



WWW.GOODMANREALESTATE.COM
216.381.8200

TEMPLE PLACE

Strongsville, Ohio



HIGHLIGHTS

- **AVAILABLE:** 1,200 SF
- Recent significant improvements to the property by ownership include new monument signage, updated façade, improved landscaping and upgraded roof
- Superior visibility and signaled access at the intersection of Pearl Road and Temple Drive
- Premier location in the southwest Cleveland trade area
- High traffic counts, with over 25,000 vehicles passing the site daily
- Join NAPA Auto Parts, Kilbane's Beverage, and Mochinut



DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	49,467	133,667	231,850
2026 Estimate	50,087	134,037	232,442
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$135,846	\$120,162	\$114,611
2026 Median	\$107,567	\$95,632	\$91,144
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	13,864	37,127	71,302

LEASING INFORMATION
www.goodmanrealestate.com
216.381.8200

CLEVELAND THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS 100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



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APR 26



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SITE

KILBANE'S BEVERAGE

MORE THAN JUST A DONUT
MOCHINUT



APR 29

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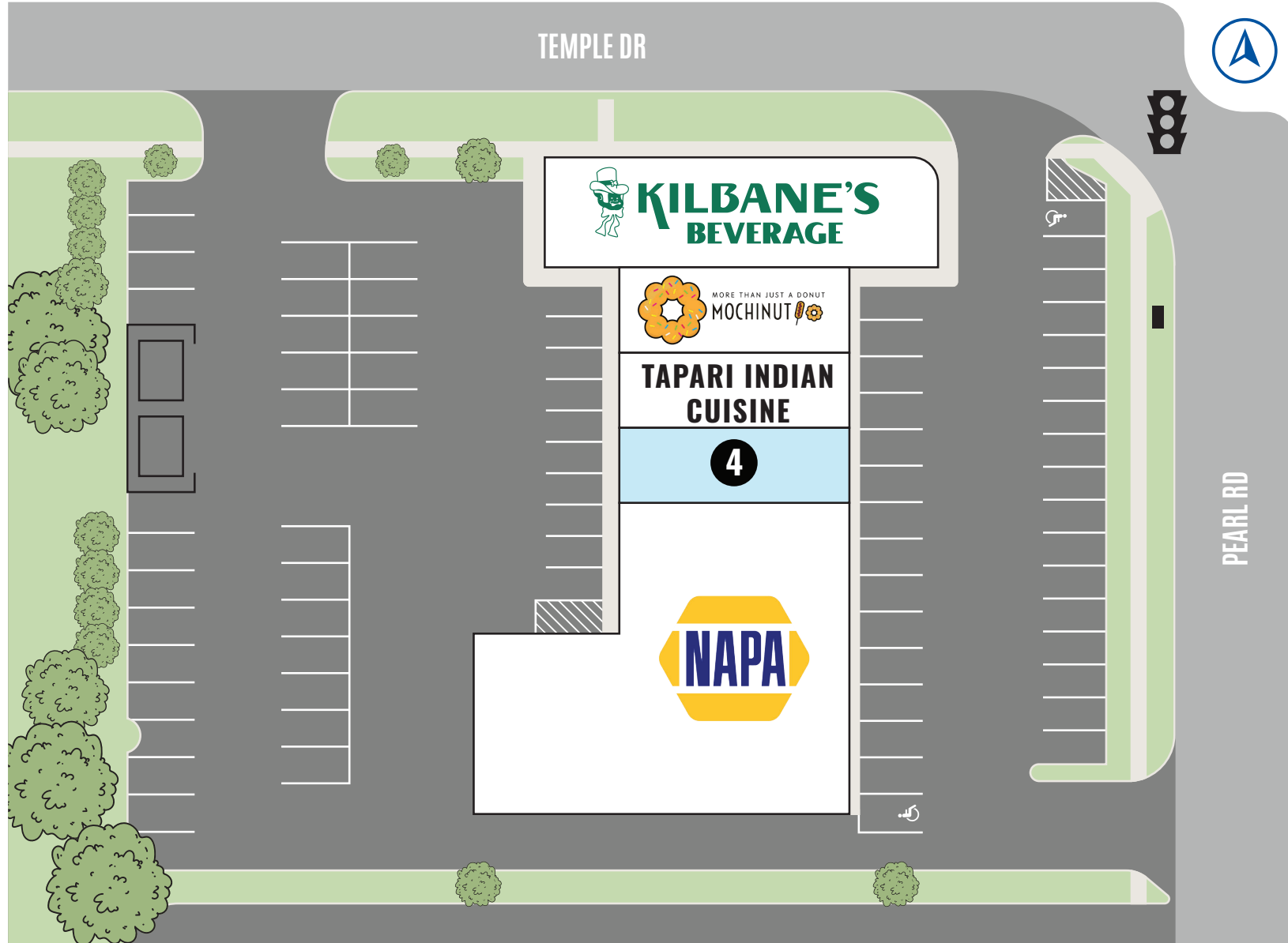
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KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Kilbane's Beverage	1,800
2	Mochinut	1,598
3	Tapari Indian Cuisine	1,200
4	AVAILABLE	1,200
5	NAPA Auto Parts	7,200
SITE SUMMARY		12,998

MONUMENT SIGN



PEARL RD