



**SALE PRICE: \$975,000**

### Property Highlights

Sale Price:	\$975,000
Lot Size:	5.25 Acres
Building Size:	4,524 SF office/retail building
Zoning:	General Business
Frontage:	145' on Pearl Road
Traffic Count:	12,640 up to 16,104
Land Use:	Potential Redevelopment Opportunity
Annual Taxes:	\$9,414



### LISTING AGENTS

SARAH COMBS  
Sarah@GerspacherGroup.com

STEVE MASICA, CCIM  
Steve@GerspacherGroup.com

MICHELLE MASICA  
Michelle@GerspacherGroup.com

**330.722.5002**

**GERSPACHER REAL ESTATE GROUP**  
5164 Normandy Park Drive, Suite 285  
Medina, OH 44256

GerspacherGroup.com





**PROPERTY OVERVIEW**

5.25 acres of land on Pearl Road in Strongsville with 4,524 sf of office/retail (former daycare). Great potential for redevelopment along busy Pearl Road corridor.

**LOCATION OVERVIEW**

In Strongsville on Pearl Road, South of Giant Eagle Market District. Between Drake Road and Echo Drive.

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	2,901	21,930	49,574
Total Population	8,035	58,588	130,189
Average HH Income	\$92,916	\$85,501	\$80,626

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*