




For sale

11.7 Acres of Development Land - Pearl Road, Strongsville

 **JLL** SEE A BRIGHTER WAY

For Sale

11.7 acres of land

Land Overview

- 11.7 Total Acres
- \$200,000 per Acre
- Parcel Numbers: 394-31-007 & 394-32-001
- Shovel Ready
- High visibility along Pearl Road with daily traffic counts of 12,378 VPD
(Source ODOT TIMS)
- Located adjacent to Avenue at Strongsville Care and Rehabilitation Center with close proximity to StoryPoint Strongsville Retirement Community, Pettitt's Garden Center Strongsville, UH Strongsville Urgent Care



11.7

Total Acres

834'

Frontage on Pearl Road

600'

Property Depth

Drone aerial



BOSTON ROAD

11.7 ACRES

PEARL ROAD

ROCKGLEN DRIVE

Strongsville, Ohio

Strongsville is a vibrant suburb of Cleveland, Ohio that blends a bustling business community with small-town charm. Here you'll find distinctive neighborhoods, abundant shopping, 2,400 acres of green space, excellent services, highly rated schools and active civic groups – a mix that makes Strongsville an ideal place for families to live, work and thrive.

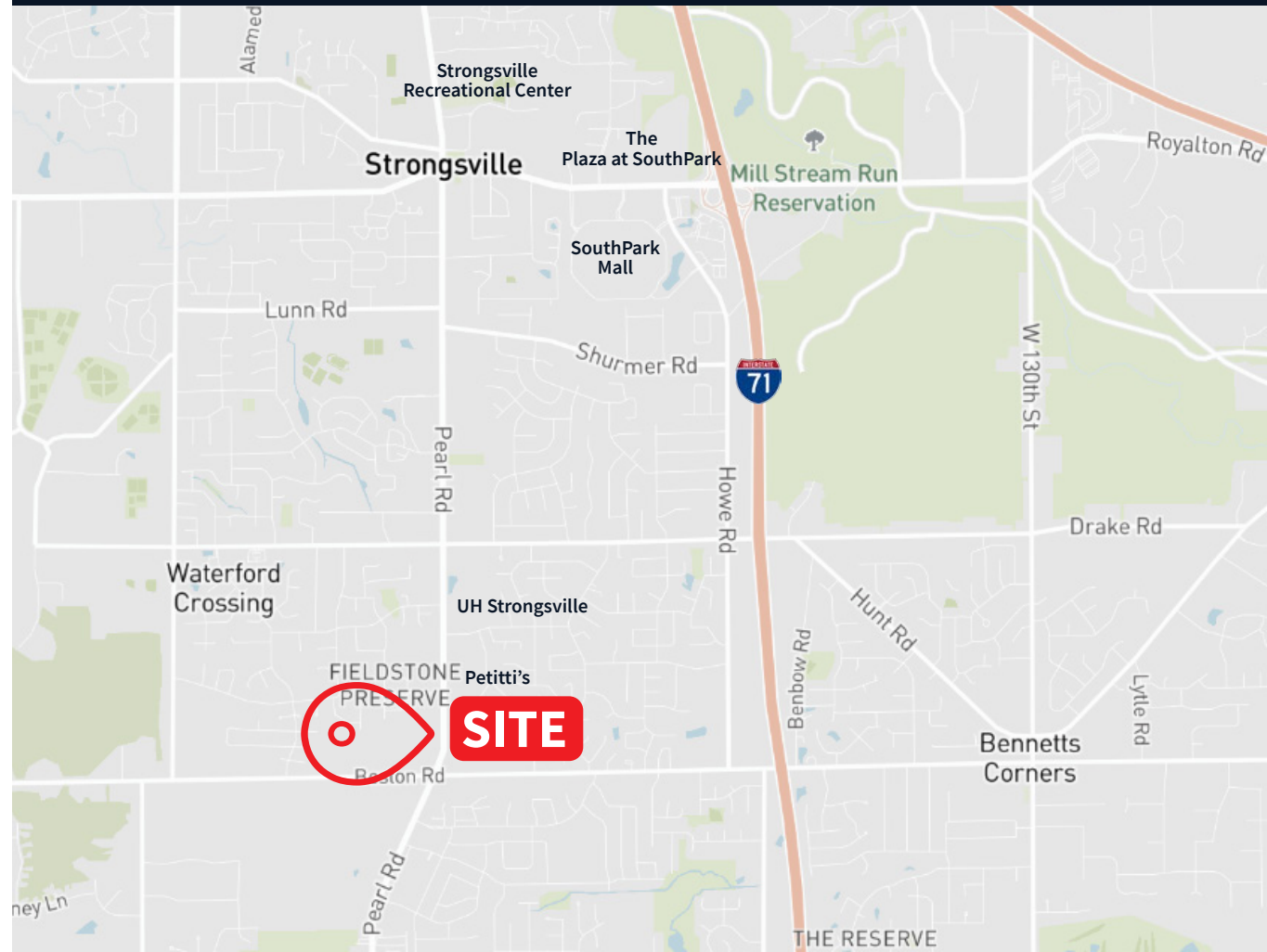
For sale

Due diligence available upon request

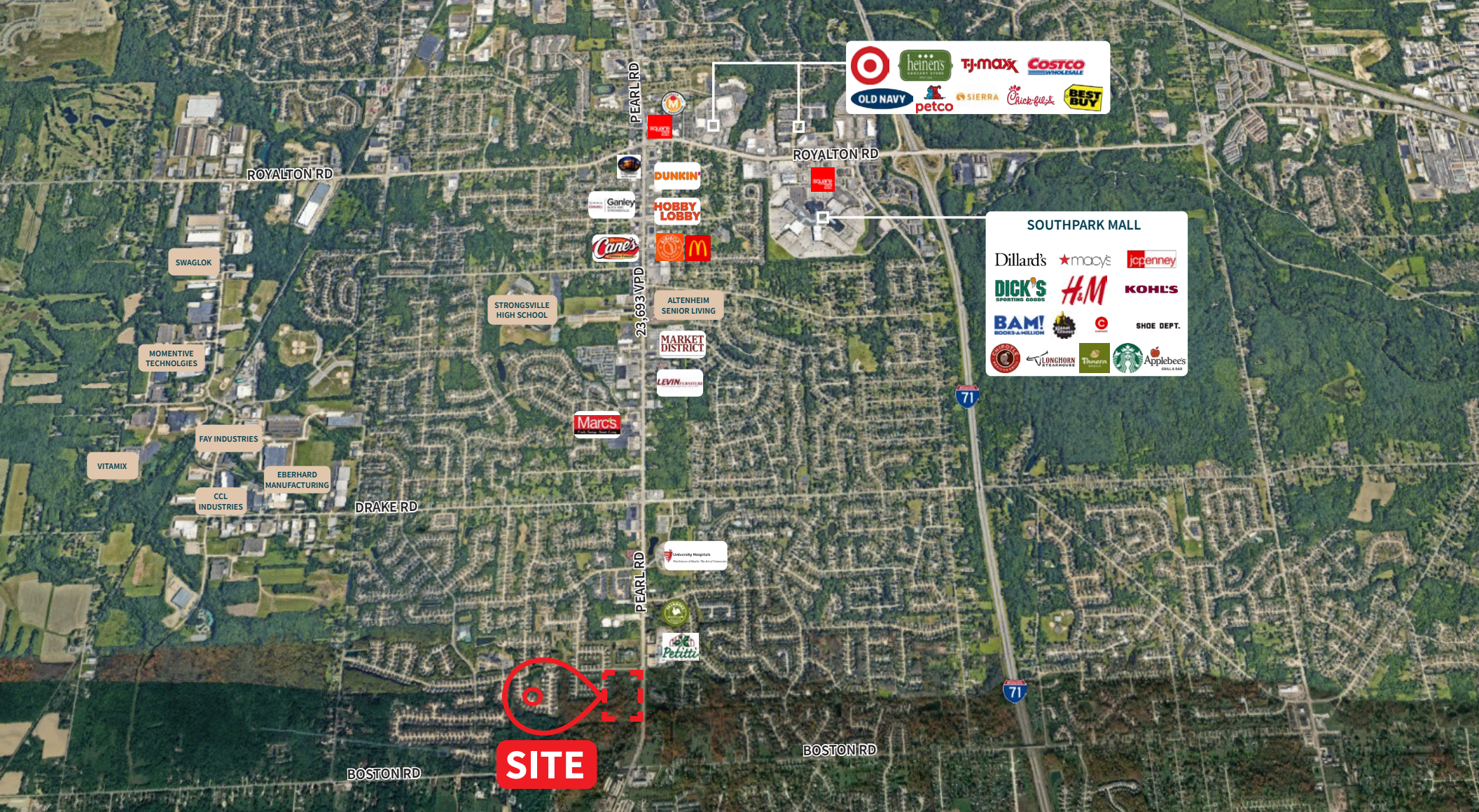


Demographics

	1 mile	3 miles	5 miles
2024 Total population	8,323	57,755	107,730
2024 Daytime population	6,159	47,897	90,751
2024 Total households	3,233	22,759	43,940
2024 Average HH income	\$144,605	\$147,396	\$143,532



Strongsville Trade Area Map



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