

# 2,166 SF INLINE RESTAURANT SPACE AT WESTWOOD COMMONS

13311 PEARL ROAD, STRONGSVILLE, OHIO 44136

FOR LEASE



2,166 SF CONFIDENTIAL  
LEASE OPPORTUNITY

CONTACT EXCLUSIVE AGENT:

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CBRE



# THE OPPORTUNITY

- 2,166 SF Existing pizza restaurant / sit down and take-out now available
- Confidential, business is still open and operating, please do not approach Tenant and direct all inquires to CBRE
- Furniture, Fixtures, & Equipment: Negotiable
- Join thriving Tenant's at Westwood Commons (built in 2016) including Mitchell's Ice Cream, Square 22 restaurant, Nothing Bundt Cake, VIO Med Spa, Hot Head Burrito, Goldie's Deli, Delta-Works, Studio Vasi Salon, and Jersey Mikes
- Traffic Counts: 21,740 VPD on Pearl Road and 32,254 VPD on Royalton Road (SR 82)
- 5 Mile Average Household Income: \$110,246 and Daytime Population: 104,828
- Local hands-on, engaged property ownership and management



## Quick Stats - 5 mile Radius



DAYTIME  
POPULATION  
**104,828**



POPULATION  
**103,482**



HOUSEHOLDS  
**43,700**

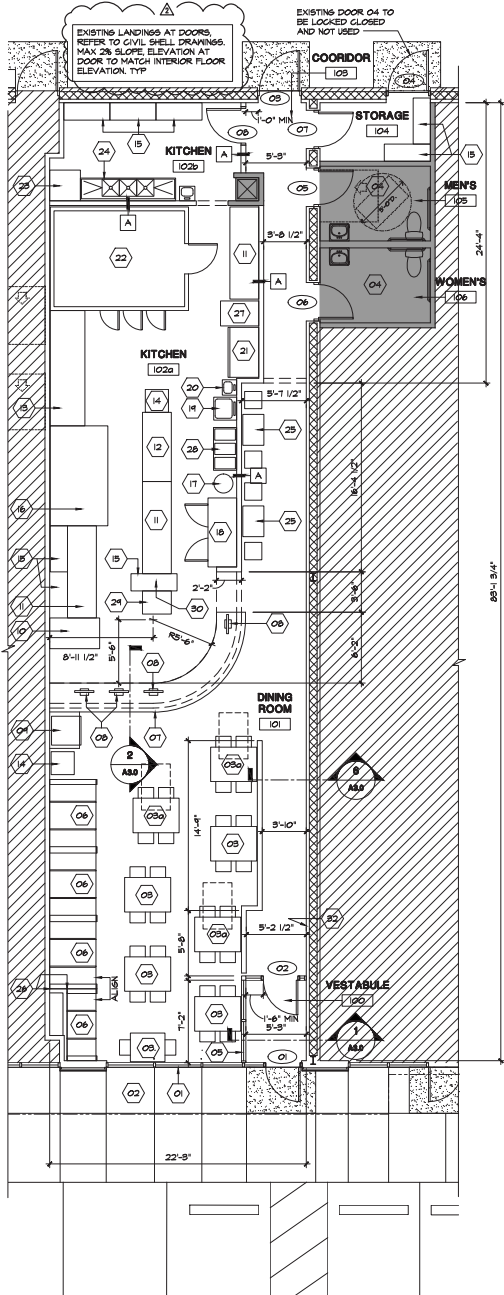


POPULATION  
25 & OVER  
**75,478**

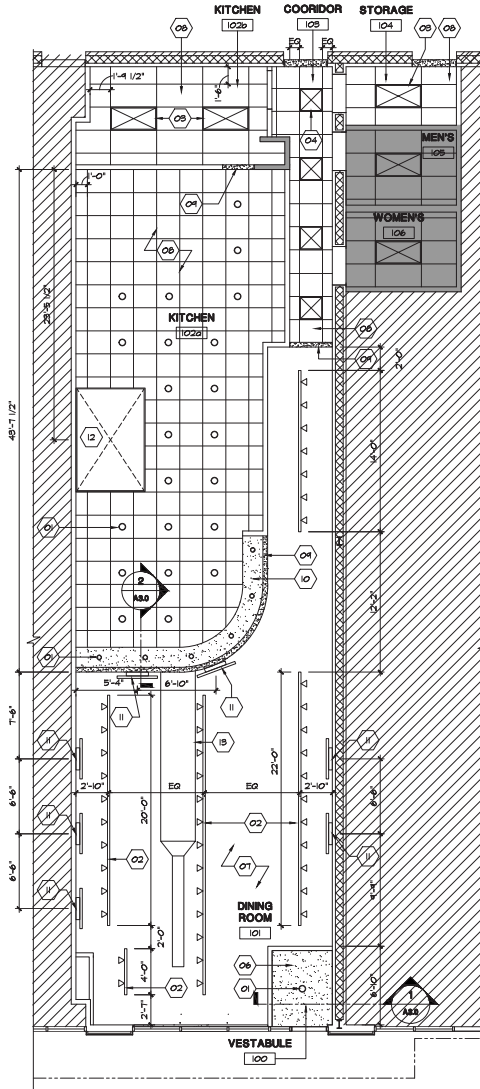


AVG. HOUSEHOLD  
INCOME  
**\$110,246**

# FLOOR PLAN



**FLOOR PLAN**  
**3/16"=1'-0"**



**REFLECTED CEILING PLAN**  
3/16"=1'-0"





# SITE PLAN





# AERIAL VIEW



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# RETAIL TRADE MAP





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	7,359	46,215	103,482
2029 Population - Five Year Projection	7,385	46,134	103,423
2024 Daytime Population	7,941	51,161	104,828
2024 Households - Current Year Estimate	3,361	19,164	43,700
2024 Average Household Income	\$109,928	\$115,973	\$110,246
2029 Average Household Income Projection	\$127,994	\$133,801	\$127,239
2024 Median Household Income	\$90,002	\$94,270	\$84,217
2024 Population Over 25	5,687	33,752	75,478

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