



THE CITY OF STRONGSVILLE

Department of Economic Development

CORPORATE RELOCATION GUIDE



Brent Painter - Director of Economic Development, City of Strongsville
440-580-3118 - brent.painter@strongsville.org



THE CITY OF STRONGSVILLE

Department of Economic Development



Thomas P. Perciak
Mayor

City of Strongsville

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Office of Economic Development

Dear Business Partner,

We appreciate your interest in the City of Strongsville. On behalf of my administration and Strongsville City Council, I am pleased to supply you with the enclosed information regarding relocating to the City of Strongsville.

As detailed in the pages that follow, few communities offer such a diverse balance of modern amenities, green space, and convenient access to area highways and Cleveland Hopkins International Airport.

With four business parks containing nearly 200 companies and an educated workforce, Strongsville is dedicated to maintaining a pro-business, profitable environment centered around responsive economic development that supports our community's neighborhoods and families.

Sincerely,

Thomas P. Perciak

Thomas P. Perciak
Mayor



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Eric Dean, CPA

Director of Finance

-City Finance Director since 2021

-Awarded six consecutive Certificates of Achievement for Excellence in Financial Reporting

-Awarded three consecutive Auditor of State Awards with Distinction for Annual Financial Reporting



Mayor Thomas P. Perciak

-Mayor of Strongsville since 2004

-Current Vice Chairman at Cortland Bancorp

-Former Executive Vice President at Fifth Third Bank

-Principal Executive Officer at Strongsville Savings Bank

-Current President of Northeast Ohio Mayors & Managers Association

-Currently serves on the Board of Financial Advisors for the Cleveland Catholic Diocese



Brent Painter

Director of Economic Development

-City Economic Development Director since 2011

-Worked within the City's Economic Development Department since 2005

-State of Ohio Certified Economic Development Professional & Certified Economic Development Finance Professional through NDC

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Demographic Snapshot

DEMOGRAPHICS

Total Population: 44,719

Average Household Size: 2.52

Median Resident Age: 45.7

Median Household Income: \$88,176

HOUSING DATA

Total Housing Units: 18,476

Occupied Housing Units: 95.6%

Housing Units with a Mortgage: 69.0%

Owner-Occupied Housing Units: 80.8%

Median Housing Value: \$193,700



City of Strongsville - Educational Attainment

High School or Equivalent Degree

23.1%

Some College, No Degree

19.6%

Associate's Degree

7.3%

Bachelor's Degree

28.6%

Graduate/Professional Degree

17.9%

0.0% 5.0% 10.0% 15.0% 20.0% 25.0% 30.0%

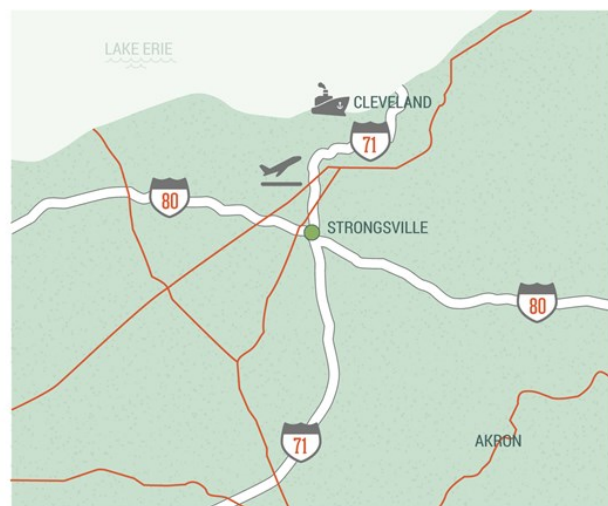
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★ CITY OF STRONGSVILLE ★



The City of Strongsville unique location provides easy access to interstates, airports, and local colleges & universities.



DISTANCE TO INTERSTATE

INTERSTATE	MILEAGE	DRIVE TIME
Interstate 71	-	Access within City
Interstate 80 (Ohio Turnpike)	-	Access within City
Interstate 77	8.5	18 mins
Interstate 480	9.7	13 mins
Interstate 90	18	20 mins

DISTANCE TO MAJOR MARKETS

CITY	MILEAGE	DRIVE TIME
Cleveland, Ohio	20.5	30 mins
Akron, Ohio	36.2	45 mins
Toledo, Ohio	109	2 hrs
Columbus, Ohio	124	2 hrs
Pittsburgh, Pennsylvania	130	2.5 hrs
Detroit, Michigan	162	3 hrs
Buffalo, New York	213	4 hrs
Cincinnati, Ohio	226	3.45 hrs
Indianapolis, Indiana	297	5.15 hrs
Chicago, Illinois	336	6 hrs

AIRPORTS

AIRPORT	MILEAGE	DRIVE TIME
Cleveland Hopkins Int. Airport	10.2	10 mins
Burke Lakefront Airport	21.4	31 mins
Cuyahoga County Airport	34.8	50 mins
Akron-Canton Regional Airport	36.2	47 mins
Port Columbus Int. Airport	126	2.07 hrs

COLLEGES & UNIVERSITIES

SCHOOL	MILEAGE	DRIVE TIME
Cuyahoga Community College	6.5	14 mins
Baldwin Wallace University	7.3	12 mins
Cleveland State University	20.3	29 mins
Case Western Reserve University	23.8	36 mins
John Carroll University	28.8	44 mins
Kent State University	35.5	51 mins
The University of Akron	36.2	48 mins
Ohio State University	123	2 hrs
Ohio University	199	3.51 hours

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Financial Stability

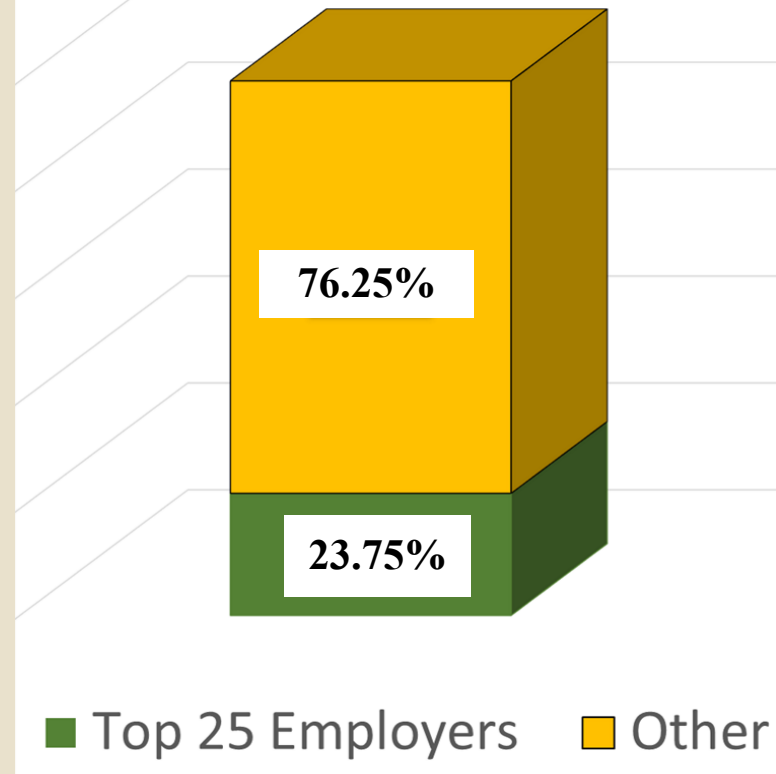
The City of Strongsville is a financially stable community, continuously receiving “Aaa” ratings from Moody’s Investors Service, the highest rating possible.

This stability has been created through experienced financial leadership and a focus on economic development.

Through its economic development strategy, the City prioritizes the attraction and growth of a diverse business base.

For example, no single business accounts for more than 2.5% of the City’s income tax revenue.

Percent of Income Tax Collection



December 1, 2023

Moody’s Investors Service has assigned a “Aaa rating” to the City of Strongsville, the highest rating possible.

The City of Strongsville is 1 of 15 Moody’s Aaa rated communities in Ohio

(as of 12/1/23)

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The Ehrnfelt Recreation & Senior Center



Pat Catan Stadium

The Walter F. Ehrnfelt Recreation & Senior Center

Strongsville's recreation center is a state of the art facility with amenities that include:

- Aquatic Center with a competition & activity pool, steam & sauna rooms, and a whirlpool
- Strength Training Center
- Youth Strength Training Room
- Main gymnasium
- Auxiliary gymnasium
- Cardio Exercise Area
- Game Area
- Indoor Track
- Child care services
- Aerobic/Activity studios
- Event center
- Conference/Meeting/Party rooms



Strongsville City Schools

The Strongsville School District is one of the area's elite school systems:

- Student college admission test scores above State and National averages
- 92% of students complete the college core curriculum
- Excellent facilities, including the new Strongsville Middle School and renovated Strongsville High School
- 79% of the district's faculty having a masters degree or higher
- A diverse curriculum, encompassing general & special needs, gifted, advanced placement and honors courses, as well as a strong array of extracurricular and sports programs



Community Events

Strongsville is an active community and home to:

- Strongsville Community Band & Theater
- The Strongsville Business Expo
- The Arts of Strongsville
- Homecoming Festivals
- Winter Wonderland Festivals
- Harvest Festivals
- Fourth of July Fireworks
- Strongsville Rib-Burnoff
- The StrongFest

Shopping & Entertainment

Located in Strongsville, SouthPark Mall contains the largest collection of retail, dining, and entertainment establishments in northern Ohio with over 1.65 million square feet of retail & dining activities

Other shopping center's within Strongsville include:

- The Greens of Strongsville (325,000 square feet)
- The Plaza at Southpark (312,000 square feet)
- Strongsville Towne Center (124,000 square feet)

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Strengths of the Region

WORLD CLASS HEALTH CARE

The City of Strongsville is embedded in a region known for World-class healthcare. National ranked hospitals drive the region's healthcare sector and our lead by:

- **The Cleveland Clinic**

- Ranked 2nd best hospital in the nation (*U.S. News & World Report 2020-2021*)
- Ranked the nation's #1 heart program since 1995 (*U.S. News & World Report 2020-2021*)
- 13 Cleveland Clinic specialties are ranked in the top 10 nationally (*U.S. News & World Report 2020-2021*)

- **University Hospitals Health System**

- 15 University Hospital specialties are nationally ranked (*U.S. News & World Report 2020-2021*)



Strongsville Cleveland Clinic

Research institutions focused on innovation and medical technology in the region include:

- **Case Western Reserve University**

- Ranked 42nd in best National Universities (*U.S. News & World Report 2021*)
- Ranked 58th most innovative University in the nation (*U.S. News & World Report 2021*)
- Ranked 42nd in Undergraduate Engineering Programs in the nation (*U.S. News & World Report 2021*)

- **The Cleveland Clinic & Learner Research Institution**

- Home to all laboratory-based research at the Cleveland Clinic
- Employs more than 1,050 scientists and support personnel who investigate a wide range of biomedical questions

A HIGH QUALITY LIFE

Strongsville offers a wide selection of recreational opportunities and currently has nearly 200 acres developed for park use at 19 different sites. In addition, the Cleveland MetroParks run through Strongsville providing approximately 2,170 acres of green space that provide a scenic setting for a variety of outdoor activities.

Regionally, residents of Strongsville enjoy:

- **3 Major League Sports Teams**

- Cleveland Browns
- Cleveland Indians
- Cleveland Cavaliers

- **The Playhouse Square Center**

- 2nd largest U.S. theater district behind only New York City

- **Cleveland MetroParks & Cuyahoga Valley National Park**

- 3rd most visited national park system in the U.S.

- **Cleveland Orchestra**

- Ranked in the top five major orchestras in the world

- **The Cleveland Museum of Art**

- Including more than 45,000 collections from all times and places displayed in four joined buildings stretching 592,500 square feet

- **Miles of lakefront and water activity**



Bonnie Park, Strongsville, Ohio

With a cost of living ranging from 12-20% below the national average, our residents are provided a quality of life that is both dynamic and satisfying.

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The Business Community

The City of Strongsville is dedicated to promoting growth and development within the city's business community with a proactive approach designed to retain, assist, and attract businesses of all sizes.

This approach has resulted in a diverse and successful high-tech/manufacturing base consisting of four business parks, positioned on over 2,000 acres of land.

Nearly two hundred businesses, attracted by Strongsville's strategic location, local resources, incentive packages, local officials, and superior amenities, have populated the land within and surrounding the business parks.

★ CITY OF STRONGSVILLE ★



- FIRE STATION
- REC CENTER
- POLICE DEPT
- SOUTHPARK MALL

- 1 STRONGSVILLE BUSINESS & TECHNOLOGY PARK
- 2 DARICE PARKWAY
- 3 PROGRESS DRIVE BUSINESS PARK
- 4 DOW CIRCLE RESEARCH & DEVELOPMENT PARK

- METROPARKS
- BUSINESS PARKS

LARGEST EMPLOYERS

Employer or Business

PNC Bank
Union Home Mortgage
Vitamix
PPG Industries
Enterprise Rental Car
Akzo Nobel RD&I Center
Foundation Software
CCL Label
Swagelok
HDI Landing Gear
Altenheim Senior Living
Cleveland Clinic Foundation
Momentive Technologies
Atlantic Tool & Die Co., Inc.
Eberhard Manufacturing

Nature of Activity

Banking technology center
Mortgage Bankers
High-Performance Blending Machines
Powder & Paint products
Regional HQ—Car Rental Company
Global Research Center for Industrial Coatings
Construction Software Developers
Pressure sensitive adhesive products
Precision machine parts
Aerospace Manufacturer
Rehabilitation/Retirement care facility
Family Health & Surgery Center
Producer of advanced ceramic powders
Metal forgings and stampings
Vehicle, industrial and container hardware

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The City's Business Parks



The Strongsville Business & Technology Park

Strongsville Business & Technology Park is the largest business park in Strongsville stretching over 1,693 acres. The park is home to over 70 companies that employ in total over 3,000 individuals.

In 2020, Crain's Cleveland Business Magazine ranked the Strongsville Business & Technology Park as the #1 business/industrial park in terms of size in Northeast Ohio.

Companies located in the Strongsville Business & Technology Park include technology oriented businesses such Foundation Software, Spartronics, Clark-Reliance Corp., CCL Industries, and Momentive Technologies.



Progress Drive Business Park

Progress Drive Business Park is positioned on 325 acres of land with over 40 companies and 2,000 employees working in the area.

Large manufacturers such as Atlantic Tool & Die, PPG Industries and ICI Metals, all have facilities within the park.



Dow Circle Research & Development Park

Located in the Northeast corner of Strongsville, Dow Circle is home to some of the city's largest employers.

Companies including Akzo Nobel, Enterprise Rental Car, Union Home Mortgage and PNC Bank have facilities in the park.

The research park is located on 258 acres of land, with over 30 companies employing more than 2,600 people.



Darice Parkway

Darice Parkway is the newest of Strongsville's business parks. The park is home to 19 different companies who combined employ nearly 1,000 employees.

Great Lakes Brewery operates their canning and distribution facility on Darice Parkway along with companies such as Intralot and The Torsion Group.

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Tax Incentives

Community Reinvestment Areas (CRAs)

Strongsville currently has nineteen (19) Pre-1994 Community Reinvestment Areas established for its Tax Abatement Program.

All industrial zoned land in the city is a part of a Community Reinvestment Area Incentive. This means that Strongsville can provide tax incentive on the real estate improvement, upon application, for ten years based on 100% of the real estate improvements actually made at the site.

Strongsville Jobs/Payroll Incentive Grant

Incentive program established by the City of Strongsville that offers annual grants based off withholding tax paid by eligible projects.

More information regarding the CRA and Strongsville Job/Payroll Incentive Grant Programs is available at www.strongsville.org

Additional Assistance

The City of Strongsville's Economic Development Department is available for further assistance, including:

- Site Selection
 - Utilize the City's available properties database
 - The City will organize tours of available buildings/land
- Tax Incentive Review
 - In depth review of State, County, and Local Tax Incentives
 - The City will schedule meetings with required State officials
- Labor Market & Demographic Reports

For further assistance please contact Brent Painter.

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2018 Residential Survey

Mayor Thomas Perciak is pleased to release the results of **Strongsville in Dialogue 2018: A Survey of Local Residents**.

Working closely with Ohio State University and the Strongsville Residential Survey Subcommittee, the survey was mailed to 14,675 households with a strong 24% response rate.

Survey results indicate:

- **92%** of residents rated the Quality of Life in Strongsville as good/excellent
- **88%** of residents indicated they would recommend Strongsville to others as a place to live
- **87%** of residents rated the Strongsville Police Department as good/excellent
- **86%** of residents rated Strongsville Fire & Emergency Services as good/excellent

The top four reasons given for living in Strongsville were:

- Safe Environment
- Quality of Housing
- Quality of Schools
- Access to Family

Residents rated the following City Services & Amenities as high in quality:

- Health Care Services
- Safety Services
- Snow/Ice Removal
- Strongsville Recreation Center
- Access to Air Service

Profile of the Survey Respondent

- **90%** were 41 years old or older
- **79%** lived in Strongsville for over 11+ years
- **62%** were actively working
- **50%** were female

Ohio State University's David Civittolo, Associate Professor & Community Economics Specialist:

"Strongsville leaders innovatively used the Ohio Community Economics Program to better understand the residents' sentiments toward community quality of life issues and amenities. The survey results should be useful to local leaders as they allocate resources."



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Civic Organizations

STRONGSVILLE CHAMBER OF COMMERCE

www.strongsvillechamber.com

STRONGSVILLE ROTARY CLUB

www.strongsvillerotary.org

STRONGSVILLE CITY CLUB

www.strongsvillecityclub.org

STRONGSVILLE WOMEN'S LEAGUE

www.strongsvillewomensleague.org

ARTS IN STRONGSVILLE

www.artsinstrongsville.org

STRONGSVILLE COMMUNITY BAND

www.strongvillecommunityband.com

STRONGSVILLE COMMUNITY THEATRE

<http://strongvillecommunitytheatre.com>

STRONGSVILLE HISTORICAL SOCIETY

www.strongsville.org/content/history.asp

STRONGSVILLE KIWANIS CLUB

<http://strongvillekiwanis.org>

STRONGSVILLE EDUCATION FOUNDATION

<http://strongvilleeducationfoundation.com>

STRONGSVILLE SOCCER CLUB

www.strongvillesoccer.com

STRONGSVILLE SWIM LEAGUE

www.strongvilleswimleague.com

STRONGSVILLE VFW Post 3345

<http://vfwpost3345.homestead.com>

STRONGSVILLE
Chamber of Commerce
TAKING CARE OF BUSINESS



Rotary Club of Strongsville



Kiwanis



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Community Events

JANUARY

- The Arts in Strongsville Cabaret at the Senior Center

FEBRUARY

- The Strongsville Rotary Chili Open at the Fair Grounds
- Economic Development Business Network Breakfast

MARCH

- The Mayor's State-of-the-City at the Senior Center
- Super Saturday 5K/1 Mile Race

APRIL

- The Mayor's VIP Reception at Michaud's
- Breakfast with the Easter Bunny at the Senior Center *

MAY

- The Rotary Duck Race & Kids Fest *
- Economic Development Business Network Breakfast

JUNE

- The City Club Rib Burn-off on the Commons *

JULY

- The Chamber Parade and Homecoming on the Commons *

SEPTEMBER

- The City Club Breakfast-on-the-Bridge *
- The Arts in Strongsville Day-at-the-Chalet *
- Strongsville Historical Society's Harvest Festival *

OCTOBER

- The City, Chamber & Rotary Business EXPO
- Economic Development Business Network Breakfast

NOVEMBER

- Winter Wonderland - The Lighting of the Commons *

DECEMBER

- The Chamber Holiday Dance at Michaud's
- Breakfast with Santa at the Senior Center *
- SHS Christmas-in-the-Village *

* *Kid Friendly*



Strongsville Rotary's Chili Open for Charity



Strongsville Historical Society's Harvest Festival



Strongsville's Winter Wonderland Celebration

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Contact Information

For more information on Strongsville please contact:

Mayor Thomas P. Perciak

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Brent Painter

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City of Strongsville Contacts:

FIRE DEPARTMENT

Non-Emergency Number.....440-580-3210
Fire Prevention.....440-580-3225

POLICE DEPARTMENT

Non-Emergency Number.....440-580-3230

City Hall Main Line.....440-580-3100
Mayor's Office.....440-580-3150
Mayor's Court.....440-580-3155
Council Office.....440-580-3110
Economic Development Department.....440-580-3118
Building Department.....440-580-3105
Engineering Department.....440-580-3120
Communications Center.....440-580-3190
Recreation Center.....440-580-3260
Senior Center.....440-580-3275
Service Department.....440-580-3170
Trash Pick-Up.....440-572-7590

WWW.STRONGSVILLE.ORG

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