

SALE

Lowes Outparcels

WHITNEY RD & PEARL RD

STRONGSVILLE, OH 44136

PRESENTED BY:

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SITE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
TOTAL AVAILABLE:	+/- 8.9 Acres
PARCEL 1:	+/- 2.5 Acres
PARCEL 2:	+/- 1.7 Acres
PARCEL 3:	+/- 4.7 Acres
ZONING:	General Business
APN:	395-10-027

PAD READY SITES - LOWES OUTPARCELS

Entire site or individual pad ready sites. Anchored by Lowe's, situated adjacent to Sheetz, O'Charley's and Discount Drug Mart and surrounded by other national retail. Stormwater management complete for entire site (which includes new development on remaining pads). All utilities available at the site. Access roads complete. Shovel ready.

Strongsville, a suburb of Cleveland, located in the southwestern corner of Cuyahoga County, is known as one of the best places to live in Ohio.

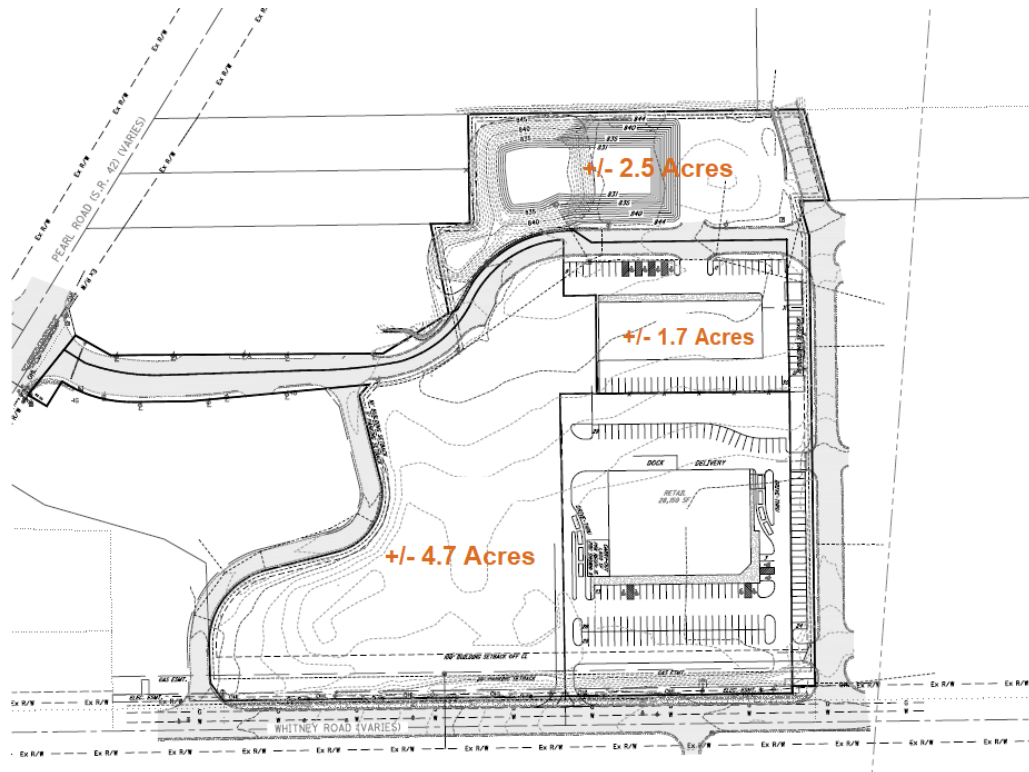
OPPORTUNITY HIGHLIGHTS

- Shovel ready - entire site or individual pad sites
- Anchored by Lowes and adjacent Sheetz, Discount Drug Mart & O'Charley's
- Stormwater management complete - full site
- All utilities available at the site
- 25,000 VPD [Pearl Road] & 9,000 VPD [Whitney Road]
- Average HHI: \$115,691 (3 mi) & \$113,096 (5 mi)
- Within minutes of I-80, I-71, and SR-42
- Growing corridor with easy access to amenities and highways

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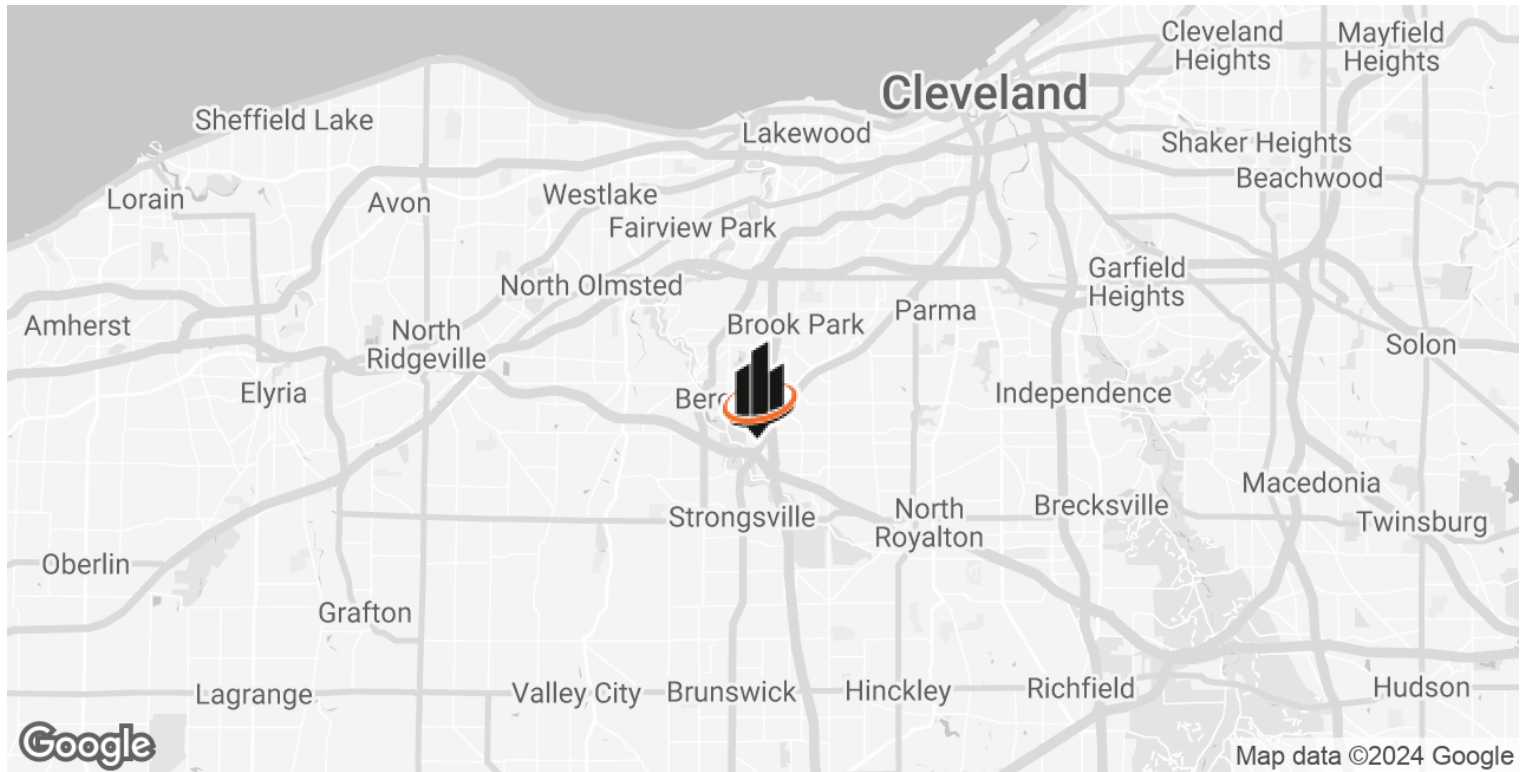
SITE PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,195	156,922	636,693
AVERAGE AGE	40.9	44.3	42.2
AVERAGE AGE (MALE)	42.5	42.5	40.9
AVERAGE AGE (FEMALE)	40.2	46.0	43.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,317	69,560	288,042
# OF PERSONS PER HH	2.2	2.3	2.2
AVERAGE HH INCOME	\$87,451	\$82,376	\$77,348
AVERAGE HOUSE VALUE	\$106,756	\$169,739	\$165,581

2020 American Community Survey (ACS)

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