

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:

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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

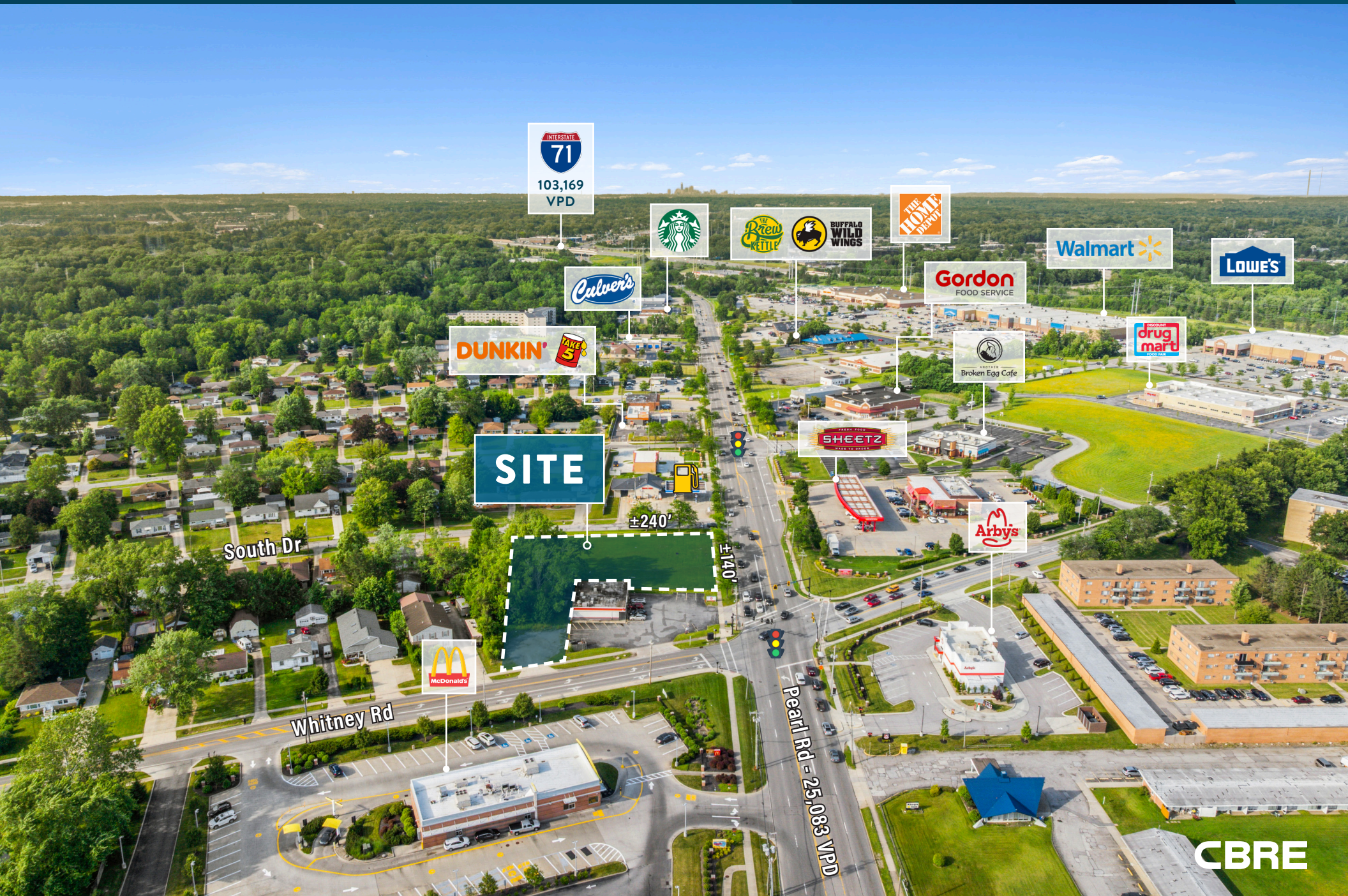
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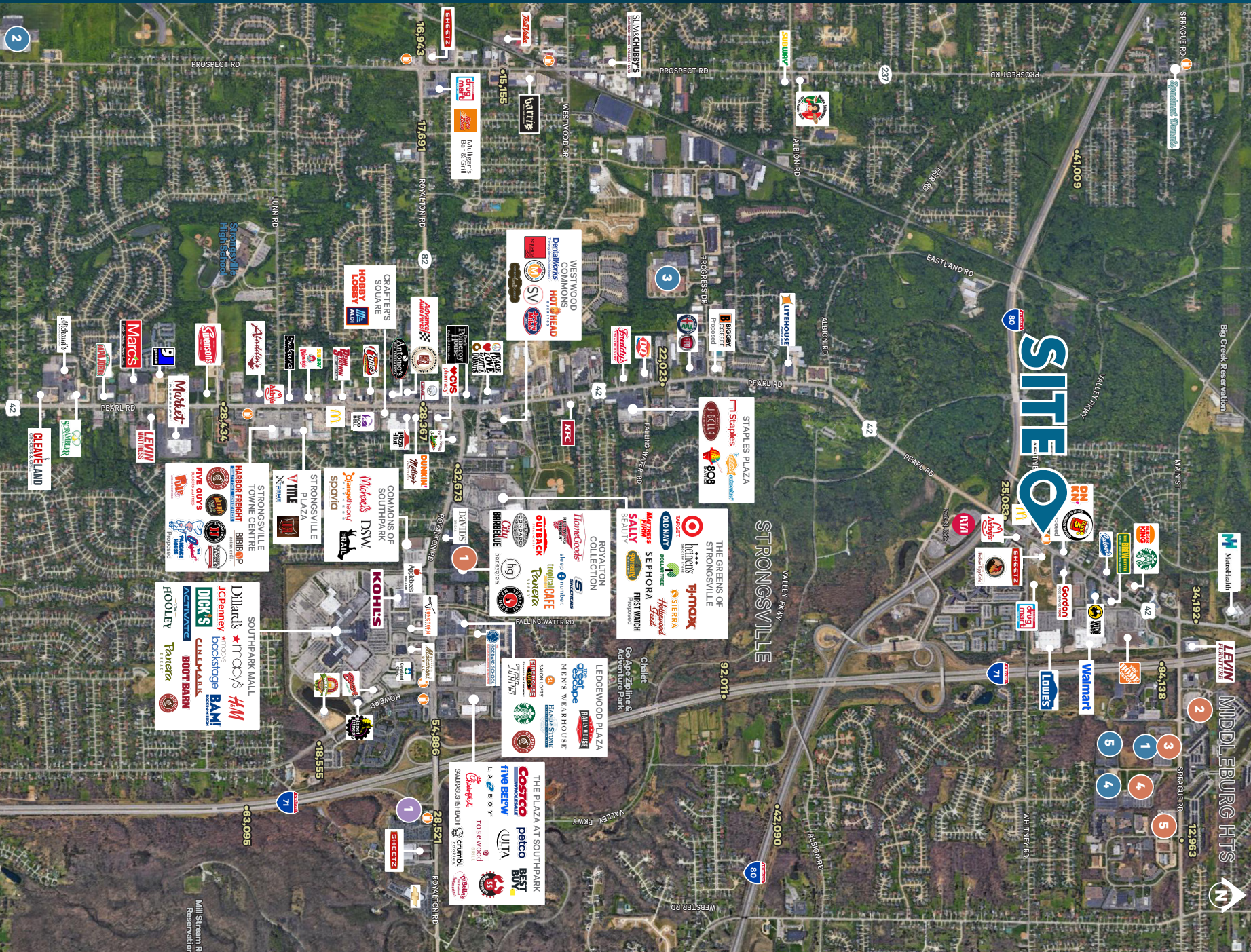
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AERIAL VIEW



RETAIL TRADE MAP

Strongsville- Southpark Mall Retail Trade Area



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 |

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