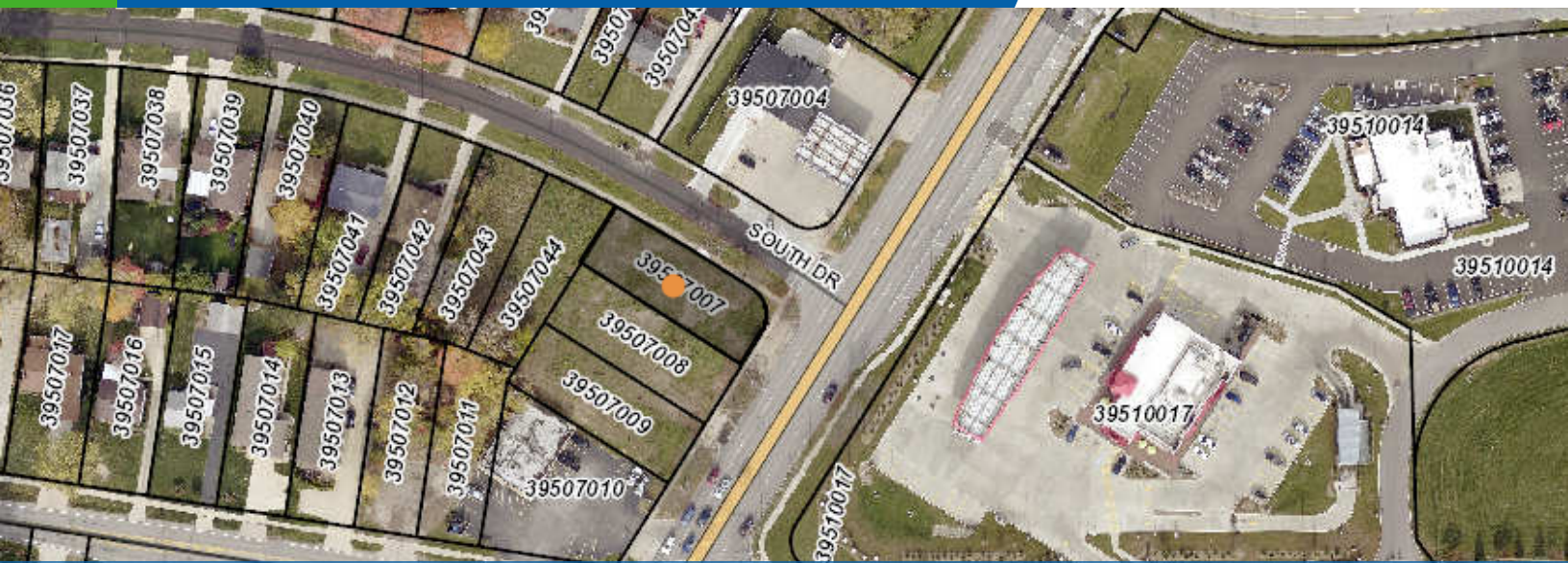


FOR SALE

\$1,000,000



EMMCO REALTY GROUP



9032 PEARL ROAD/RT. 42, STRONGSVILLE, OH 44136

DEVELOPMENT OPPORTUNITY IN STRONGSVILLE**Property Description**

Terrific development opportunity on a corner parcel in Strongsville, one of Northeast Ohio's fastest growing communities!

Property Highlights

- 160' of Pearl Road frontage
- Over 25,000 VPD on Pearl Road
- Immediate access to Ohio Turnpike (I-80) and I-71
- Located close to Lowes, Walmart Supercenter, Home Depot, Levin Furniture
- Join the new McDonald's, Sheetz, O'Charley's, Brew Kettle
- Less than 15 minutes to Cleveland Hopkins Airport and Downtown Cleveland

Offering Summary

Sale Price:	\$1,000,000
Lot Size:	0.93 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,300	23,865	63,614
Total Population	5,119	58,493	159,573
Average HH Income	\$66,775	\$72,198	\$71,996
Total Businesses	185	1,013	2,602
Total Employees	4,417	19,681	45,194

Jeffrey Soclof, CCIM, President And Broker

C: 216.857.2075

jeffrey@emmcorealtygroup.com

We obtained the information above from the sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.emmcorealtygroup.com

COLDWELL BANKER COMMERCIAL EMMCO REALTY GROUP

3681 S. GREEN ROAD | SUITE 201

BEACHWOOD, OHIO 44122

216-292-3700

9032 PEARL ROAD/RT. 42, STRONGSVILLE, OH 44136

EMMCO REALTY GROUP

DEVELOPMENT OPPORTUNITY IN STRONGSVILLE

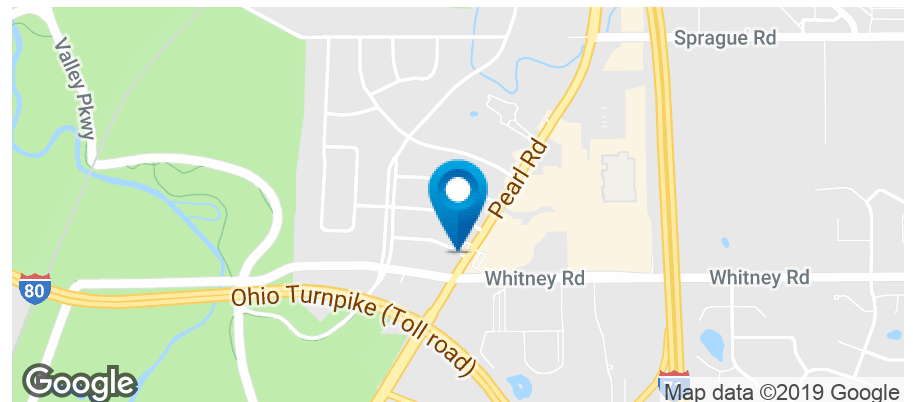


PROPERTY DETAILS

Sale Price:	\$1,000,000
Lot Size:	0.93 Acres
Zoning:	C - Commercial
Market:	Cleveland
Submarket:	Cleveland Southwest
Price / SF:	\$24.74

LOCATION OVERVIEW

This parcel is a high profile commercial location at the corner of Pearl Road and South Drive. Strongsville, a well established retail market continues to experience rapid growth and commercial development. Join this expanding market!



Jeffrey Soclof, CCIM, President And Broker

C: 216.857.2075

Jeffrey@EmmcoRealtyGroup.com

9032 PEARL ROAD/RT. 42, STRONGSVILLE, OH 44136

EMMCO REALTY GROUP

DEVELOPMENT OPPORTUNITY IN STRONGSVILLE



Jeffrey Soclof, CCIM, President And Broker

C: 216.857.2075

Jeffrey@EmmcoRealtyGroup.com

9032 PEARL ROAD/RT. 42, STRONGSVILLE, OH 44136

EMMCO REALTY GROUP

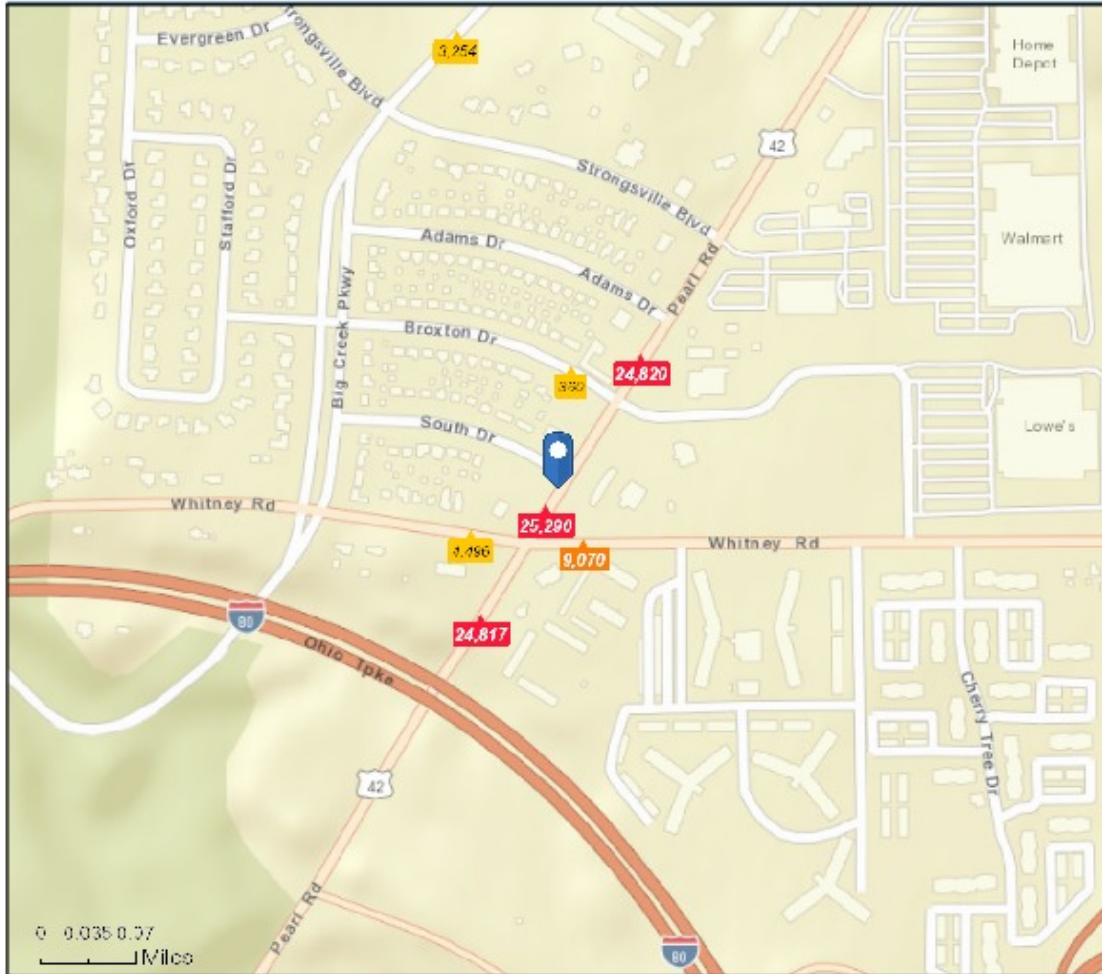
DEVELOPMENT OPPORTUNITY IN STRONGSVILLE



Traffic Count Map - Close Up

9032 Pearl Rd, Strongsville, Ohio, 44136
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 41.34250
Longitude: -81.82634



- Average Daily Traffic Volume**
- ▲ Up to 5,000 vehicles per day
 - ▲ 5,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2017 Kalibrate Technologies

December 08, 2017

© 2017 Esri

Page 1 of 1

Jeffrey Soclof, CCIM, President And Broker

C: 216.857.2075

jeffrey@EmmcoRealtyGroup.com

9032 PEARL ROAD/RT. 42, STRONGSVILLE, OH 44136

EMMCO REALTY GROUP

DEVELOPMENT OPPORTUNITY IN STRONGSVILLE



Jeffrey Soclof, CCIM, President And Broker

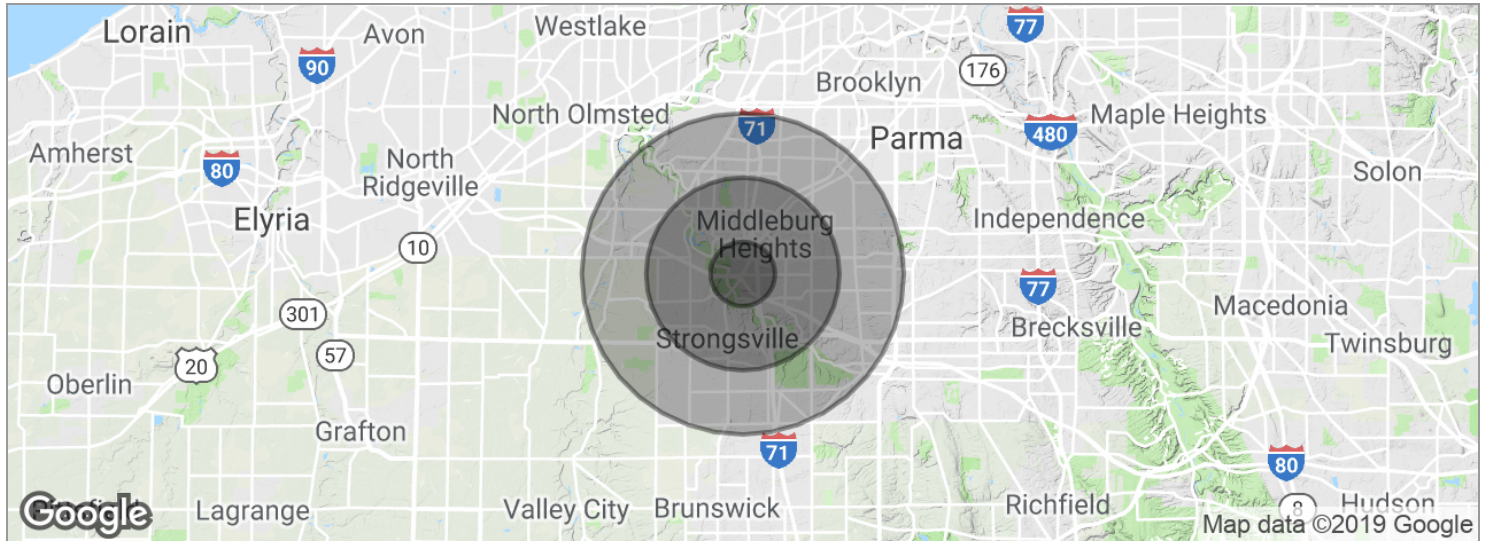
C: 216.857.2075

Jeffrey@EmmcoRealtyGroup.com

9032 PEARL ROAD/RT. 42, STRONGSVILLE, OH 44136

EMMCO REALTY GROUP

DEVELOPMENT OPPORTUNITY IN STRONGSVILLE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,119	58,493	159,573
Median age	41.6	41.4	42.1
Median age (male)	39.7	40.3	40.7
Median age (Female)	43.2	42.7	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,300	23,865	63,614
# of persons per HH	2.2	2.5	2.5
Average HH income	\$66,775	\$72,198	\$71,996
Average house value	\$212,865	\$191,927	\$188,953

* Demographic data derived from 2010 US Census

Jeffrey Soclof, CCIM, President And Broker

C: 216.857.2075

Jeffrey@EmmcoRealtyGroup.com