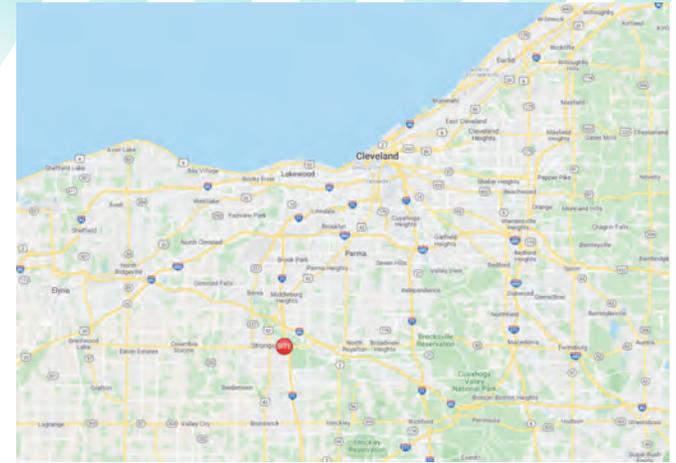


AVAILABLE FOR SALE OR LEASE

16620 ROYALTON RD, STRONGSVILLE, OH 44136



CONTACT

CHRISTOPHER MCFARLAND
cmcfarland@anchorcleveland.com
216.342.2578

GREG GUYURON
gguyuron@anchorcleveland.com
216.342.2564

HIGHLIGHTS

- Size: 6,187 SF Building situated on 1.02 AC (Parcel Number: #39614013)
- Located at the signalized entrance of the Plaza at Southpark anchored by Costco, Best Buy, Ulta, Best Buy, Petco, and La-Z-Boy
- Under 1,000 ft from the I-71 South exit ramp with a 50,000 VPD traffic count on Royalton Rd (SR-82)
- Trade Area: Strongsville is a southwestern suburb of Cleveland offering a premier retail trade area, great access to the Interstate, and many successful local employers
- Zoning: MS- Motorist Service. The only zoning in the City that allows for auto service, sales and fueling stations.

Anchor
CLEVELAND

24500 CHAGRIN BLVD., SUITE 100
BEACHWOOD, OHIO 44122
WWW.ANCHORCLE.COM

16620 ROYALTON RD, STRONGSVILLE, OH 44136

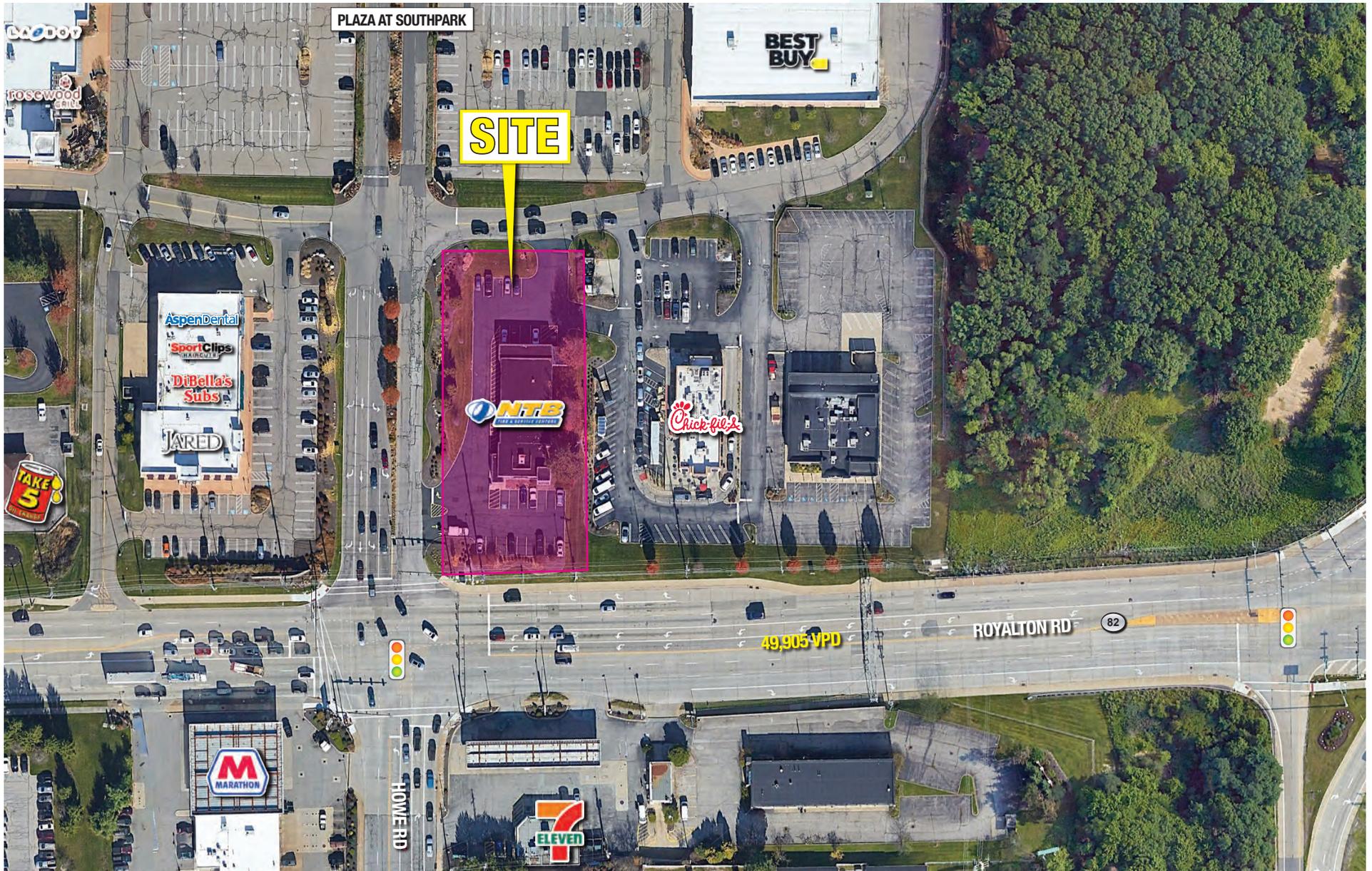
TRADE AERIAL



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LOW AERIAL

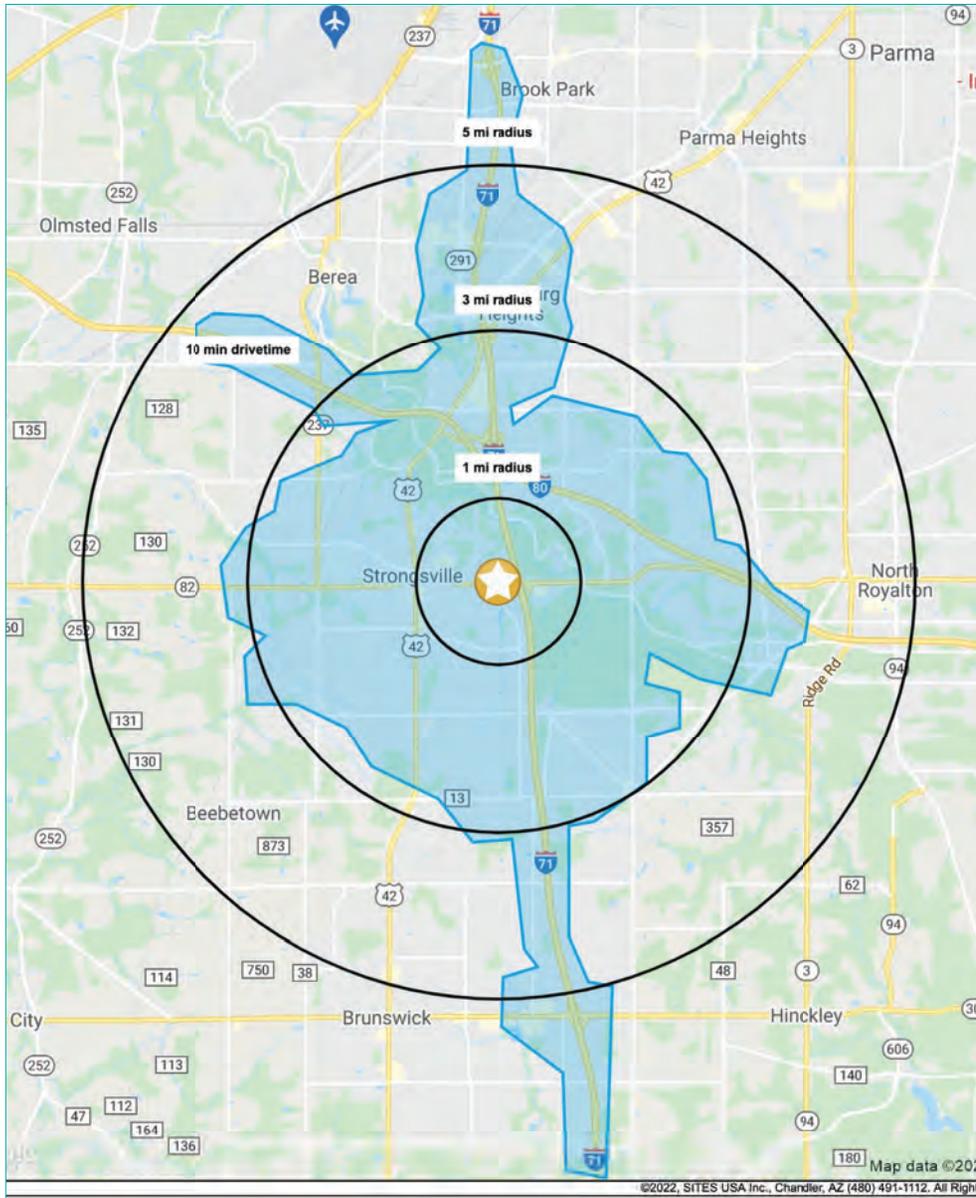


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DEMOGRAPHICS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3136/-81.8158

16620 Royalton Rd Strongsville, OH 44136	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Population				
2021 Estimated Population	4,170	57,654	141,975	65,180
2026 Projected Population	4,152	56,638	140,060	63,965
2020 Census Population	4,094	57,973	142,749	65,707
2010 Census Population	3,947	54,977	138,737	63,478
Projected Annual Growth 2021 to 2026	-	-0.4%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2021	0.5%	0.4%	0.2%	0.2%
2021 Median Age	43.7	42.8	43.0	43.0
Households				
2021 Estimated Households	1,973	24,119	59,131	27,448
2026 Projected Households	2,022	24,388	59,748	27,687
2020 Census Households	1,938	24,206	59,392	27,652
2010 Census Households	1,828	22,495	56,131	26,149
Projected Annual Growth 2021 to 2026	0.5%	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2021	0.7%	0.7%	0.5%	0.5%
Race and Ethnicity				
2021 Estimated White	80.1%	81.1%	83.8%	81.9%
2021 Estimated Black or African American	8.1%	7.0%	5.8%	6.9%
2021 Estimated Asian or Pacific Islander	5.4%	5.9%	4.6%	5.2%
2021 Estimated American Indian or Native Alaskan	-	0.1%	0.1%	0.1%
2021 Estimated Other Races	6.3%	5.9%	5.6%	5.9%
2021 Estimated Hispanic	4.1%	3.8%	3.9%	3.8%
Income				
2021 Estimated Average Household Income	\$87,994	\$104,153	\$94,623	\$97,271
2021 Estimated Median Household Income	\$66,941	\$82,658	\$76,767	\$78,582
2021 Estimated Per Capita Income	\$41,763	\$43,677	\$39,548	\$41,070
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	3.6%	1.9%	2.0%	1.9%
2021 Estimated Some High School (Grade Level 9 to 11)	1.4%	3.0%	3.9%	3.3%
2021 Estimated High School Graduate	26.0%	23.8%	27.0%	25.3%
2021 Estimated Some College	24.4%	19.7%	21.3%	20.9%
2021 Estimated Associates Degree Only	5.7%	7.3%	8.7%	7.9%
2021 Estimated Bachelors Degree Only	23.2%	27.4%	23.5%	25.3%
2021 Estimated Graduate Degree	15.8%	16.9%	13.6%	15.4%
Business				
2021 Estimated Total Businesses	451	2,064	4,588	2,466
2021 Estimated Total Employees	5,724	24,572	59,245	35,518

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