIOR and Simon Caplan, SIOR along with George J. Pofok, CCIM, SIOR, Eliot Kijewski, SIOR and Paul DiVincenzo are the full service brokerage team. This proven team concept in conjunction with CRESCO's local expertise and Cushman & Wakefield's global platform will significantly enhance the scope and level of service we provide our clients.

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