

# 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, Petitti's Garden Center Strongsville, UH Strongsville Urgent Care



**11.7** Total Acres **834** Frontage on Pearl Road **600**<sup>9</sup> Property Depth

## Drone aerial



### 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.

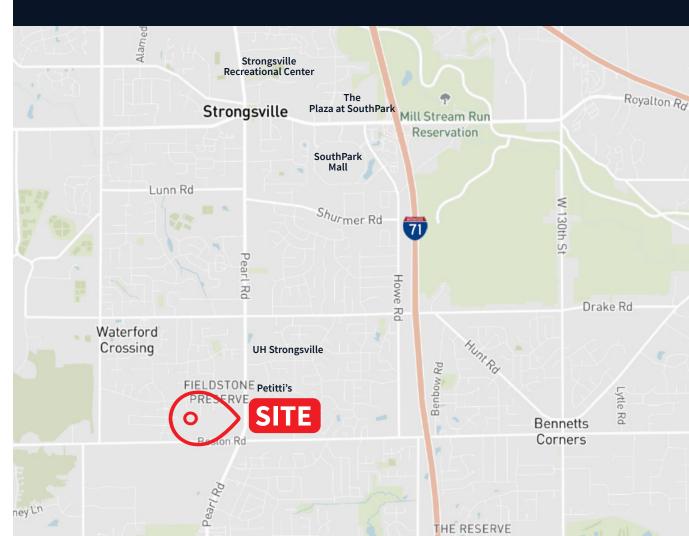
**For sale** Due diligence available upon request



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### 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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