

FOR
SALE



SOUTHPARK MALL

Dillard's ★ Macy's
Dick's Sporting Goods HOOLEY
CINEMARK ACTIVATE
H&M BOOT BARN K&F
JCPenney BAMI BOOKS-AMILLION

Cleveland
Clinic

49,905 VPD

KOHL'S

Applebee's

KeyBank

PNC

Starbucks

Verizon

the great
escape

MEN'S WEARHOUSE

PLAZA AT SOUTHPARK

LA BOY petco
BED BATH & BEYOND
Beyond any store of its kind.
crumbl rosewood

5.27 Acres Available

13570 FALLING WATER ROAD
STRONGSVILLE, OHIO 44136

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CBRE

The Opportunity

5.27 Acres of Land For Sale – Zoned for a Shopping Center

- Significant Price Reduction for Fast Close: \$550,000
- Immediately adjacent to The Plaza at Southpark, Ledgewood Commons and Royalton Collection
- Easements in place for multiple points of access via Royalton Road (SR 82) through adjacent properties, and from Falling Water
- Signalized entry off of Royalton Road (SR 82)
- Zoning: Shopping Center District - Rare Zoning Opportunity in Strongsville
- Tax Parcel #: 396-14-015
- Survey and Easement Copies Available
- 5 mile population of 139,557 people and average household incomes of \$115,352
- Positioned across from South Park Mall and surrounding retail Power Centers, take advantage of proximity to excellent demographics and the growing communities of Strongsville, Brunswick, Medina, North Royalton, Berea, and Middleburg Heights
- The Strongsville retail node is the second most visited retail trade area in NE Ohio with 9.1 million annual visits. (via Placer.ai retail node 6100)
- Strongsville ranks in the 93% percentile of retail markets in Ohio, and 90% nationwide. (via Placer.ai)
- Southpark Mall has 1.2 Million annual visitors, The Plaza at Southpark has 553,000 annually and Greens of Strongsville has 394,000 (12 months - via Placer.ai)

Quick Stats | 5 Miles



122,444

Daytime
Population



102,911

2024 Population
25 & Over



58,637

2024 Households



139,557

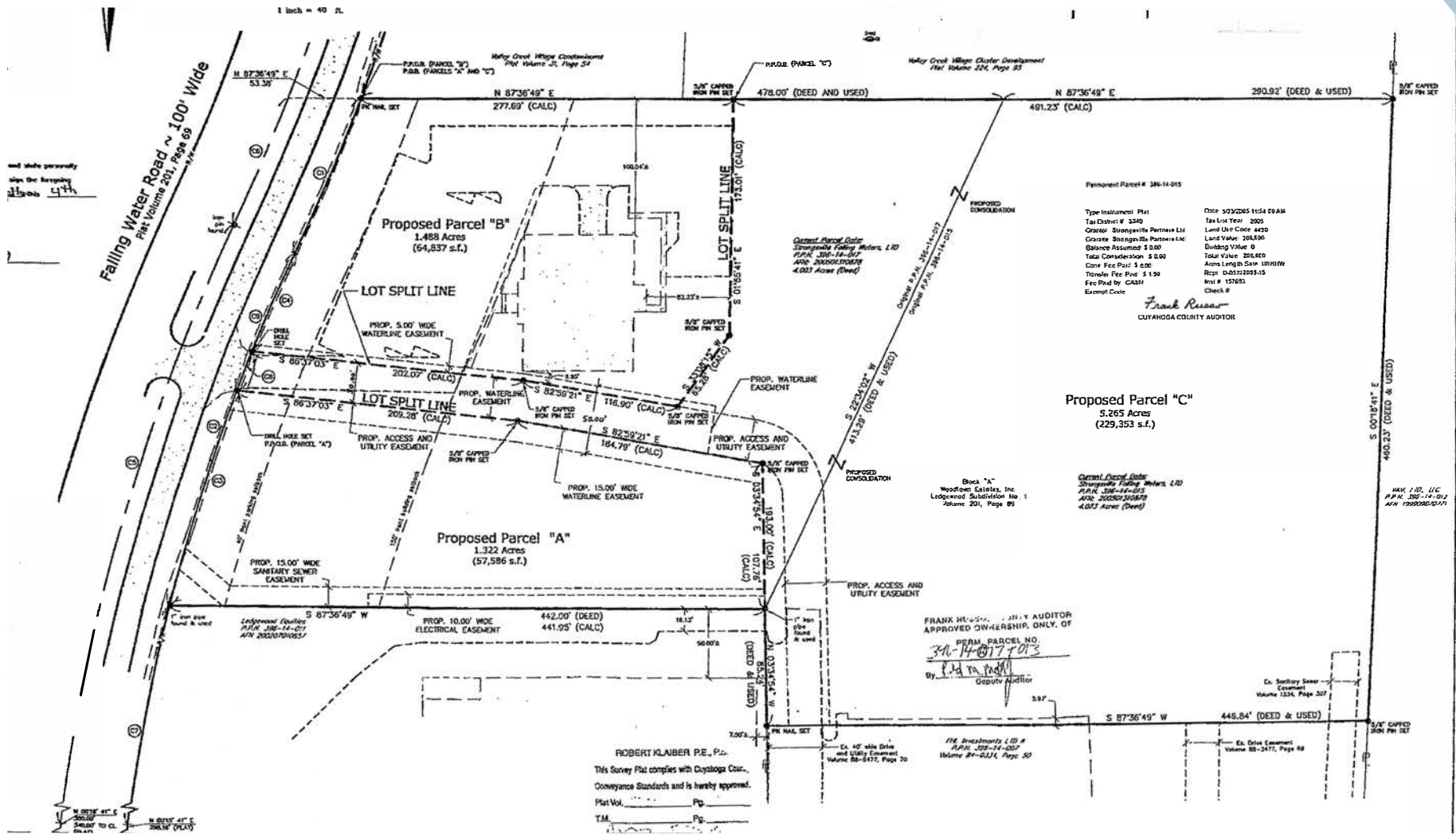
2024 Population



\$115,352

2024 Average
Household Income

and shall personally
sign the foregoing
H2-013 4th





SOUTHPARK MALL

Dillard's ★ macy's

DICK'S HOUSE OF SPORT HOOLEY

CINEMARK ACTIVATE

H&M BOOT BARN Kmart

JCPenney BAM! BOOKS & MORE

COMMONS OF SOUTHPARK

Michaels DSW

OrangeTheory RAIL

spavina CORELIFE

LEDGEWOOD PLAZA

the great escape FIREHOUSE SUBS

MEN'S WEARHOUSE

THIRTS HAND & STONE

SALON LOFTS STARBUCKS

THE PLAZA AT SOUTHPARK

COSTCO WHOLESALE BEST BUY BED BATH & BEYOND

five BEER W petco rosewood GRILL

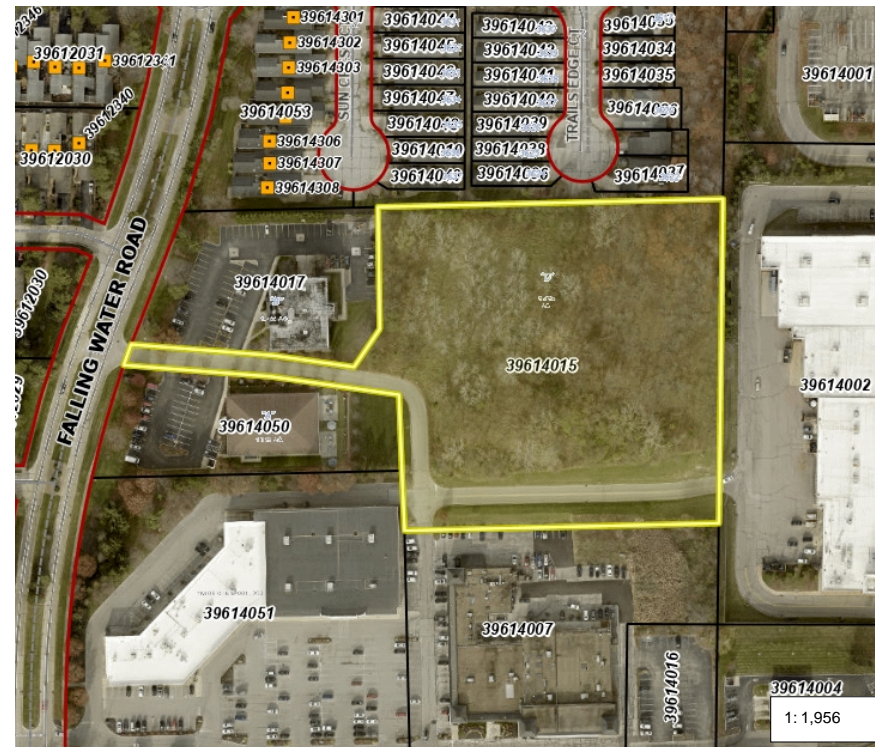
LABOY ULTA DIBELLA'S

SAMURA SUSHI & HIBACHI crumbl

Cleveland Clinic

INTERSTATE
71

County Parcel Maps



Access to Site





Demographics

	1 Mile	3 Miles	5 Miles
2024 Population — Current Year Estimate	5,370	55,500	139,557
2024 Daytime Population	10,068	49,880	122,444
2024 Households — Current Year Estimate	2,591	23,394	58,637
2024 Average Household Income	\$116,973	\$129,562	\$115,352
2029 Average Household Income Projection	\$140,393	\$153,072	\$136,603
2024 Median Household Income	\$87,084	\$97,975	\$87,782
2024 Per Capita Income	\$54,776	\$54,616	\$48,609
2024 Population 25 & Over	4,160	41,007	102,911

Contact Us

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