

FOR SALE  
BUILT TO SUIT

# 7.1 ACRES AT PEARL & BOSTON | STRONGSVILLE LARGE HARD CORNER SITE AVAILABLE

PEARL ROAD & BOSTON ROAD, STRONGSVILLE, OH 44149



*For Sale Price:*  
**\$1,800,000**

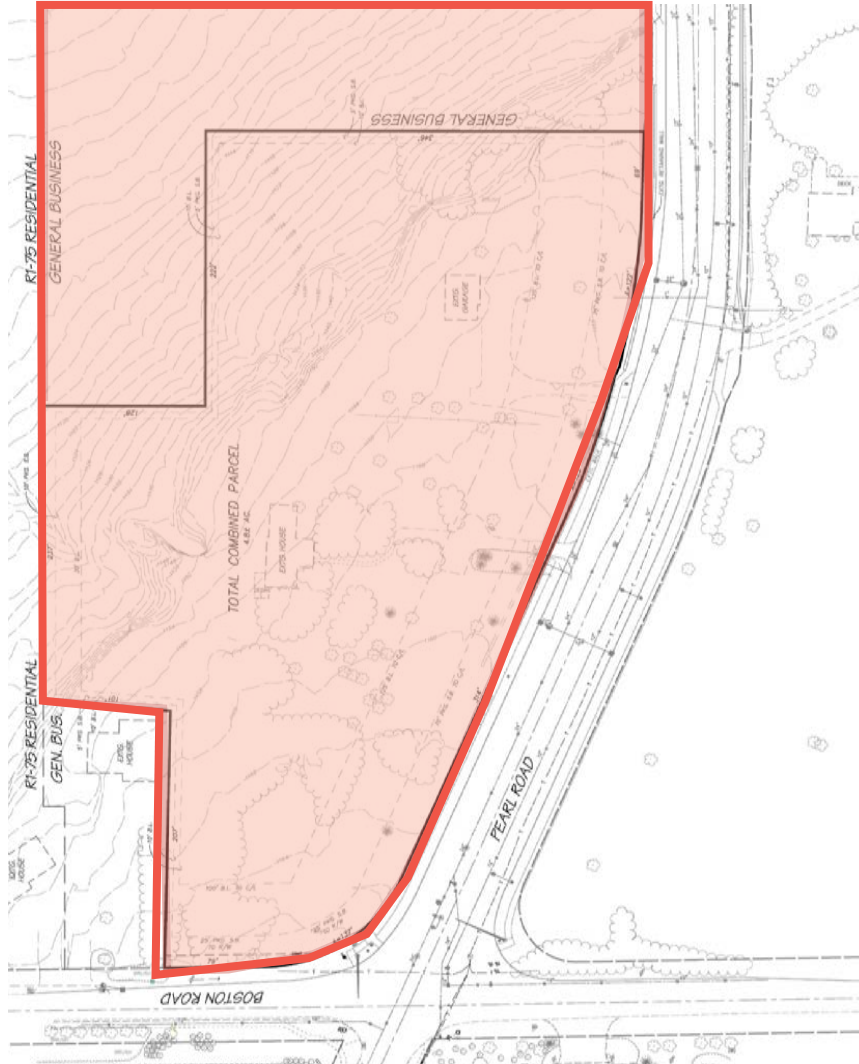
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**CBRE**

# PEARL & BOSTON LAND PARCEL

LOCATED AT HARD CORNER, SIGNALIZED INTERSECTION AT  
BORDER OF STRONGSVILLE AND BRUNSWICK



## PROPERTY HIGHLIGHTS

Located on the NW corner of Pearl Road & Boston Road

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Total Parcel Size: ±7.1 Acres

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Parcel Numbers:  
39432004, 39432010, 39432017, 39432011, 39431007

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Zoned: General Business

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776' frontage on Pearl Road

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Sale Price: \$1,800,000  
OR OWNER WILL BUILD TO SUIT

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Excellent Demographics:  
Household Income of \$112,125 in a 1 mile radius

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High Visibility with optimal access

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Hard corner, signalized intersection land site

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# PEARL & BOSTON LAND PARCEL

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BORDER OF STRONGSVILLE AND BRUNSWICK

**NEW!**  
AVENUE AT STRONGSVILLE CARE  
AND REHABILITATION CENTER

**11.7 AC  
UNDER  
CONTRACT**

**ENCOMPASS  
HEALTH**



Pearl Crossing  
Assisted Living

**7.1 AC  
AVAILABLE**

**\*LAND NOT AVAILABLE  
FOR DEVELOPMENT**

**BOSTON RD  
5,893 VPD**

**PEARL RD  
13,668 VPD**

**14,316 VPD**



# MARKET OVERVIEW



18,850 VPD

33,338 VPD

23,693 VPD

## SOUTHPARK MALL

- Dillard's
- macy's
- sears
- JCPenney
- WILLIAMS-SONOMA
- H&M
- KOHL'S
- EVERY SEASON STARTS AT DICK'S SPORTING GOODS
- CINEMARK CENTURY THEATRES
- BAM! BOOKS-A-MILLION
- CHIPOTLE
- Panera
- HOULIHAN'S
- Red Lobster
- Macaroni GRILL
- Biya
- Applebee's
- OfficeMax
- LONGHORN

6 AC RECENTLY SOLD UNDER CONSTRUCTION

UNDER CONTRACT

7.1 AC AVAILABLE

### NEW RETAILERS TO THE MARKET

- HomeGoods
- HAND & STONE MASSAGE AND FACIAL SPA
- Bank of America
- Swensons DRIVE-IN
- OUTBACK STEAKHOUSE
- City BARBECUE
- tropical CAFE SMOOTHIE
- BURGER KING
- PEACE LOVE & LITTLE ACORNS

# MARKET SNAPSHOT

STRONGSVILLE, OHIO | CUYAHOGA COUNTY  
15 MILES SOUTH OF CLEVELAND



## BUSINESSES

(5 Miles)

- ±3.6 MSF of Office Space\*
- ±15.3 MSF of Industrial Space\*
- ±9.3 MSF of Retail Space\*
- 4,399 Businesses

\*CoStar



## STRENGTHS

- Fifth largest suburb in Cuyahoga County
- High retail occupancy rate
- Four office parks within the area employing about 9,000 people
- Two highway interchanges



## HEALTHCARE

- Cleveland Clinic Family Health & Surgery Center
- Southwest General Strongsville Medical Center



## TRAFFIC GENERATORS

- SouthPark Mall
- Strongsville Recreation Center



## SCHOOLS

- Strongsville School District: ±5,500 Students
- Performance Index: 81.9%; 101st in Ohio
- Polaris Career Center: 905 Students

## DEMOGRAPHICS

		1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION	2021 Population - Current Year Estimate	9,790	58,921	103,513
	2026 Population - Five Year Projection	9,960	59,696	104,601
	2021 Employees	1,500	20,256	37,983
	2021 Daytime Population	8,100	52,268	93,542
	2021 Median Age	42.0	43.1	43.9
HOUSEHOLDS	2021 Households - Current Year Estimate	3,686	22,379	41,028
	2026 Households - Five Year Projection	3,771	22,769	41,614
	2021 Average Household Size	2.65	2.62	2.51
INCOME	2021 Average Household Income	\$112,125	\$103,681	\$101,228
	2026 Average Household Income Projection	\$122,166	\$114,375	\$111,981
	2021 Median Household Income	\$86,146	\$84,289	\$79,744
	2021 Per Capita Income	\$42,046	\$39,254	\$40,062
HOUSING	2021 Housing Units	3,600	22,718	42,225
	2021 Owner Occupied Housing Units	2,961	18,737	32,424
	2021 Median Value of Owner Occ. Housing Units	\$248,337	\$226,208	\$231,767
	2021 Average Value of Owner Occ. Housing Units	\$281,182	\$242,934	\$254,804

# *STRONGSVILLE PEARL ROAD - LAND SITE*

*7.1 ACRES*

*FOR SALE PRICE: \$1,800,000*

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## PLEASE CONTACT:

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