

**FREESTANDING 3,120 SF RESTAURANT WITH DRIVE-THRU
12827 PEARL ROAD, STRONGSVILLE, OHIO 44136**

CBRE

FOR LEASE / GROUND LEASE



EXCLUSIVE CONTACT:

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CBRE, Inc.
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THE OPPORTUNITY

- 3,120 SF freestanding KFC (vacating January '26) available for lease or ground lease
- High traffic counts over 22k VPD (source ODOT TIMS)
- Zoned: R-RS (Restaurant Recreational Service), drive-thrus are a permitted use
- Affluent market of \$130,818 in a 3 mile radius
- Neighboring restaurants include Chipotle, Chick Fila, Honeygrow, Raising Canes, Culvers, CoreLife, Jersey Mikes, Mitchells Ice Cream and many more
- Located in the high barrier to entry Strongsville MSA; market retailers include Costco, Target, Dicks House of Sports, Giant Eagle Market District, TJX, HomeGoods, Best Buy, Hobby Lobby and many more



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
121,959



POPULATION
137,857



HOUSEHOLDS
58,448



POPULATION
25 & OVER
102,441



AVG. HOUSEHOLD
INCOME
\$116,330

AERIAL VIEW



AERIAL VIEW



STRONGSVILLE HIGH SCHOOL
ENROLLMENT OF 1,800+



STRONGSVILLE MIDDLE SCHOOL

SITE

$\pm 271'$

$\pm 155'$

$\pm 275'$

CBRE

RETAIL TRADE MAP



Strongsville-Southpark Mall Retail Trade Area

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	5,972	50,983	137,857
2025 Daytime Population	9,323	46,532	121,959
2025 Households - Current Year Estimate	2,678	21,483	58,448
2025 Average Household Income	\$124,822	\$130,818	\$116,330
2030 Average Household Income Projection	\$145,432	\$148,696	\$132,392
2025 Median Household Income	\$96,694	\$102,027	\$90,084
2025 Per Capita Income	\$55,395	\$55,159	\$49,235
2025 Population Over 25	4,641	38,012	102,441

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