

17748 PEARL RD.

17748 PEARL RD., STRONGSVILLE, OH 44136

PROPERTY SUMMARY



LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 17748 Pearl Rd, located in the heart of Strongsville, OH. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Strongsville. Reach out to our team for further information and arrange a showing.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	1,192 - 10,064 SF
Lot Size:	5.09 Acres
Building Size:	46,523 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,578	19,994	49,423
Total Population	9,564	48,482	115,133
Average HH Income	\$121,431	\$100,183	\$93,991

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,192 - 10,064 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
17584 Salon and Spa of Venus	Salon and Spa of Venus	2,452 SF	NNN	-	-
17590 Hinckley Massage Therapy	Hinckley Massage Therapy	1,143 SF	NNN	-	-
17596 Mindful Motion Pilates	Mindful Motion Pilates	1,300 SF	NNN	-	-
17602 Vacant	Vacant	1,245 SF	NNN	Contact Broker for Pricing	-
17608 Royal Park Wine	Royal Park Wine	2,125 SF	NNN	-	-
17636 Vacant	Available	1,404 SF	NNN	Contact Broker for Pricing	-
17664 Tommy's Pizza and Chicken	Tommy's Pizza and Chicken	2,042 SF	NNN	-	-
17692 Vacant	Available	3,045 SF	NNN	Contact Broker for Pricing	-

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PLANS

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
17748 Martial Arts Studio	Martial Arts Studio	3,451 SF	NNN	-	-
17780 First National Bank	First National Bank	3,628 SF	NNN	-	-
17792 Vacant	Available	10,064 SF	NNN	Contact Broker for Pricing	-
17840 Vacant	Available	1,192 SF	NNN	Contact Broker for Pricing	-
17860 Vacant	Available	4,222 SF	NNN	Contact Broker for Pricing	-
17860 Dollar General	Dollar General	7,418 SF	NNN	-	-

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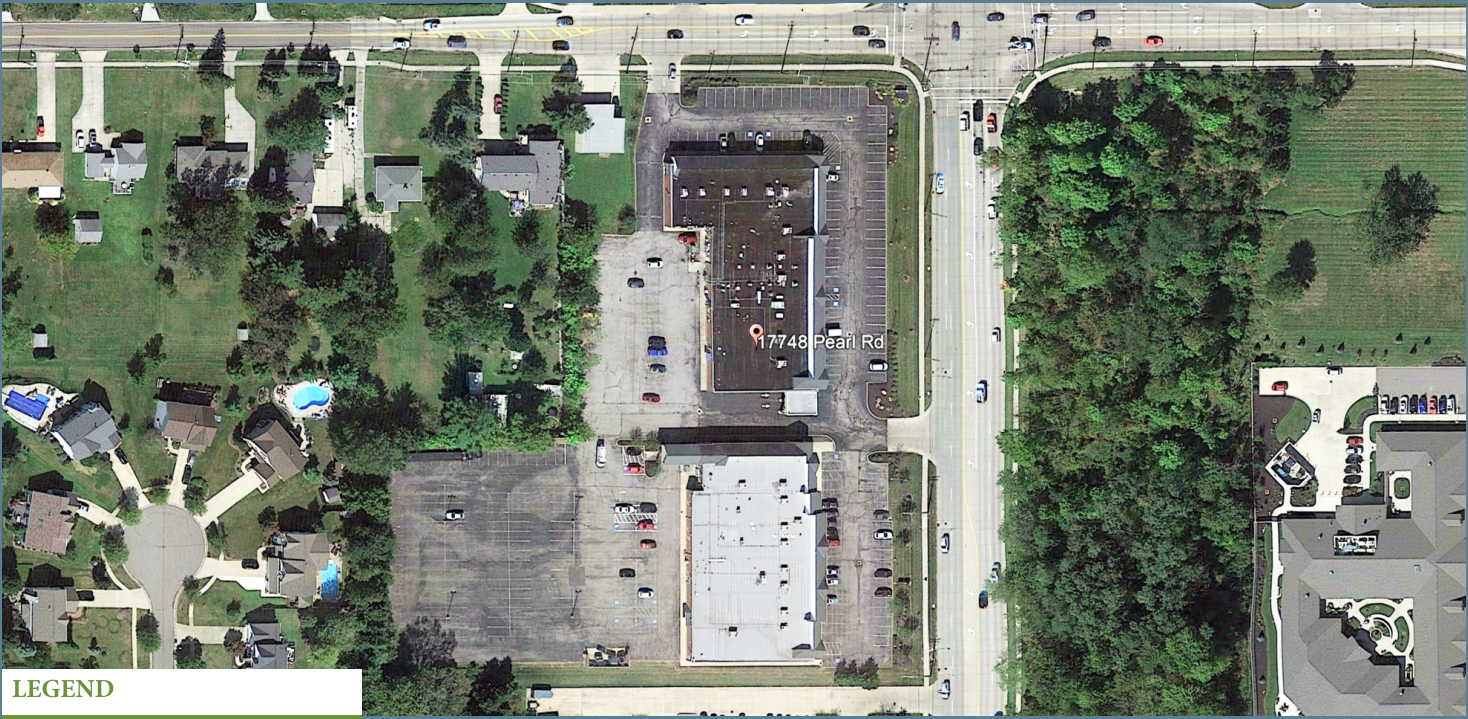
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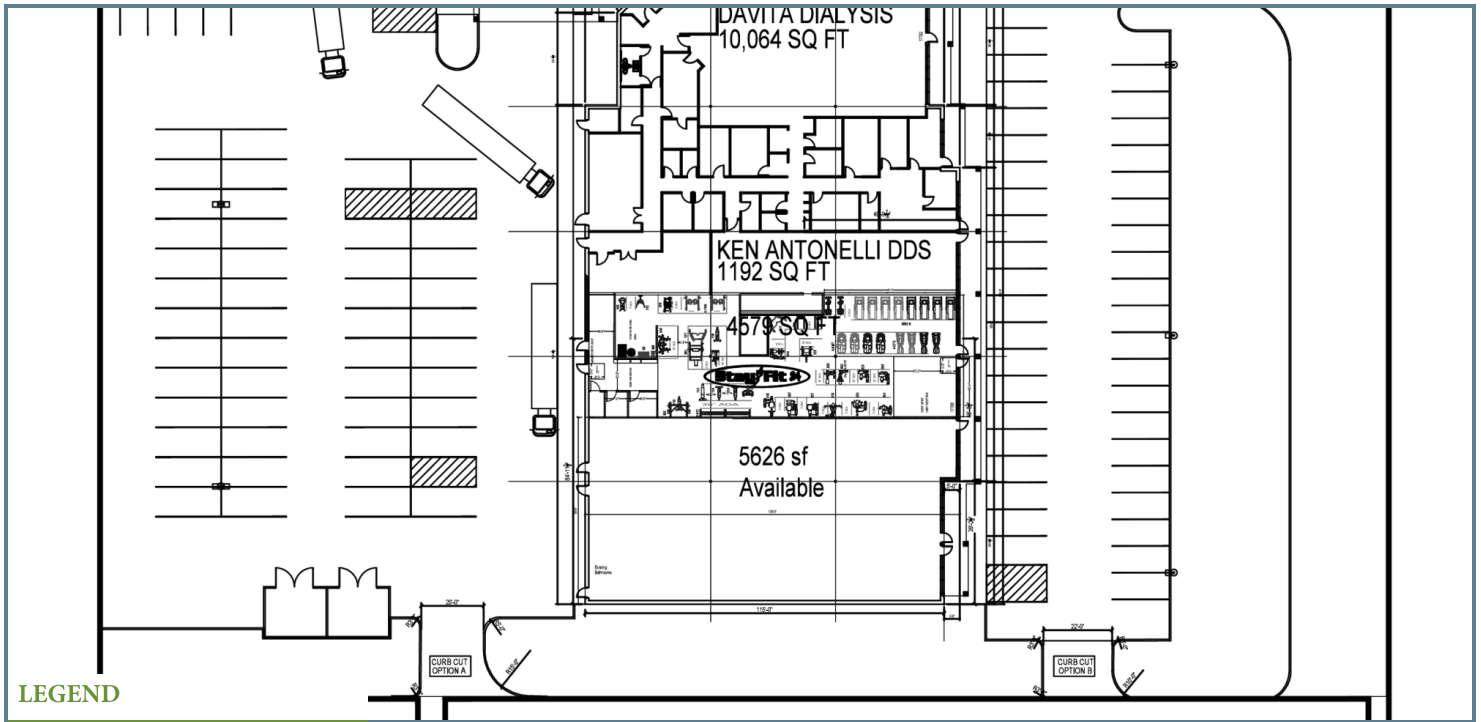
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RETAILER MAP



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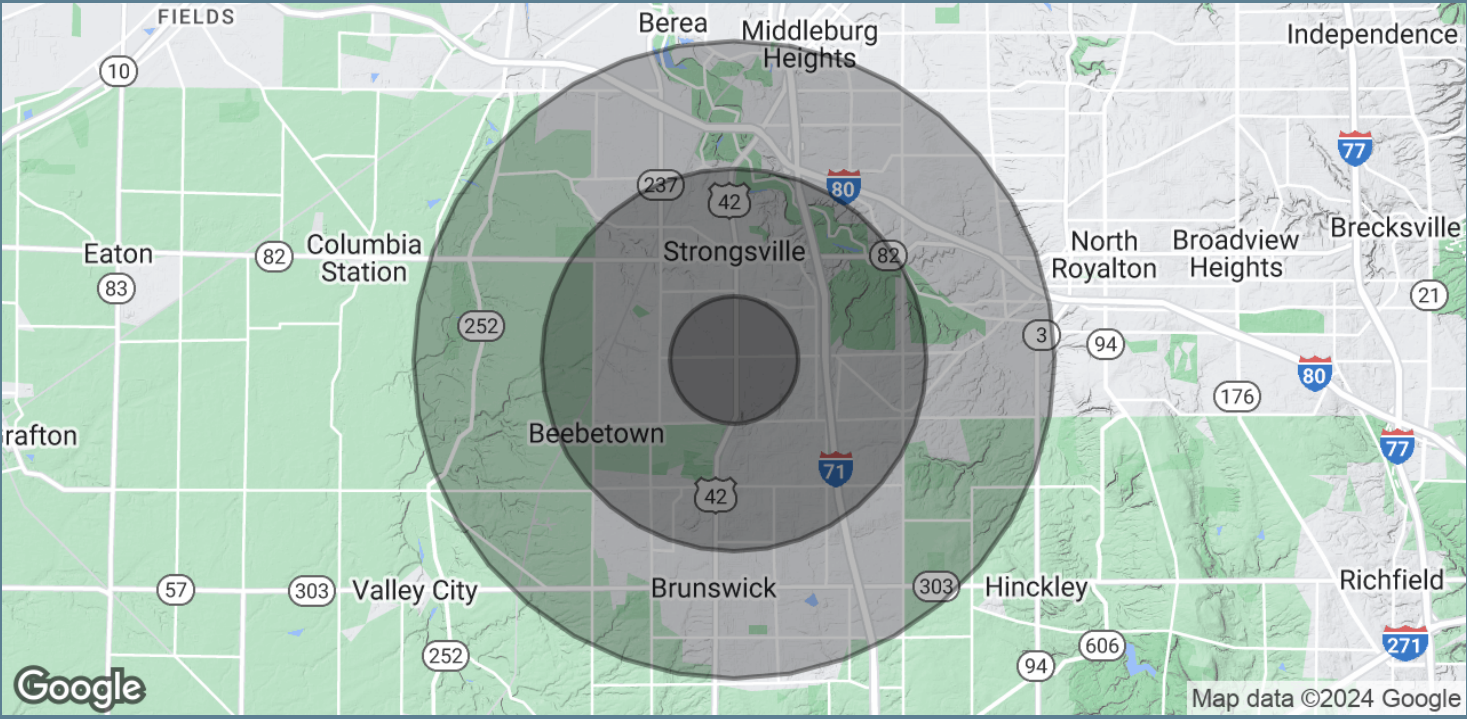
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,564	48,482	115,133
Average Age	44.1	44.4	43.6
Average Age (Male)	43.5	43.9	42.9
Average Age (Female)	44.9	44.9	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,578	19,994	49,423
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$121,431	\$100,183	\$93,991
Average House Value	\$263,198	\$214,835	\$202,418

* Demographic data derived from 2020 ACS - US Census





LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

