

FREESTANDING DRIVE-THRU RESTAURANT BUILDING

12380 Pearl Rd
Strongsville, Ohio



WWW.GOODMANREALESTATE.COM
216.381.8200



APR 26

HIGHLIGHTS

- **AVAILABLE:** 3,145 SF freestanding restaurant building (built in 2022) on 1.3 AC
- Located on Pearl Road (22,177 VPD) with convenient access to the SR 82 (Royalton Road) super-regional retail corridor (32,902 VPD) and I-71 (86,064 VPD)
- In proximity to strong national retailers including The Home Depot, Lowe's, Walmart, and Target
- Ideal for quick-service restaurant, bank, retail, or medical use

TOP GENERATORS

- SouthPark Mall – premier regional shopping destination
- Strongsville industrial corridor – thousands of employees in nearby manufacturing, logistics, and distribution facilities
- Cleveland Clinic Strongsville Family Health Center
- Strong residential base adding to the daytime and evening traffic

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	51,130	140,384	249,475
2026 Estimate	51,686	141,217	250,748
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$129,024	\$116,709	\$112,693
2026 Median	\$101,389	\$93,328	\$89,374
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	18,064	43,210	79,665

LEASING INFORMATION

www.goodmanrealestate.com
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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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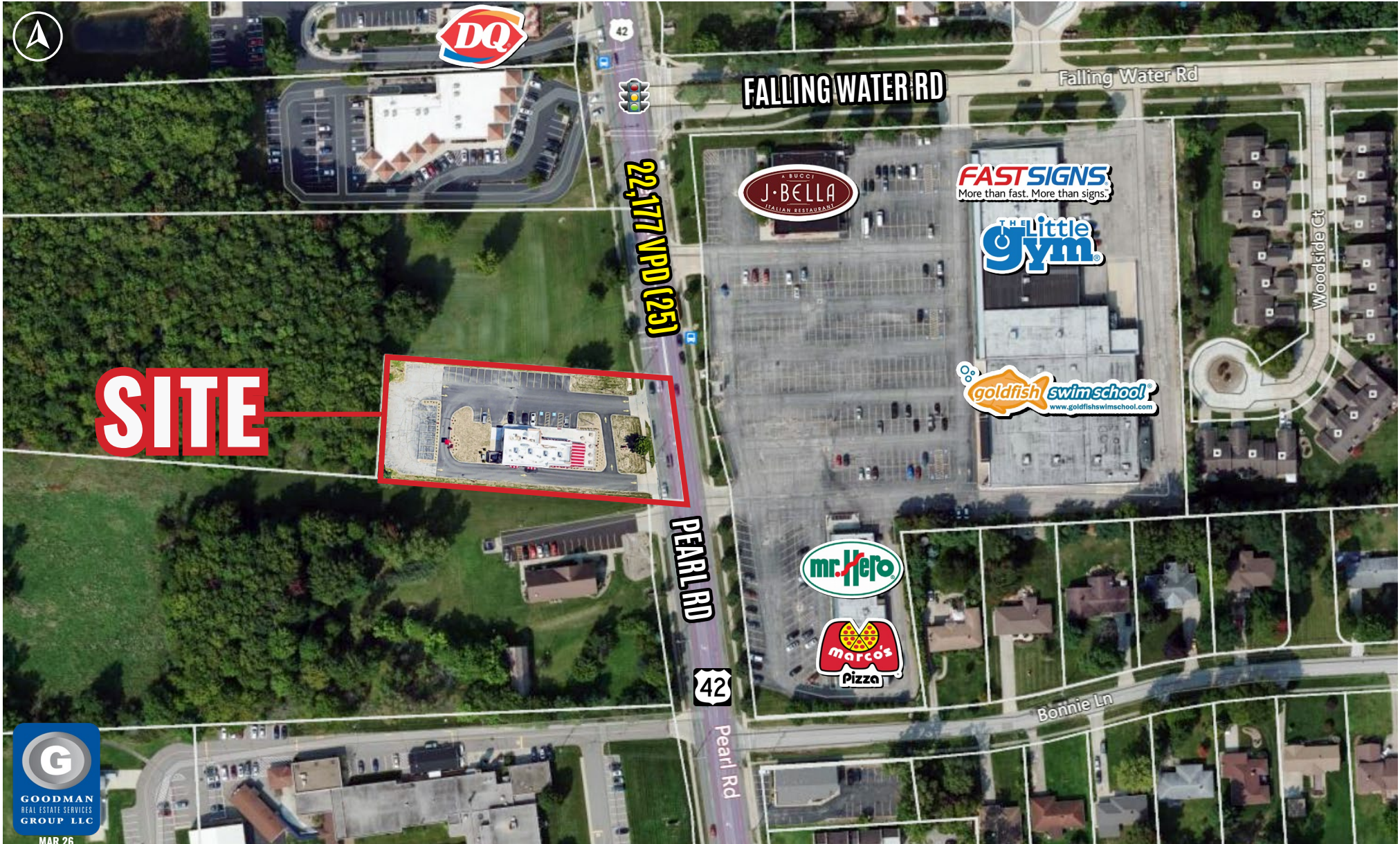
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