



Google Maps

STRONGSVILLE TOWNE CENTER

FOR LEASE

Small Shop Retail

15153 Pearl Rd./ Rt. 42

Strongsville, OH 44136

STRONGSVILLE TOWN CENTER

DiFranco Commercial Real Estate is pleased to present in association with Emmco Corporation a 129,163 SF retail center in the heart of Strongsville.



This property speaks for itself, but some features we love include:

- Shopping center features 11 different food options which draws enormous daytime and evening traffic
- Centrally located in one of Cleveland's fastest growing suburbs
- 1,600 local businesses with 25,000 local employees
- A traffic count of over 19,000 VPD at the Center's main traffic signal
- High school and post office within a quarter mile of our center
- Regional retail area with over 3.7 million sq ft retail space including South Park Center Mall, Costco, Best Buy, Bed Bath & Beyond, Heinen's, T.J.Maxx, Walmart, Home Depot, Target, Macy's, Dillard's, and a new Giant Eagle Market Place
- Less than two (2) miles from Interstate 71 and Ohio Turnpike
- Multiple Opportunities! 129,163 SF shopping center - inquire for current promotions!
- High quality shopping center located between the regional hub of Southpark Mall, Strongsville High School, and Giant Eagle Market District

WELCOME TO THE CITY OF STRONGSVILLE

Strongsville Economic Development Department is dedicated to creating a business-friendly environment that encourages development and redevelopment of its industrial and commercial districts and focuses on retaining and expanding existing businesses. the city's business community with a proactive approach designed to retain, assist, and attract businesses of all sizes. This approach has resulted in a diverse and successful high-tech/manufacturing base consisting of four business parks, positioned on over 2,000 acres of land. Nearly two hundred businesses, attracted by Strongsville's strategic location, local resources, incentive packages, local officials, and superior amenities, have populated the land within and surrounding the business parks.

Strongsville has grown in recent years from an agriculture-based village into a thriving city of 45,000 residents with a productive and diverse industrial and commercial base.

Mayor Tom Perciak and Economic Development Director Brent Painter work every day to help local firms find appropriate development sites for expansion and to facilitate access to economic incentives for quality job creation and tax base enhancement.



[Click here for more info about Strongsville!](#)

PHOTOS

EXTERIOR



PHOTOS

EXTERIOR



PHOTOS

EXTERIOR



SITE PLAN



- | | |
|--------|--------------------------------------|
| 1 | White Flower Cake Shop - 1,500 SF |
| 2 | WeBuyAnyCar - 1,500 SF |
| 3 | AVAILABLE - 3,000 SF |
| 4 | Ground Zero Comics - 2,000 SF |
| 5 | Clothes Mentor - 1,500 SF |
| 6 | Clothes Mentor - 3,500 SF |
| 7 | Harvest Saloon- 6,000 SF |
| 8 | Plato's Closet - 6,000 SF |
| 9 | Harbor Freight - 15,336 SF |
| 10 | Maggie & Ellie's - 2,000 SF |
| 11 | Blossom and Glow Beauty-2,000 SF |
| 12 | Citizen's Bank - 3,000 SF |
| 13 | Big Lots - 29,808 SF |
| 14 | Spry Health - 4,800 SF |
| 15 | Munchkin's Closet - 8,987 SF |
| 16 | Hudec Dental - 3,078 SF |
| 17 | AVAILABLE - 2,400 SF |
| 18 | Paint with a Twist - 2,400 SF |
| 19, 20 | AVAILABLE - 4,500 SF (Divis.) |
| 21 | Johnny J's Pub - 6,000 SF |
| 22 | Jimmy Johns - 1,375 SF |
| 23 | Chipotle Mexican Grill - 2,325 SF |
| 24 | Donut Scene - 1,875 SF |
| 25 | Bruegger's Bagels - 1,875 SF |
| 26 | Pulp Smoothie & Juice Bar - 1,425 SF |
| 27 | Five Guys - 2,400 SF |
| 28 | T-Mobile - 1,500 SF |
| 29 | Bibibop - 2,250 SF |
| 30 | Rico's Tacos & Tequila - 4,829 SF |

SHOPPING CENTER AERIAL

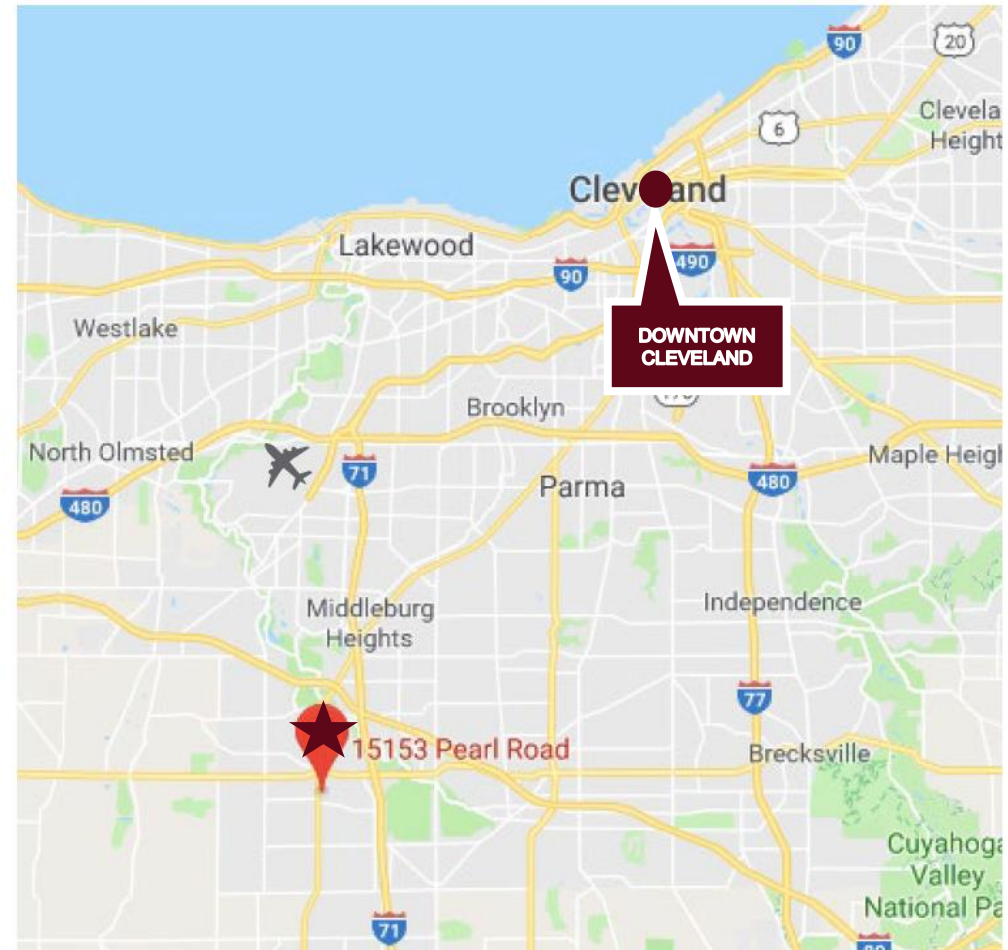
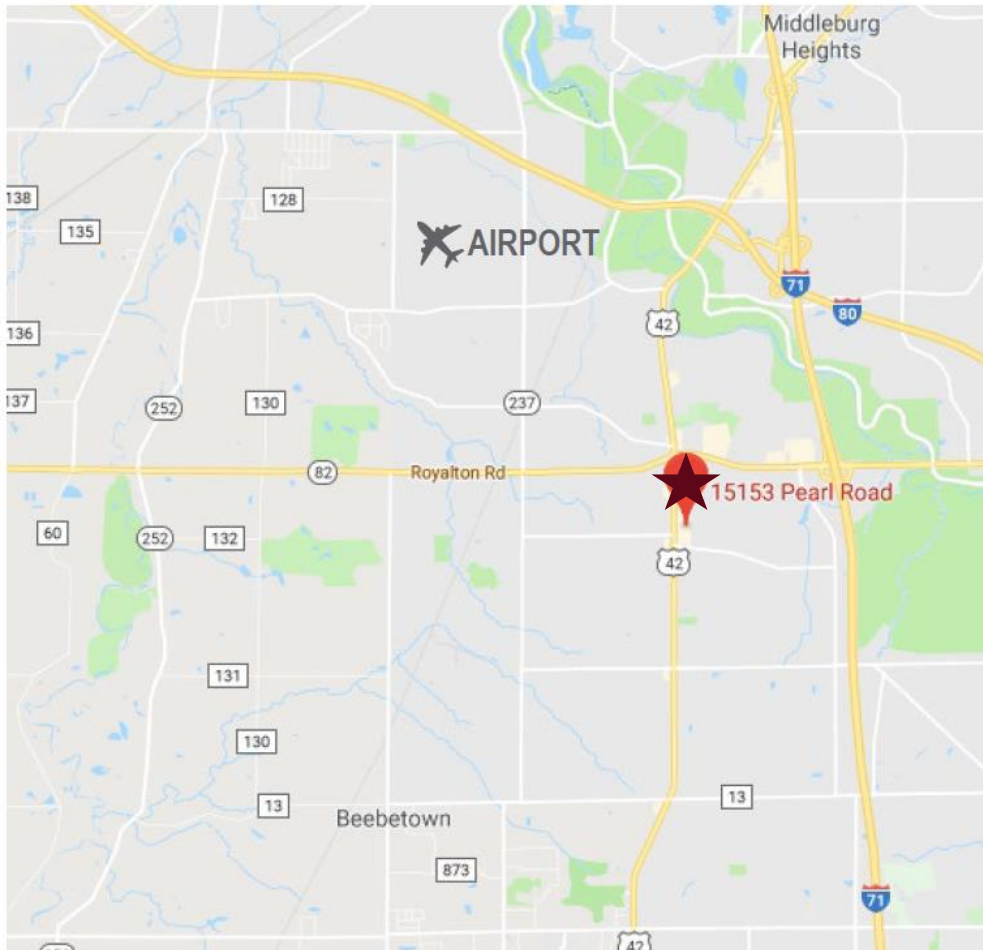


TRADE AERIAL



- Vis

LOCATION MAPPING



VACANT

UNIT 19+20 | 15247

Size: 4,500 SF

Dimensions: 45' x 100'

Space Condition: 7 offices, large reception, small warehouse storage in rear

Bathrooms: 2, ADA Bathrooms

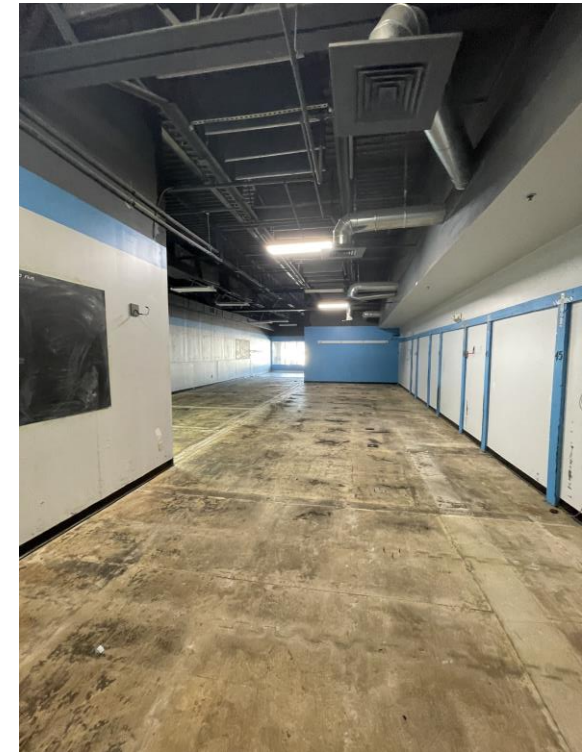
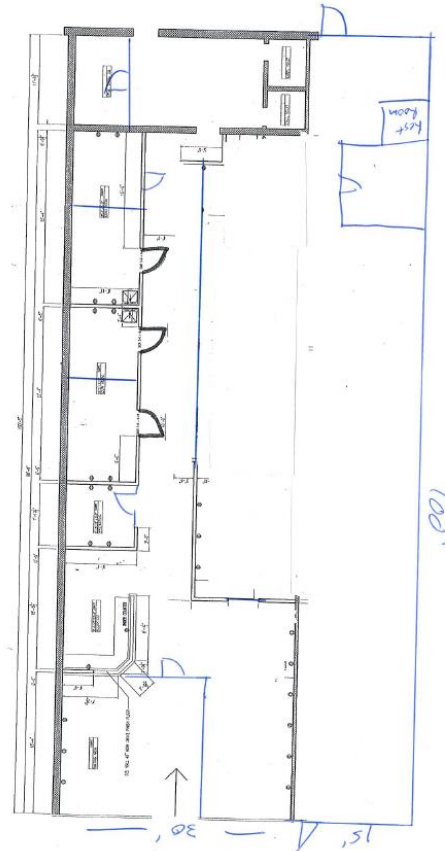
NNN charges: Tax: \$2.41; Ins: \$.17; CAM: \$2.25; Storm: \$.07 **TOTAL; \$4.90**

Ideal for: financial, medical, fitness, nutrition, weight loss, show room, offices

Notes: 13' to bottom of joist; 15' 7" to deck



Side A: [VIDEO LINK](#)



Side B: [VIDEO LINK](#)

DIFRANCO
COMMERCIAL REAL ESTATE

15153 Pearl Rd. | Strongsville

VACANT

UNIT 3 | 15135

Size: 3,000 SF

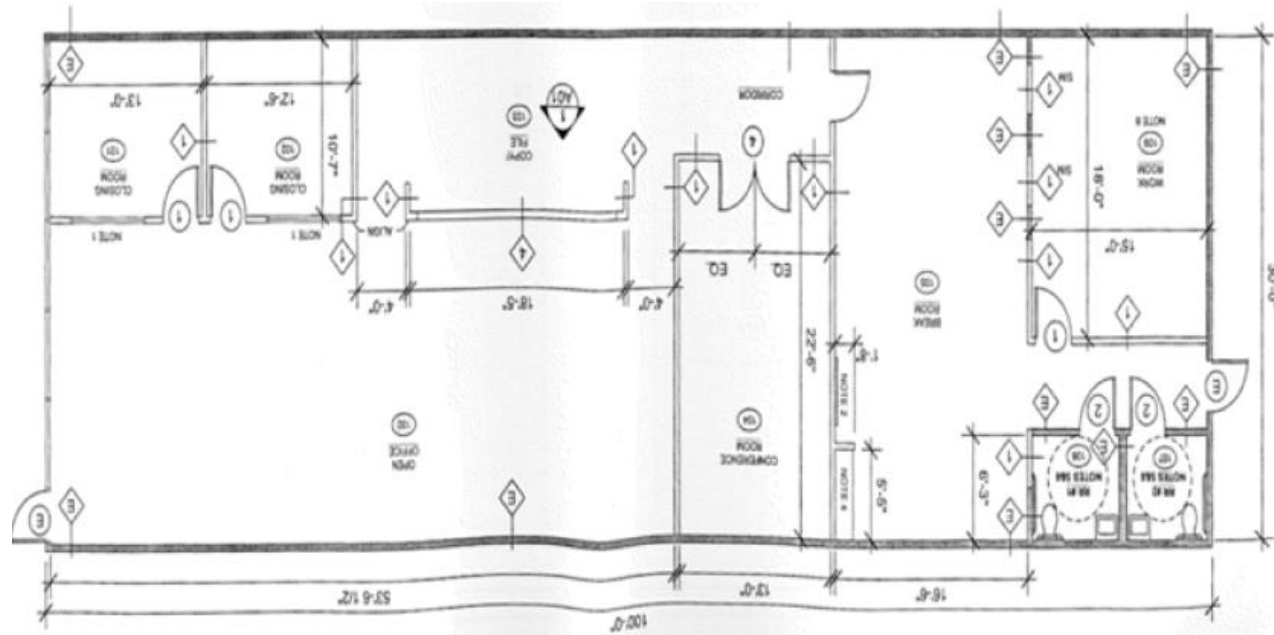
Dimensions: 30' x 100'

Space Condition: 2 offices, large conference/training area, small warehouse storage in rear

Bathrooms: 2, ADA Bathrooms

NNN charges: Tax: \$2.41; Ins: \$.17; CAM: \$2.25; Storm: \$.07 **TOTAL; \$4.90**

Ideal for: financial, fitness, nutrition, weight loss, show room, offices, nail, cell phone



VACANT

UNIT 17 | 15209

Size: 2,400 SF

Dimensions: 20' x 120' (ceiling height: 16' to deck, 13' 11" to bottom of joist)

Space Condition: Raw space ready for buildout

Bathrooms: None existing, but all plumbing sanitary lines are present

NNN charges: Tax: \$2.41; Ins: \$.17; CAM: \$2.25; Storm: \$.07 **TOTAL; \$4.90**

Ideal for: cell, hair, financial, fitness, nutrition, weight loss, show room, offices, nail

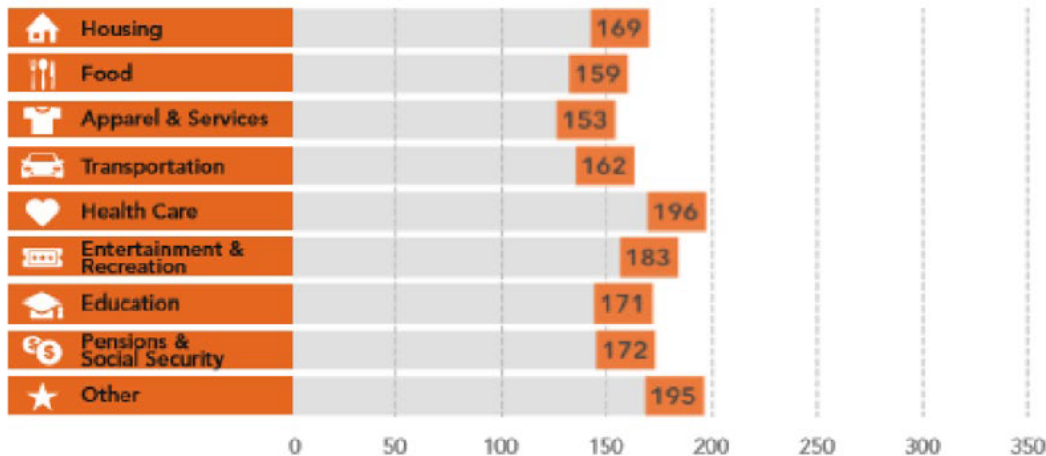


DEMO'S AND PSYCHOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	49,689	128,406	223,064
Households	20,024	51,770	90,583
Average H.H. Income	\$99,108	\$88,310	\$83,019

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



Our Neighborhood

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- Married couples with no children or older children; average household size is 2.85.
- 91% owner occupied; 66% mortgaged (Index 160).
- Primarily single-family homes, with a median value of \$362,900 (Index 161).
- Low vacancy rate at 3.8%.

Socioeconomic Traits

- Education: 50.6% college graduates; 77.6% with some college education.
- Low unemployment at 3.5% (Index 65); higher labor force participation rate at 67.9% (Index 109) with proportionately more 2-worker households at 62.2%, (Index 120).
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

FOR MORE INFO

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