

Southland South Commons

MIXED-USE DEVELOPMENT

RETAIL

OFFICE

PARKING



FOR MORE INFORMATION CONTACT :

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NOW LEASING

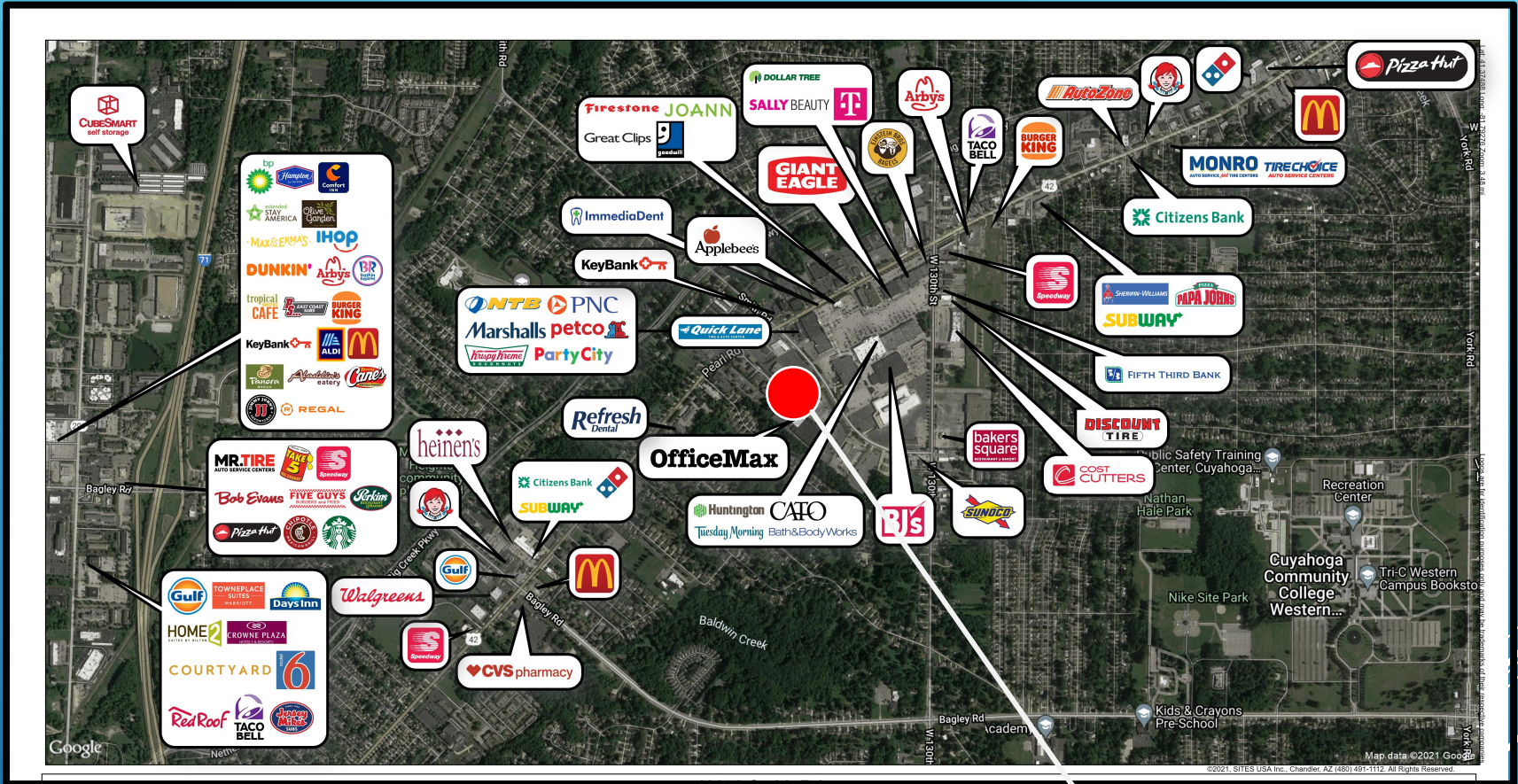
Two outer parcels for development.

Mixed use +/- 9,450sq/ft and +/- 10,800sq/ft

✓ Located on Smith Road between Pearl Road and 130th. Middleburg Heights Ohio

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Site. 13373 Smith Road

Outparcels along Smith Road available for Ground Lease or Build-to-suit

Surrounding retailers include BJ's, Giant Eagle, Marshall's, Marc's, JOANN Fabric, Party City, Petco, Gabe's & more!

High traffic area with combined counts of 26,219 VPD at the intersection of Pearl Road and Smith Road.

The market has a dense 3-mile population of 83,426 and strong average household income of \$72,453.

The property is located across from Southland Shopping Center.

Signage available along Smith Road.

MAJOR EMPLOYERS

Southwest General - 3,000

UPS - 2,000

Baldwin Wallace - 1,150

AmeriMark Direct - 500

Regency Hospital - 200

Union Home Mortgage - 1,500

MAJOR OFFICE BLDGS

Total: 2.68 MSF

Ohio Research Center - 204,000 SF

PNC Strongsville Center - 100,000 SF

15885 W Sprague Rd - 88,816 SF

7255 Old Oak Blvd - 88,000 SF

Southwest General Med Center- 75,000 SF

Union Home Mortgage – 175,000 SF

Pearl Road & Smith Road (3 Miles)

Population: 80,031

Daytime Population: 85,239

Total Households: 34,525

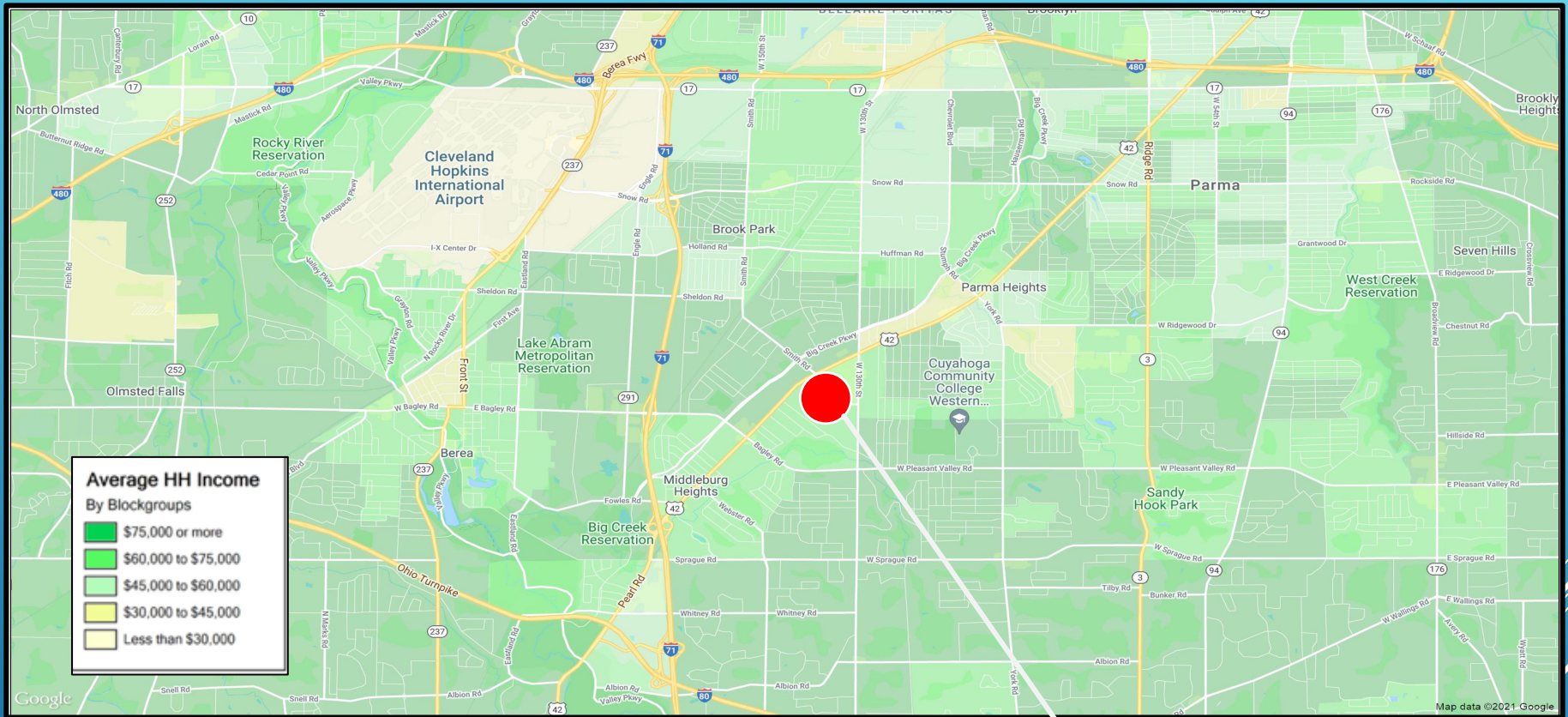
Average HH Income: \$69,566

Total Businesses: 2,684

Total Employees: 50,972

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SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3754/-81.7912

RS1

13373 Smith Rd

Cleveland, OH 44130

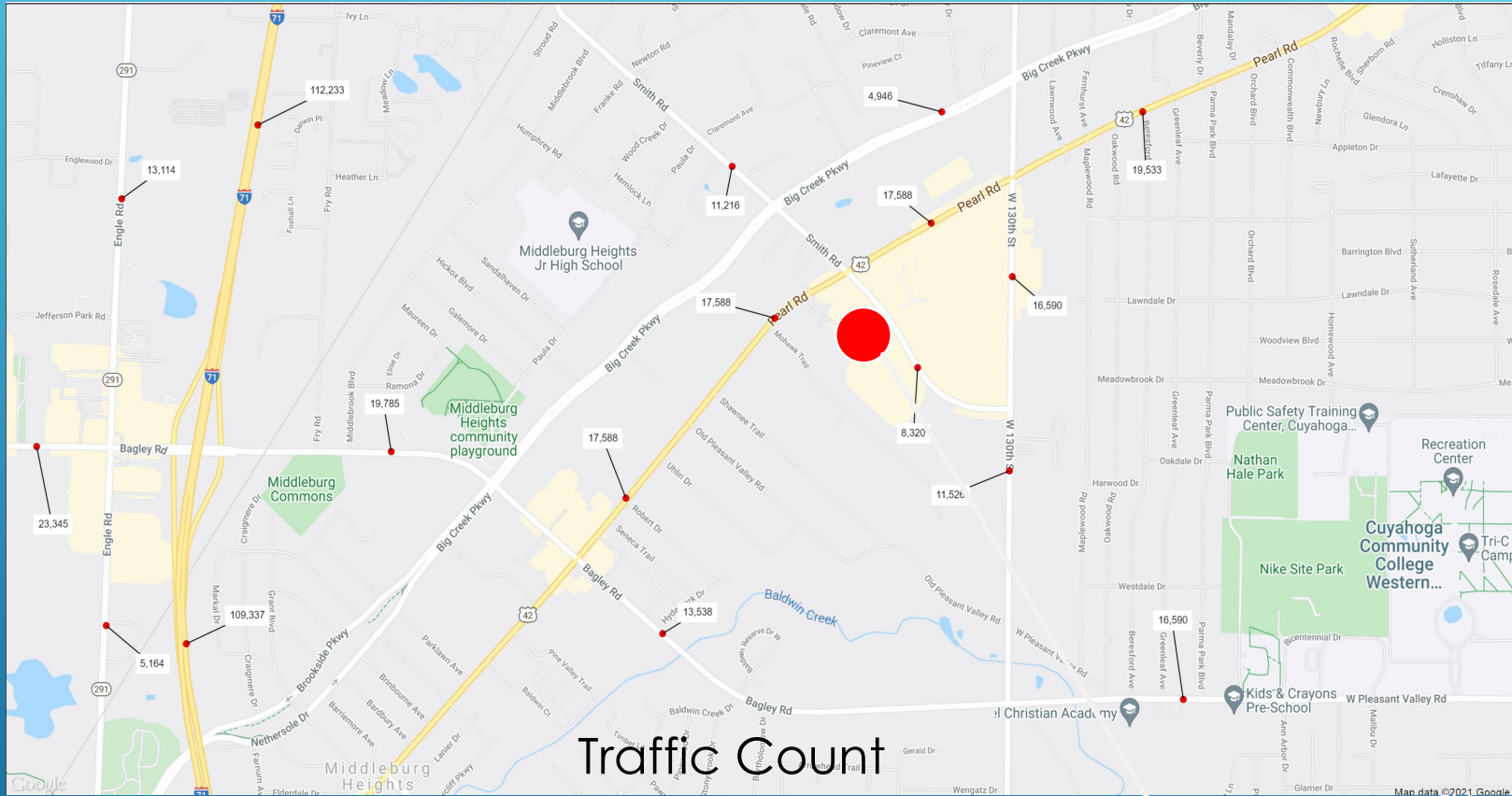
1 mi radius 3 mi radius 5 mi radius 10 mi radius

		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2021 Estimated Population	8,589	82,847	211,115	716,979
	2026 Projected Population	8,492	82,019	208,449	705,842
	2010 Census Population	8,970	85,537	218,582	735,553
	2000 Census Population	9,094	88,605	225,313	761,206
	Projected Annual Growth 2021 to 2026	-0.2%	-0.2%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2021	-0.3%	-0.3%	-0.3%	-0.3%
	2021 Median Age	45.9	43.5	42.0	40.4
HOUSEHOLDS	2021 Estimated Households	3,809	36,148	91,546	306,700
	2026 Projected Households	3,814	36,207	91,515	305,931
	2010 Census Households	3,922	36,808	93,432	309,549
	2000 Census Households	3,821	36,849	92,795	310,525
	Projected Annual Growth 2021 to 2026	-	-	-	-
	Historical Annual Growth 2000 to 2021	-	-	-	-
	RACE AND ETHNICITY	2021 Estimated White	90.8%	87.7%	85.0%
2021 Estimated Black or African American		3.7%	4.8%	7.1%	9.9%
2021 Estimated Asian or Pacific Islander		3.2%	4.2%	3.5%	3.2%
2021 Estimated American Indian or Native Alaskan		0.2%	0.2%	0.2%	0.3%
2021 Estimated Other Races		2.1%	3.0%	4.2%	6.2%
2021 Estimated Hispanic		3.4%	4.4%	6.1%	9.1%
INCOME	2021 Estimated Average Household Income	\$79,915	\$74,039	\$74,658	\$83,764
	2021 Estimated Median Household Income	\$60,550	\$61,199	\$60,434	\$63,427
	2021 Estimated Per Capita Income	\$35,550	\$32,453	\$32,521	\$35,991
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.9%	3.2%	3.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	4.9%	5.6%	5.8%	6.2%
	2021 Estimated High School Graduate	29.8%	33.2%	33.2%	28.7%
	2021 Estimated Some College	23.8%	21.7%	21.9%	21.0%
	2021 Estimated Associates Degree Only	11.4%	9.6%	9.1%	8.3%
	2021 Estimated Bachelors Degree Only	18.9%	18.0%	17.5%	20.7%
	2021 Estimated Graduate Degree	8.3%	9.0%	9.2%	11.9%
BUSINESS	2021 Estimated Total Businesses	416	2,507	6,779	25,507
	2021 Estimated Total Employees	3,975	41,942	103,361	344,486
	2021 Estimated Employee Population per Business	9.6	16.7	15.2	13.5
	2021 Estimated Residential Population per Business	20.7	33.0	31.1	28.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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Population	1 Mile	3 Mile	5 Mile
2020 Population - Current Year Estimate	8,809	83,376	212,577
2025 Population - Five Year Projection	8,652	82,018	209,313
2010 Population - Census	9,076	85,603	217,524
2000 Population - Census	9,207	88,658	224,122
2010-2020 Annual Population Growth Rate	-0.29	-0.26	-0.22
2020-2025 Annual Population Growth Rate	-0.36	-0.33	-0.31

Daytime Population	1 Mile	3 Mile	5 Mile
2020 Daytime Population	9,015	83,924	210,062
Daytime Workers	4,343	39,942	98,098
Daytime Residents	4,672	43,982	111,964

2020 Population 25 and Over	6,800	62,790	157,404
Less than 9th grade	167	1,482	4,234
9-12th Grade - No Diploma	268	3,223	8,784
High School Diploma	1,850	18,150	44,268
GED or Alternative Credential	208	2,416	7,080
Some College - No Degree	1,695	14,332	35,648
Associate`s Degree	767	5,632	13,704
Bachelor`s Degree	1,202	11,207	27,818
Graduate or Professional De	643	6,274	15,878

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