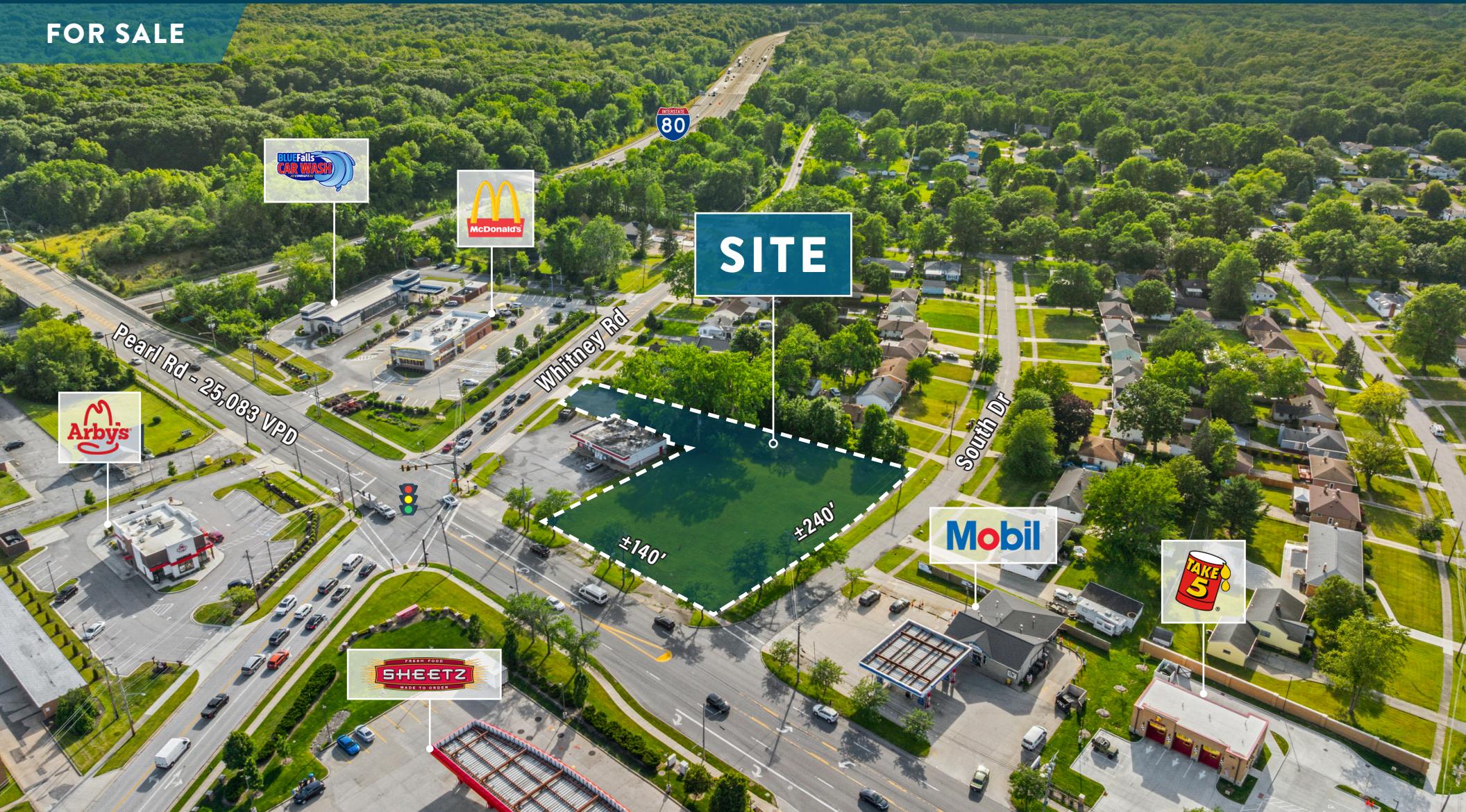


1.1 AC AVAILABLE ON PEARL ROAD IN STRONGSVILLE

9032 PEARL ROAD, STRONGSVILLE, OHIO 44136

FOR SALE



**HIGH TRAFFIC PARCEL WITH
ACCESS TO THE LIGHT**

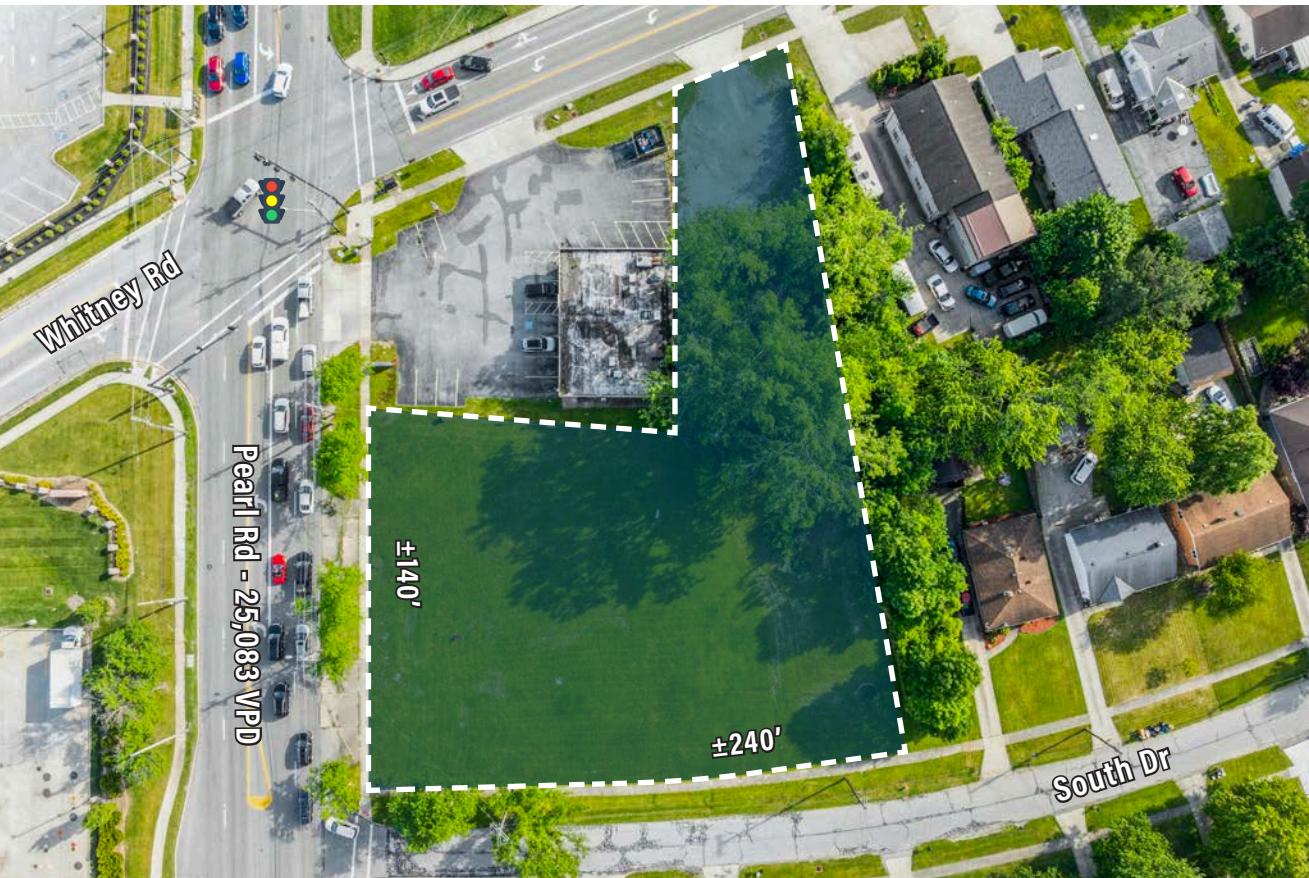
Exclusive Contacts:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Senior Associate
216 535 0188
vince.mingo@cbre.com

CBRE

THE OPPORTUNITY



- For Sale: \$1,100,000
- 1.1 Acre pad site on the high-traffic Pearl Road in Strongsville located minutes off of I-71
- Join nearby retailers and restaurants: McDonald's, Sheetz, Arby's, Another Broken Egg, Discount Drug Mart, Buffalo Wild Wings, Culvers, Gordon Food Service and many more!
- Very high traffic counts of 25,083 VPD on Pearl Road (Source: ODOT)
- Dimension: 140' x 240'
- Zoned: General Business (GB)
- Dense market of 155,910 people in a 5 mile radius
- Affluent area with an average household income of \$111,570 in a 3-mile radius
- Located minutes from South Park Mall

QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

63,776



2024
POPULATION

59,811



2024
HOUSEHOLDS

26,257



2024
POPULATION
25 & OVER

44,716



2024
AVG. HOUSEHOLD
INCOME

\$111,570

Contact Us

Kevin Moss

Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo

Senior Associate
216 535 0188
vince.mingo@cbre.com

CBRE

AERIAL VIEW



RETAIL TRADE MAP

Strongsville-Southpark Mall Retail Trade Area

- Population: 49,208
- Daytime Population: 45,171
- Total Households: 20,318
- Median HH Income: \$51,033
- Total Businesses: 1,873

(3 Miles)

MAJOR OFFICE BLDGS 1,628,814 Total SF (3 Miles)

1. Strongsville Commerce Park 125,000 SF
2. Interstate Plaza - 60,000 SF
3. PNC Bldg - 100,000 SF
4. 15885 W Sprague - 88,161 SF
5. Sprague Center - 60,969 SF

HOTELS

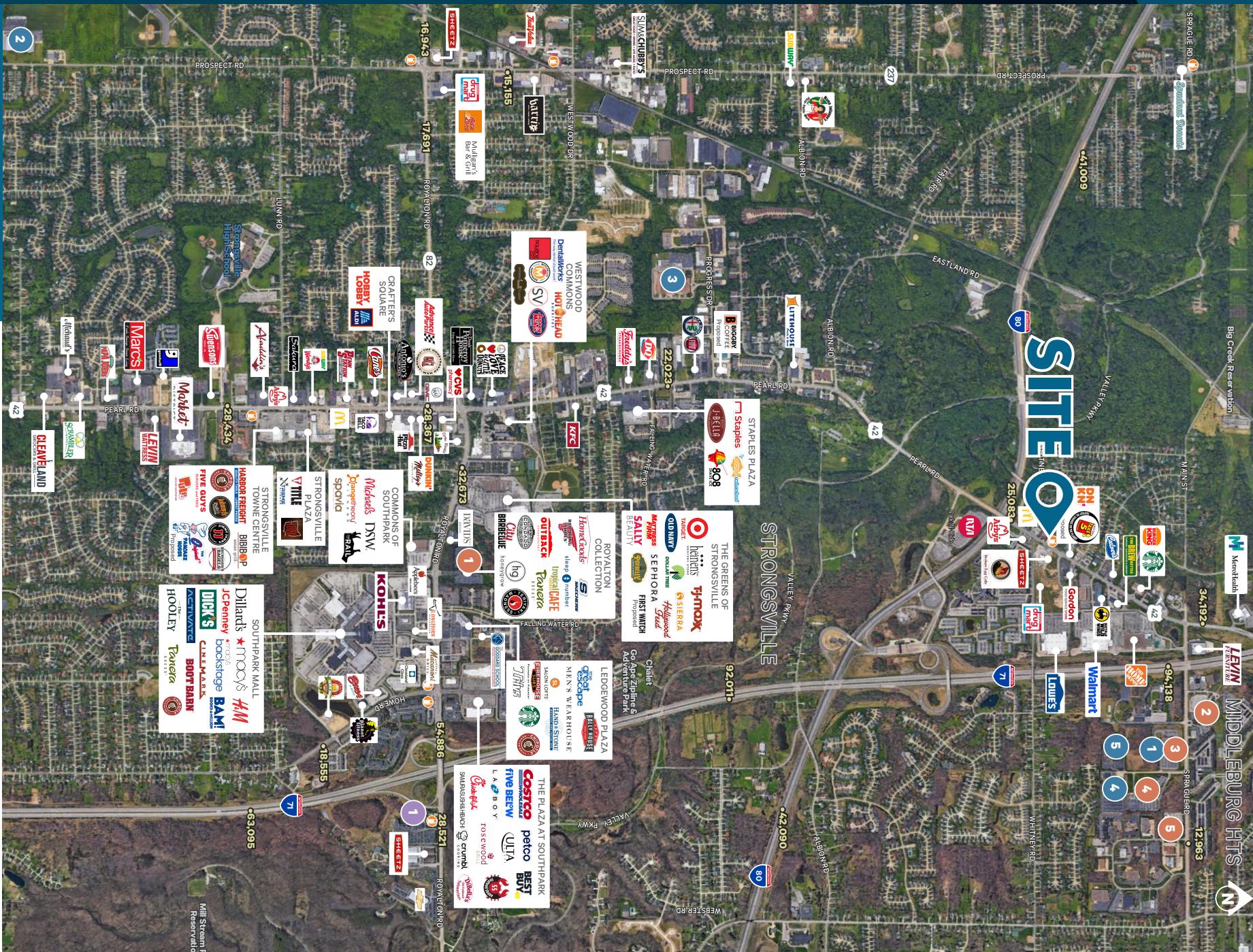
1 Hotel/306 Rooms

1. Best Western - 306

MAJOR EMPLOYERS

1. PNC Bank
2. Darice, Inc
3. PPG Industries
4. Enterprise Rental Car
5. Akzo Nobel R&D Center

Not on Map:
Vit-Aktiv[®]



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	5,332	59,811	155,910
2024 Daytime Population	4,717	63,776	144,196
2024 Households - Current Year Estimate	2,569	26,257	67,774
2024 Average Household Income	\$98,572	\$111,570	\$107,630
2029 Average Household Income Projection	\$109,539	\$127,438	\$122,820
2024 Median Household Income	\$74,849	\$84,319	\$81,738
2029 Median Household Income Projection	\$83,815	\$99,913	\$96,423
2024 Per Capita Income	\$47,041	\$48,771	\$46,786
2024 Population 25 and Over	3,904	44,716	117,048

CONTACT US

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Senior Associate
216 535 0188
vince.mingo@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.