

17748 PEARL RD.

17748 PEARL RD., STRONGSVILLE, OH 44136

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situate your retail or strip center business at 17748 Pearl Rd. in Strongsville, Ohio, a prime location surrounded by a diverse array of retail establishments and dining options. The area's close proximity to popular shopping destinations such as SouthPark Mall and the picturesque Strongsville Commons enhances its appeal, drawing in a robust flow of potential customers. Additionally, the nearby Mill Stream Run Reservation offers a beautiful natural setting, attracting locals and visitors alike. With its charming storefronts and welcoming atmosphere, the area presents an inviting environment for businesses aiming to make a significant impact. Immerse yourself in the energetic vibe of Strongsville and establish your retail presence in this lively location, known for its strong community spirit and bustling commercial activity.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	15
Available SF:	1,572 - 4,222 SF
Lot Size:	5.09 Acres
Building Size:	46,446 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,578	19,994	49,423
Total Population	9,564	48,482	115,133
Average HH Income	\$121,431	\$100,183	\$93,991

PROPERTY HIGHLIGHTS

- Ample parking for customers and tenants.
- Responsive management services.
- Ideal for single retail storefront or larger strip center.

Presented By:

Legacy Commercial Property

847.904.9200

info@legacyp.com

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ADDITIONAL PHOTOS



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PLANS



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PLANS

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,572 - 4,222 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
17634 Vacant	Available	1,572 SF	NNN	Contact Broker for Pricing
17692 Vacant	Available	3,045 SF	NNN	Contact Broker for Pricing
17860 Vacant	Available	4,222 SF	NNN	Contact Broker for Pricing

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RETAILER MAP



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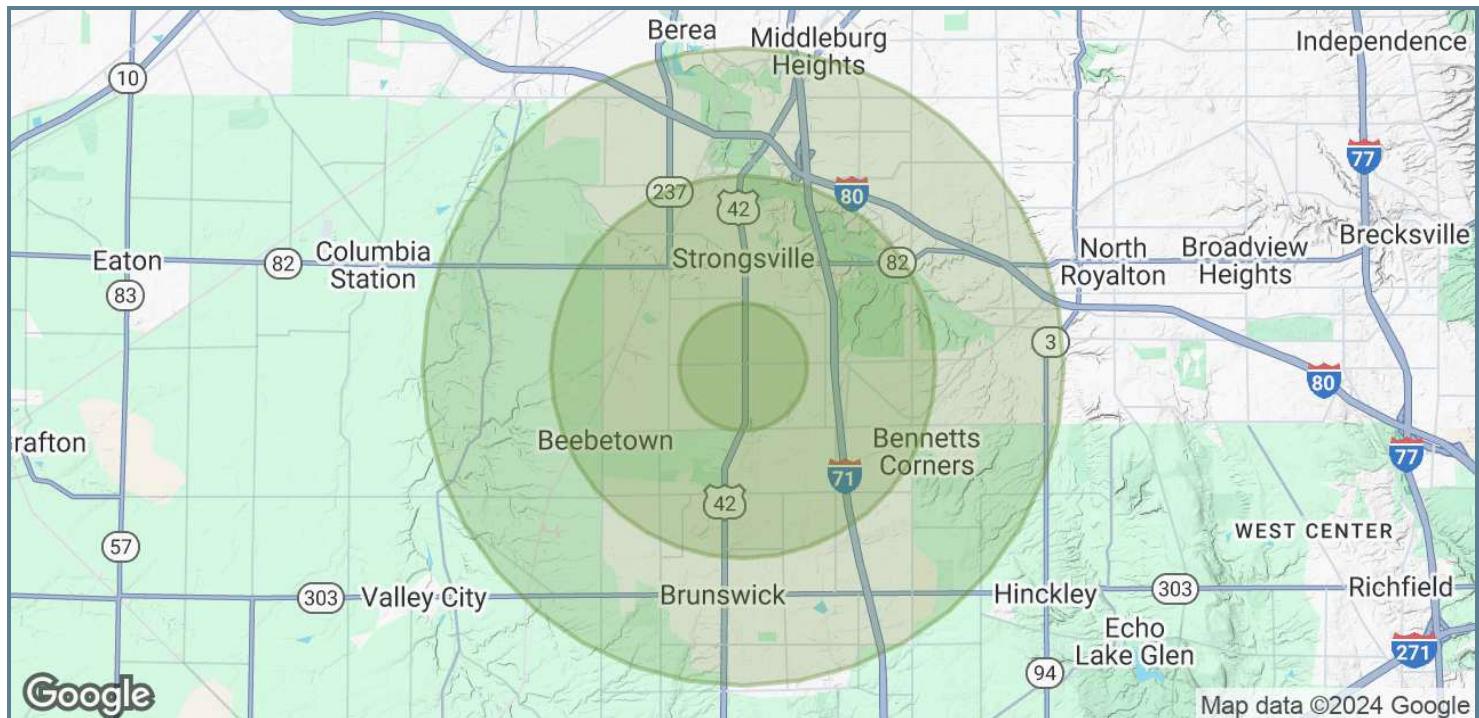
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,564	48,482	115,133
Average Age	44.1	44.4	43.6
Average Age (Male)	43.5	43.9	42.9
Average Age (Female)	44.9	44.9	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,578	19,994	49,423
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$121,431	\$100,183	\$93,991
Average House Value	\$263,198	\$214,835	\$202,418

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



CVS pharmacy®



T-Mobile

State Farm



DUNKIN'



KeyBank

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

