

STRONGSVILLE TOWNE CENTRE

FOR LEASE



EMMCO REALTY GROUP

15177 PEARL RD. - RT. 42 / STRONGSVILLE, OHIO

NEW HIGH PROFILE RETAIL SPACES AVAILABLE

- 15,000 SF with New Facade
- New Retail Outlot Building - 1,500 SF



PROPERTY INFORMATION

- Centrally located in one of Cleveland's fastest growing suburbs
- Convenient to 16,000 households
- 1,600 local businesses with 25,000 local employees
- High school and post office within a quarter mile of the center
- New Giant Eagle Market Place and GetGo just south of Towne Centre
- Big Lots, Chipotle, Jimmy Johns, Citi Financial, Charter One Bank and More!
- Regional retail area with over 3.7 million sq ft retail space including SouthPark Center Mall, Costco, Best Buy, Bed Bath & Beyond, Heinen's, T.J.Maxx, Walmart, Home Depot, Target, Macy's, Dillard's, Giant Eagle
- Less than two (2) miles from Interstate 71 and Ohio Turnpike
- New Leases in 2016: Five Guys, Pizza Fire, Pulp Smoothie, Johnny J's Pub and Ground Zero Comics

FOR MORE DETAILS CONTACT:

Chris Lamb | Chris@EmmcoRealtyGroup.com
Coldwell Banker Commercial Emmco Realty Group

(216) 292-3700 x21
3681 S. Green Rd. Beachwood, OH 44122

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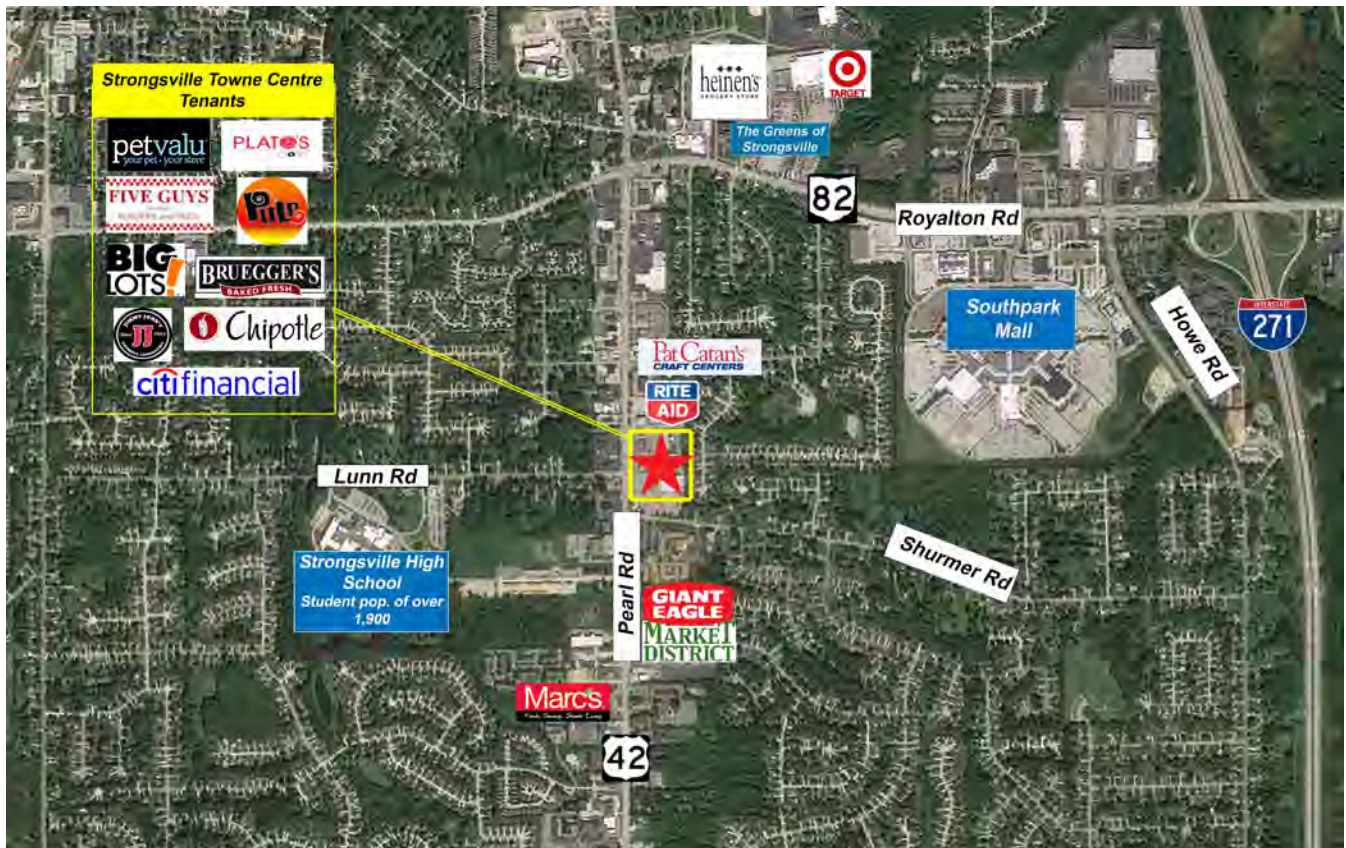


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DEMOGRAPHICS

2016 Estimate	3 Miles	5 Miles	10 Miles
Population	48,894	122,868	439,101
Median Income	\$77,043	\$66,291	\$57,905
Average Income	\$93,234	\$82,633	\$74,510
Total Households	19,779	52,256	181,265
Total Businesses	1,940	4,612	15,192
Total Employees	24,829	60,193	224,853



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1 Cute Little Cake Shop	1,500 SF	17-18 Munchkin's Klostet	8,987 SF
2 AVAILABLE - MOVE IN READY	1,500 SF	19 Hudec Dental	3,078 SF
3 CitiFinancial	3,000 SF	20 AVAILABLE	2,400 SF
4 Ground Zero Comics	2,000 SF	21 AVAILABLE - LEASE PENDING	2,400 SF
5 AVAILABLE - MOVE IN READY	1,500 SF	22-23 Healthiest You Chiropractor	4,500 SF
6 Clothes Mentor	3,500 SF	24-26 Johnny J's Pub	6,000 SF
7-8 Cleats Sports Grill	6,000 SF	27 Jimmy Johns	1,375 SF
9-10 Plato's Closet	6,000 SF	28 Chipotle Mexican Grill	2,325 SF
11 AVAILABLE	15,336 SF	29 Donut Scene	1,875 SF
12 Maggie & Elie's	2,000 SF	30 Bruegger's Bagels	1,875 SF
13 John Roberts Salon & Spa 14	2,000 SF	31 Pulp Smoothie & Juice Bar	1,425 SF
Charter One Bank	3,000 SF	32 Five Guys - NEW OUTLOT	2,400 SF
15 Big Lots	29,808 SF	33 AVAILABLE - NEW OUTLOT	1,500 SF
16 PetValu	4,800 SF	34 Pizza Fire - NEW OUTLOT	2,250 SF
		35 Gourme's Restaurant	4,829 SF

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15177 PEARL ROAD- RT 42, STRONGSVILLE, OH

NEW CONSTRUCTION

1,500 sq. ft. AVAILABLE



•**6,150 sq. ft. Building**

•**Pizza Fire & Five Guys - NOW OPEN**

•**At Signalized Intersection:
Pearl Road & Lunn Road**

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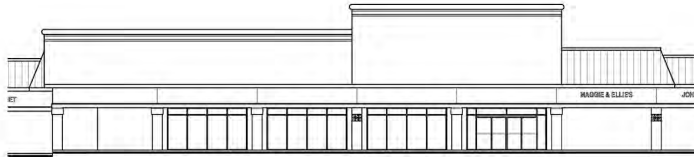


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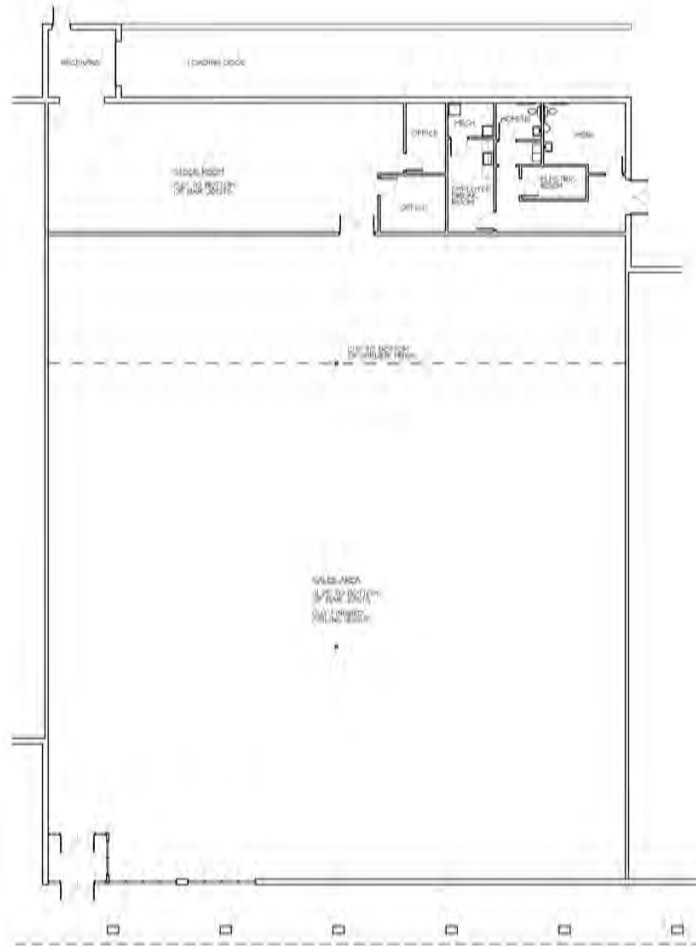
**15,336 sq. ft. Available with
New Facade**



FRONT ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - ENLARGED - PROPOSED
SCALE: 1/8" = 1'-0"



FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



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