

**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

Pearl Rd - 22,023 VPD

**SITE**

±271'

±275'

±135'

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# RETAIL TRADE MAP



## Strongsville- Southpark Mall Retail Trade Area

### TRADE AREA INFO

Pearl Rd & Royalton Rd  
(3 Miles)

- Population: 49,208
- Daytime Population: 45,171
- Total Households: 20,318
- Median HH Income: \$103,262
- Total Businesses: 1,873
- Total Employees: 23,744

### 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 - 88,816 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 RD&I Center

Not on Map:  
VitaMix

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# 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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