

# 15387 PEARL ROAD

**Strongsville, OH 44136**

*Build-to-Suit | Ground Lease | Sale*

TOTAL SF

**775 SF**

LAND AREA

**0.47 Acres**

ZONING

**GB**

AVAILABLE FOR

**BTS | GL | Sale**

Presented by

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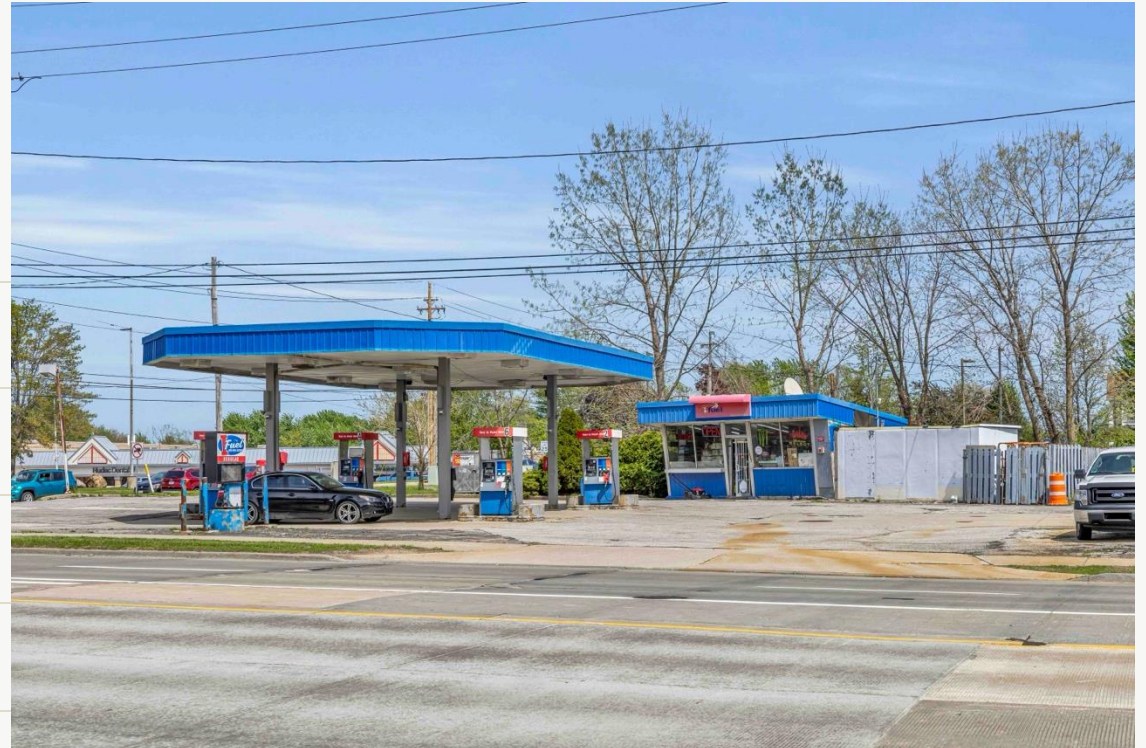
# Three Ways To Transact

## Build-to-Suit • Ground Lease • Sale

*Ownership is open to all three structures and will work with qualified counterparties to fit each use case. Pricing and rent expectations are available upon request and qualification.*

### POTENTIAL USES

- **Fuel & Convenience**
- **QSR & Coffee — Drive-Thru**
- **Automotive Retail & Service**
- **Specialty & Service**
- **Bank & Credit Union**



# 15387 Pearl Road — Property Summary

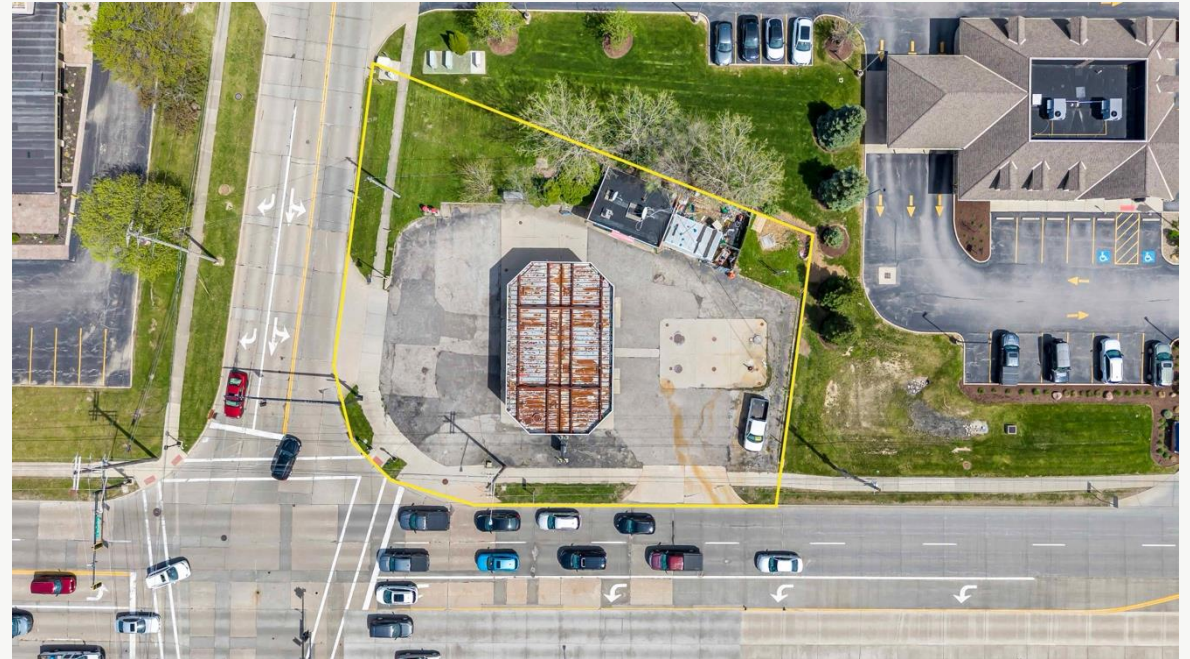
<b>Property Address</b>	15387 Pearl Road, Strongsville, OH 44136
<b>Parcel Number</b>	397-01-025
<b>Building Size</b>	775 SF (existing)
<b>Land Area</b>	20,473 SF (0.47 Acres)
<b>Year Built</b>	1971
<b>County</b>	Cuyahoga
<b>Zoning</b>	GB — General Business
<b>Submarket</b>	Southwest Cuyahoga Retail
<b>Frontage</b>	37' on Pearl Road
<b>Parking</b>	6 surface spaces (existing)
<b>FAR (Existing)</b>	0.04 — land-dominant
<b>Existing Operations</b>	Fuel & C-store, since 2008
<b>Permitted Uses</b>	Retail, restaurant, drive-thru, automotive, office, service, medical (verify with City)
<b>Utilities</b>	All public — water, sewer, gas, electric
<b>Traffic</b>	21,740 – 23,693 VPD on Pearl Rd (ODOT)
<b>Available For</b>	Build-to-Suit / Ground Lease / Sale
<b>Pricing &amp; Rent</b>	Available upon request

# 15387 Pearl Road

0.47 Acres // GB Zoning // Signalized Pearl Rd Corner

## KEY HIGHLIGHTS

- Signalized hard corner on Pearl Road (Route 42)
- 21,740 – 23,693 VPD on adjacent ODOT segments
- 1.5 mi to SouthPark Mall — 1.68M SF, ~8M annual visitors
- Costco, Home Depot, Walmart, Target, Lowe's, Sam's Club within ~3 mi
- Strongsville median HH income \$103,253 — 40% above U.S.
- \$87,992 5-mile median HH; 20,000+ daytime worker inflow
- SW Cleveland retail submarket availability under 3%
- AAA Moody's credit rating; \$145M+ infrastructure investment



# Why This Corner Wins

15387 Pearl Road sits at the intersection of three forces that drive top-quartile retail performance: a high-income, high-density rooftop base; one of Northeast Ohio's most concentrated retail and employment clusters; and a tight, supply-constrained submarket where well-located corner pads rarely come to market.

## FOUR REASONS THIS CORNER OUTPERFORMS

### HIGH-INCOME ROOFTOP BASE

Strongsville median HH income \$103,253 — 40% above U.S. average. 5-mile radius median HH \$87,992. Poverty rate 5.29% vs. 12.5% national.

### PROVEN RETAIL CLUSTER

1.5 mi to SouthPark Mall (1.68M SF, ~8M annual visits). Costco, Home Depot, Walmart, Target, Lowe's, Sam's Club within ~3 mi.

### DAYTIME ECONOMIC ENGINE

20,000+ daily commuter inflow into Strongsville's 4 business parks. Major employers: PPG, Cintas, Enterprise, Clark-Reliance, Sparton Medical.

### TIGHT SUPPLY, RARE INFILL

Southwest Cleveland retail availability under 3%. Freestanding/strip under 3.5%. Signalized GB-zoned corner pads on Pearl Rd rarely come to market.

# Strongsville At A Glance

Strongsville is a mature, high-income suburb of ~46,000 residents on the southwest edge of Cuyahoga County. The trade area combines top-tier rooftop demographics, a substantial daytime worker base, one of Ohio's largest retail destinations, and a historically tight retail submarket — backed by an AAA-rated municipality with sustained public infrastructure investment.

## STRONGSVILLE BY THE NUMBERS

### POPULATION & SPENDING POWER

City pop 45,438 (~19,100 households). Median HH income \$103,253 — 40% above U.S. 5-mile median \$87,992. Median age 46. Poverty rate 5.29% vs. 12.5% national.

### SOUTHPARK MALL — 1.5 MI

1,677,272 SF — Northern Ohio's #1 retail destination. ~8M annual visitors. 170+ specialty shops. Anchored by Dick's House of Sport (Oct 2025), Dillard's, Macy's, JCPenney, Kohl's, Cinemark 14.

### DAYTIME ECONOMY

20,000+ daily commuter inflow into 4 active business parks. Major employers: PPG, Cintas, Enterprise, Clark-Reliance, Eberhard Mfg., Sparton Medical, Intralot.

### TIGHT RETAIL MARKET

Cleveland retail vacancy 5.1% (Q1 2026). Southwest Cleveland submarket availability under 3% — among the tightest in the metro. Freestanding/strip under 3.5%. Rent growth +0.7% YoY.

### TOP-RANKED SCHOOLS & AAA CREDIT

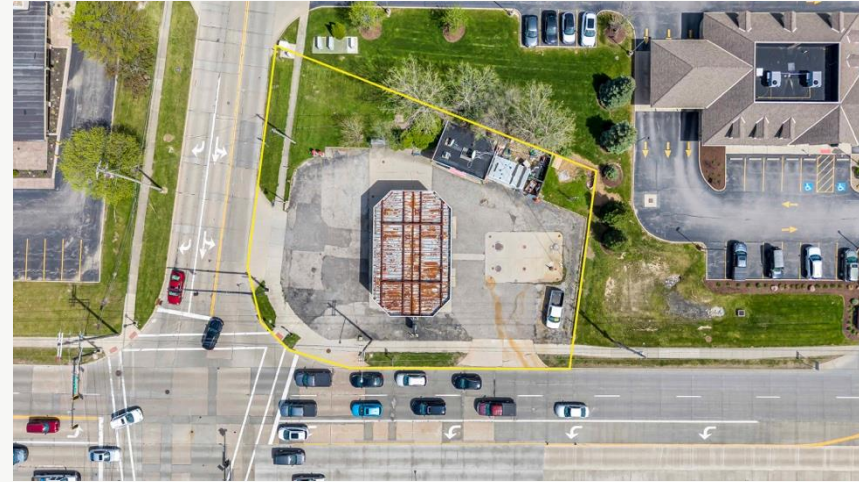
Strongsville City Schools — consistently top-ranked in Cuyahoga County. AAA Moody's municipal credit rating — highest possible, signaling long-term fiscal stability and strong household formation.

### PUBLIC INVESTMENT & ACCESS

\$145M+ in public infrastructure investment over 20 years, plus \$50M+ in grant funding. Direct I-71 access (Exit 231 / SR-82) with NOACA-programmed interchange improvements.

# 15387 Pearl Road — Photo Gallery

0.47 Acres // Signalized Pearl Rd Corner // GB Zoning // Strongsville, OH



NEXT STEPS

# Let's Talk.



*Request additional information, or discuss transaction structure for 15387 Pearl Road. Pricing and rent expectations are available upon request and qualification.*

CO-LISTING BROKERS

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