



**ANCHOR
RETAIL**



**REALTY
RESOURCES**
MEMBER



STAPLES PLAZA

12421 Pearl Road
Strongsville, Ohio 44136



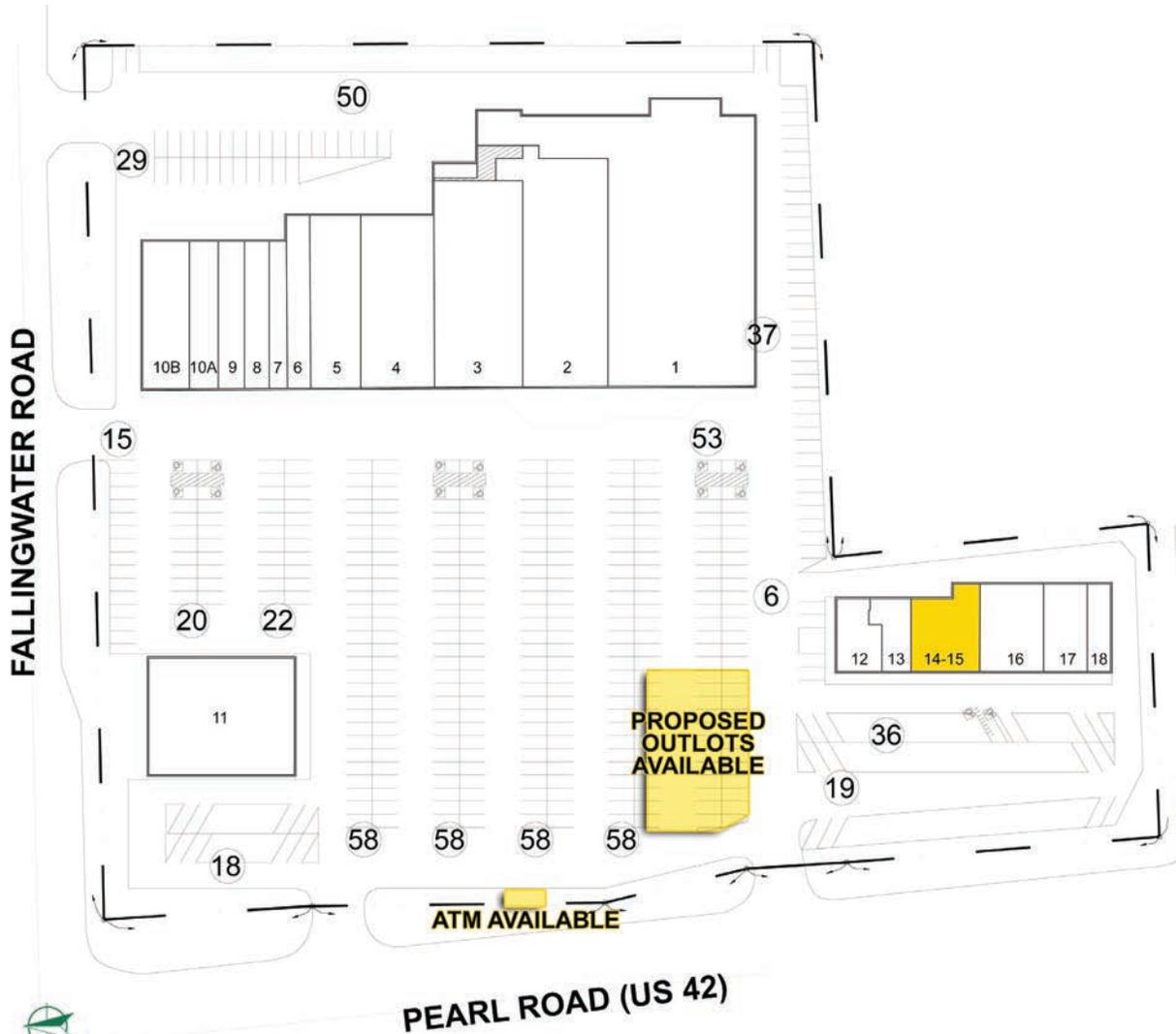
HIGHLIGHTS

- ▶ Well-established community shopping center located in the heart of Strongsville
- ▶ ±2,930 SF available in the outlot building with excellent visibility on Pearl Road
- ▶ Potential for outlot development for ground lease or build-to-suit
- ▶ Regional retailers include Walmart, Home Depot, Lowe's, Costco, Target, Macy's, Kohl's, Dick's Sporting Goods, TJ Maxx, and more
- ▶ Strong traffic counts on Pearl Road: 20,983 VPD
- ▶ COMING SOON: The Little Gym & Musicologie

AVAILABLE FOR LEASE

STAPLES PLAZA

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UNIT	TENANT	SIZE
1	Staples	22,445 SF
2	Goldfish Swim School	9,694 SF
3	AOK! Fitness	8,400 SF
4	Howard Hanna	6,180 SF
5	The Little Gym	4,100 SF
6	Allstate Insurance	1,780 SF
7	Discount Nail Supply	1,500 SF
8	Top Driver	1,683 SF
9	Musicologie	1,800 SF
10-A	Fast Signs	2,000 SF
10-B	Fyzical Therapy & Balance Center	3,000 SF
11	J Bella	8,000 SF
12	808 Shave Ice	1,365 SF
13	Mr. Hero	1,135 SF
14/15	AVAILABLE	2,930 SF
16	Deborah Colin Salon & Spa	2,400 SF
17	Marco's Pizza	1,800 SF
18	Headlines Barbershop	900 SF
TOTAL		81,195 SF

Staples Plaza
 Staples, FASTSIGNS, MR. HERO, J-BELLA, AOK, Howard Hanna

Westwood Commons
 DentalWorks, V O, Way 2 Home, SunIt, M, Joey Mies, Master Pizza

Crossroads Market Plaza
 Edward Jones, FLEET FEET, HAR BLOCK, THE UPS STORE

Staples Plaza (Callout)
 Staples, FASTSIGNS, MR. HERO, J-BELLA, AOK, Howard Hanna

Greens of Strongsville
 TARGET, OLD NAVY, TJ-maxx, heinens, Hollywood Feed, SIERRA SALLY, SEPHORA, DOLLAR TREE

Royalton Collection
 HomeGoods, RECREATION GOODS, Taneta, S, SKECHERS, FONDARD, tropical CAFE, honeygrow, OUTBACK STEAKHOUSE

Great Escape Plaza
 The Great Escape, FIREHOUSE SUBS, PNC, verizon

Ledgewood Plaza
 RALLY HOUSE, FLOORZ, THIS HAND + STONE, SALON LOFTS

The Plaza at Southpark
 Costco Wholesale, AspenDental, petco, JARED crumbl, ULTA, BEST BUY, five BELOW, rosewood GRILL, Chick-fil-A, DiBella's Subs, LABOY

Strongsville, Ohio

ROYALTON RD 17,696 VPD

PEARL RD 20,328 VPD

29,873 VPD

49,345 VPD

96,330 VPD

ROYALTON RD 30,274 VPD

HOWER RD 17,557 VPD

70,122 VPD

Strongsville Plaza
 TITLE BOXING CLUB, XTREME FITNESS, young chels

Strongsville Towne Centre
 HARBOR FREIGHT, Citizens Bank, FIVE GUYS, BURGERS and FRIES, PLATO'S, CLOTHES MENTOR, BRUEGGER'S BAGELS, White Flower Cakes

Southpark Commons
 Michaels, DSW, Orangetheory, BROWN AVEGA INSTITUTE, THE VITAMIN SHOPPE, spavia, CORELIFE BATTERY

South Park MALL
 Dillard's, JCPenney, macys, KOHL'S, CINEMARK, DICK'S HOUSE OF SPORT, DRY GOODS, BAM! BOOKS-A-MILLION, Cleveland Clinic Family Health and Surgery Center, BUBBLES, Koi, SHOE DEPT. - ENCORE, H&M, MINI SOCC, Applebees, HOOLEY, LONGHORN, KYURA I MEN 丸湯ラーメン, planet fitness, WINDSOR, CHAMPS, BOOT BARN, REW GARDEN, LOFT, EARTHBOUND TRADING CO, ACTIVATE, Learning Express Gifts

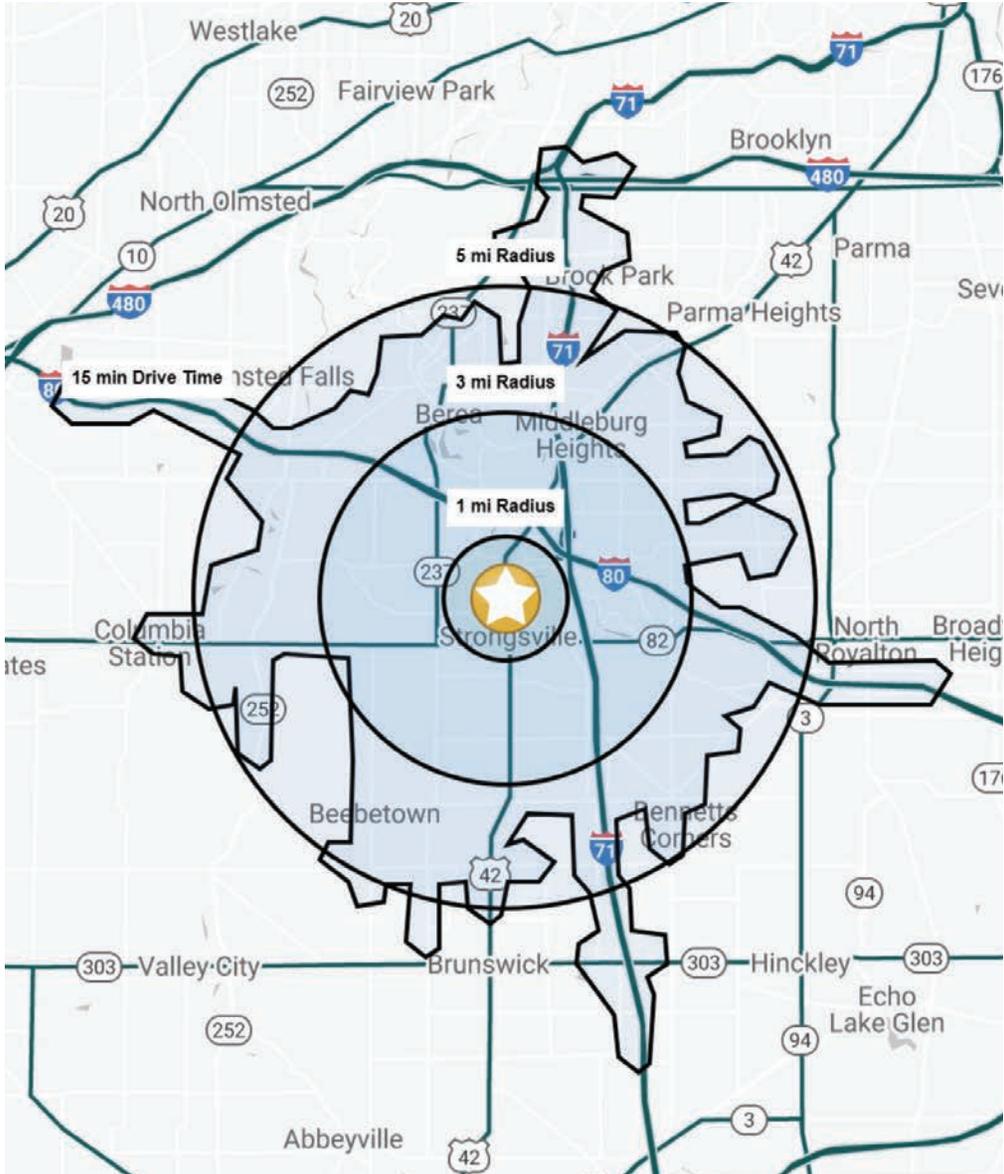
Legend:

1. DD Grill & Chill
2. Freddy's STEAKBURGERS
3. KFC
4. Dan's Pottery House
5. DUNKIN'
6. THE HONEY BAKED Honey, nourishing nook
7. Cane's
8. McDonald's
9. DONATOS
10. Wendy's
11. Arby's
12. Aladdin's
13. PAPA JOHN'S
14. SCRAMBLERS
15. CLEVELAND GROCERS & GRIEL
16. SHINTO

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	5,083	49,255	137,306	124,624
HOUSEHOLDS	2,335	21,028	58,482	52,719
MEDIAN AGE	41.3	40.7	41.9	41.5
AVERAGE HH INCOME	\$123,491	\$138,853	\$122,898	\$122,929
MEDIAN HH INCOME	\$85,811	\$99,092	\$91,250	\$91,525
BUSINESSES	470	1,862	4,837	4,439
EMPLOYEES	7,375	23,505	57,189	55,276
EDUCATION: BACHELORS +	44.0%	46.8%	40.2%	39.6%



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