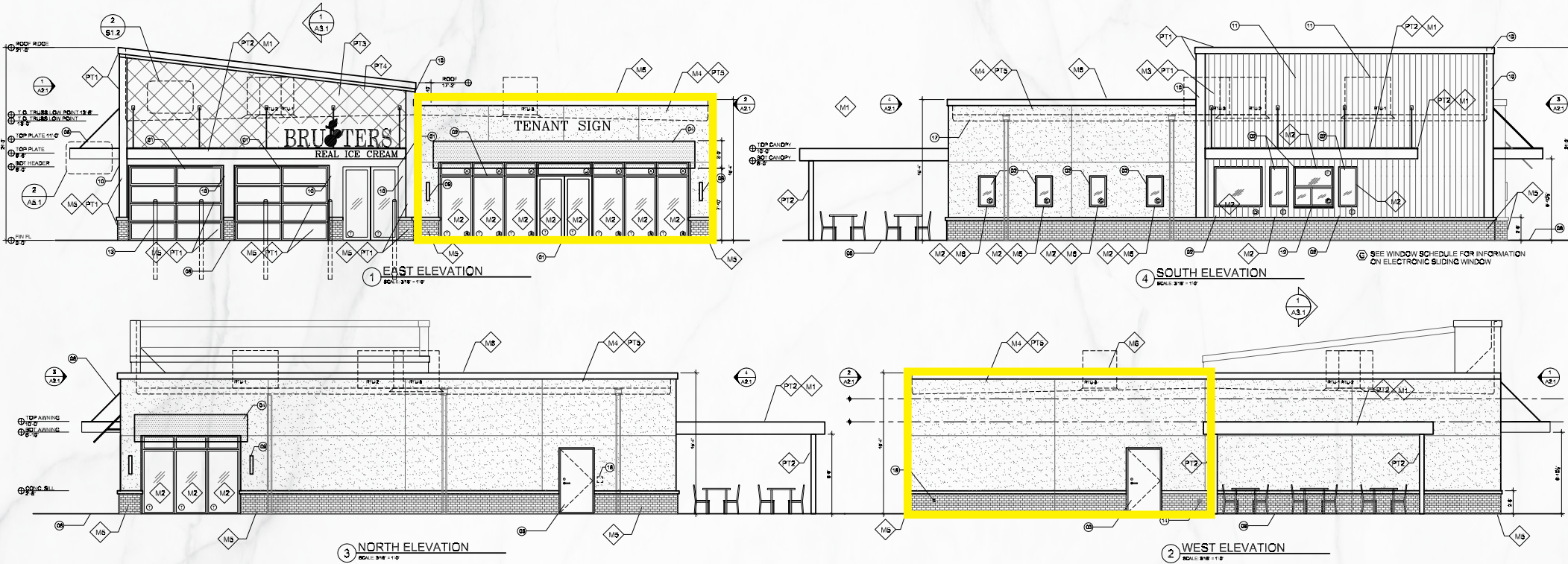


**FOR LEASE**



**1,853 SF BRAND NEW RETAIL SPACE**  
18268 Pearl Rd, Strongsville, OH 44136

**Colin Wiehn**  
ColinWiehn@HannaCRE.com  
216.861.5676

**CONTACT:**  
**Vincenzo Calabrese**  
VincenzoCalabrese@HannaCRE.com  
216.861.5286

# 1,853 SF BRAND NEW RETAIL SPACE FOR LEASE

18268 Pearl Rd, Strongsville, OH 44136

## PROPERTY OVERVIEW

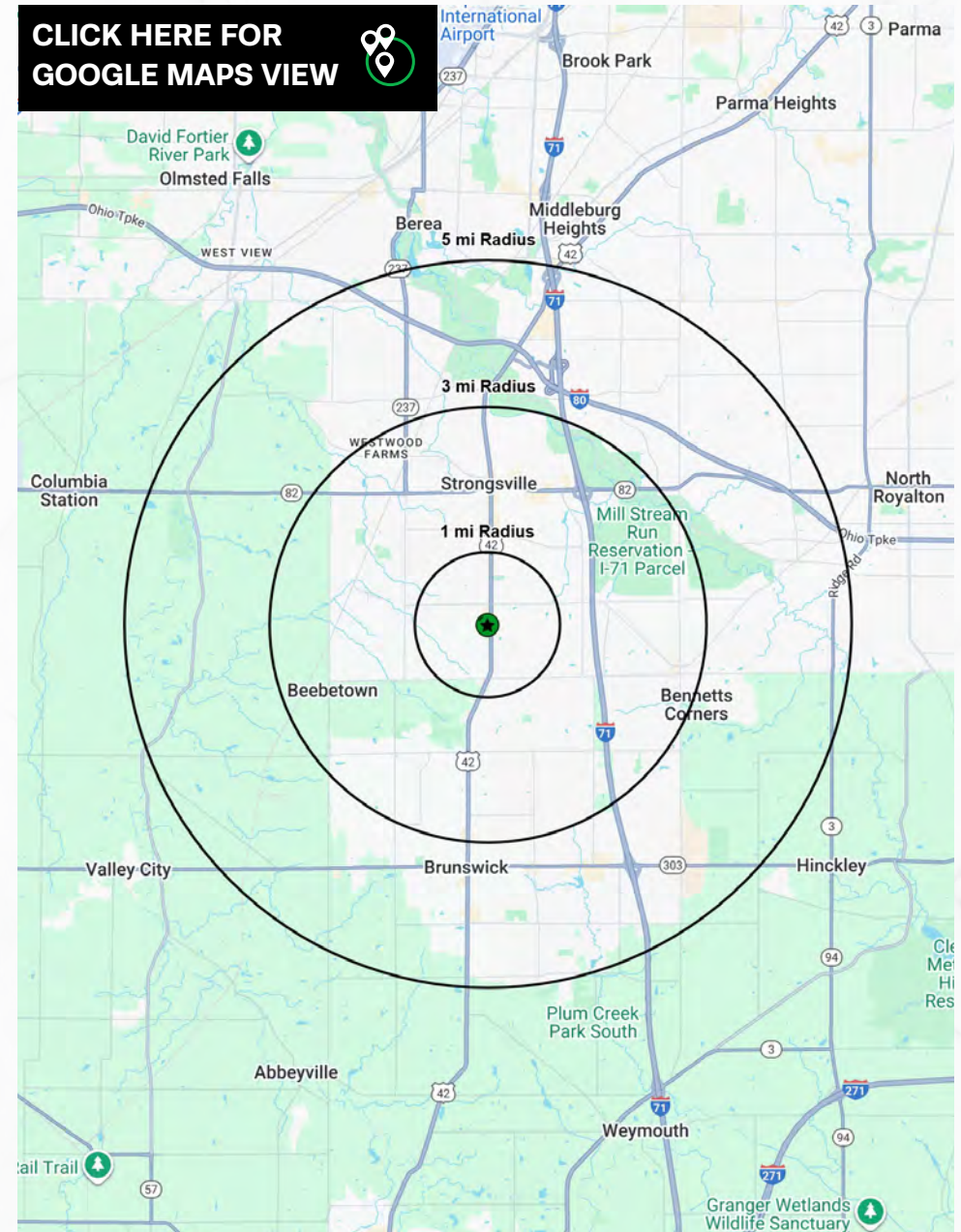
### PROPERTY SUMMARY

- Brand New Retail Build – Delivery in white box condition, ready for tenant customization
- Prime location on Pearl Rd (SR-42) with 12,539 vehicles per day (VPD)
- Strongsville Trade Area – Surrounded by national retailers, restaurants, and dense residential neighborhoods
- High visibility & easy access with excellent frontage along major retail corridor
- Ideal for retail, service, or medical office users seeking new, efficient space
- Modern façade, ample parking, and strong local demographics

### DEMOGRAPHICS

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 10,374    | 52,594    | 111,792   |
| HOUSEHOLDS         | 3,939     | 20,975    | 46,191    |
| AVERAGE HH INCOME  | \$154,542 | \$134,755 | \$128,250 |
| MEDIAN HH INCOME   | \$123,175 | \$102,457 | \$98,124  |
| DAYTIME POPULATION | 6,413     | 38,823    | 78,301    |

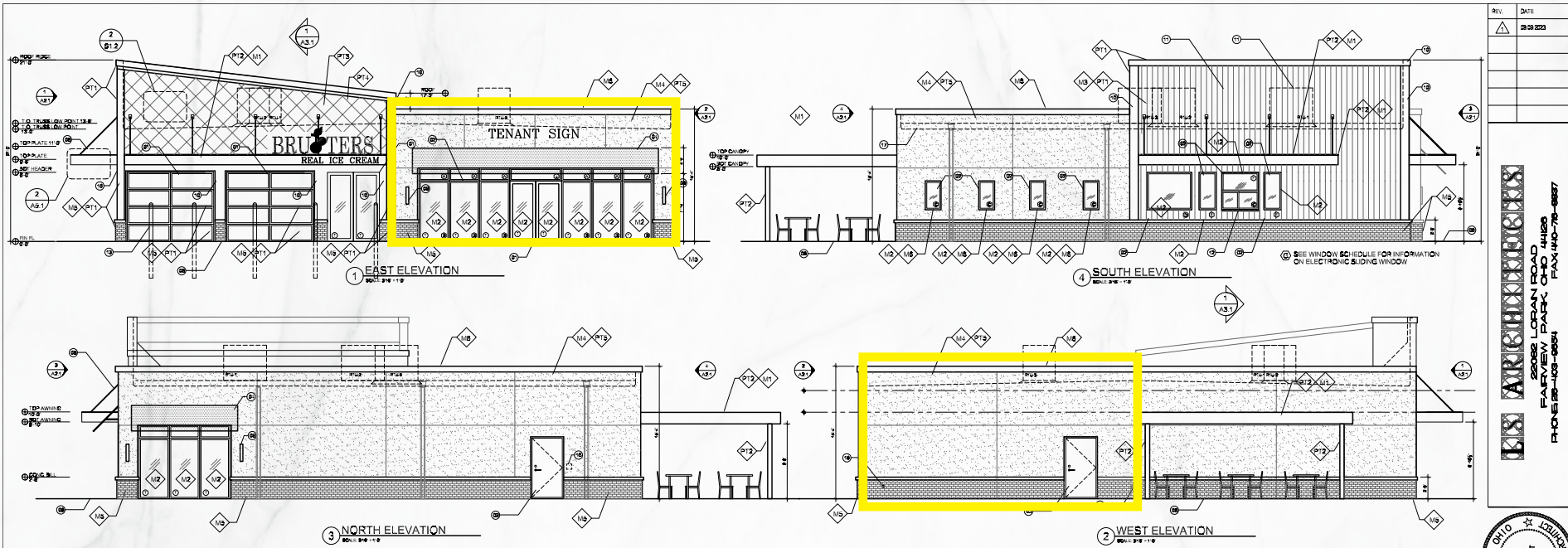
[CLICK HERE FOR GOOGLE MAPS VIEW](#)



# 1,853 SF BRAND NEW RETAIL SPACE FOR LEASE

18268 Pearl Rd, Strongsville, OH 44136

RENDERINGS



| REV. | DATE     |
|------|----------|
| 1    | 03/23/23 |

ARISTARCHOS ARCHITECTURE LLC  
 18268 PEARL ROAD  
 STRONGSVILLE, OH 44136  
 PHONE: 330-403-9264 FAX: 330-403-9897



18268 PEARL ROAD  
 STRONGSVILLE, OH 44136  
 PHONE: 330-403-9264

NEW BUILDING FOR:  
**BRUSTER'S ICE CREAM**  
 18268 PEARL ROAD  
 STRONGSVILLE, OH

|        |          |
|--------|----------|
| JOB NO | 22-126   |
| DATE   | 03/23/23 |
| ISSUE  | PERMIT   |
| SHEET  |          |

A2.1

- KEYED NOTES:**
1. MAIN ENTRANCE;
  2. WINDOW AND FRAME REFER TO WINDOW TYPES ON SHEET A3.1
  3. INSULATED METAL ENTRY DOOR SEE SHEET A1.1
  4. SUNBRELLA AWNING, BLACK, GC TO VERIFY FINAL DIMENSIONS
  5. SIGNAGE - PROVIDE ELECTRICAL
  6. HOT DIPPED GALVANIZED STEEL TIE BACK AND MOUNTING HARDWARE
  7. AWNING W/ 50 MIL RUBBER ROOFING, INTEGRAL CLUTTER AND ARMSTRONG METAL SOFFIT
  8. CONCRETE SLAB SIDEWALK
  9. EXTERIOR LED SCENE LIGHT-T30
  10. PAINTED BREAK METAL OVER STRUCTURAL ELEMENT MATCH COLOR PT1
  11. MECHANICAL UNIT TO BE SCREENED BY PARAWALL
  12. DRIVE-THRU WINDOW - REFER TO WINDOW TYPES ON THIS SHEET
  13. PAINTED SQUARD TO MATCH FENCE
  14. FIRE DEPARTMENT CONNECTION - WHERE REQUIRED
  15. NOT USED
  16. KNOX BOX LOCATION (WHERE REQUIRED BY LOCAL AUTHORITIES)
  17. ROOF LINE BEYOND
  18. LOCKING WEATHERPROOF HOSE 3/8"
  19. NOT USED
  20. NOT USED
  21. NOT USED
  22. NOT USED

**MATERIALS SCHEDULE:**

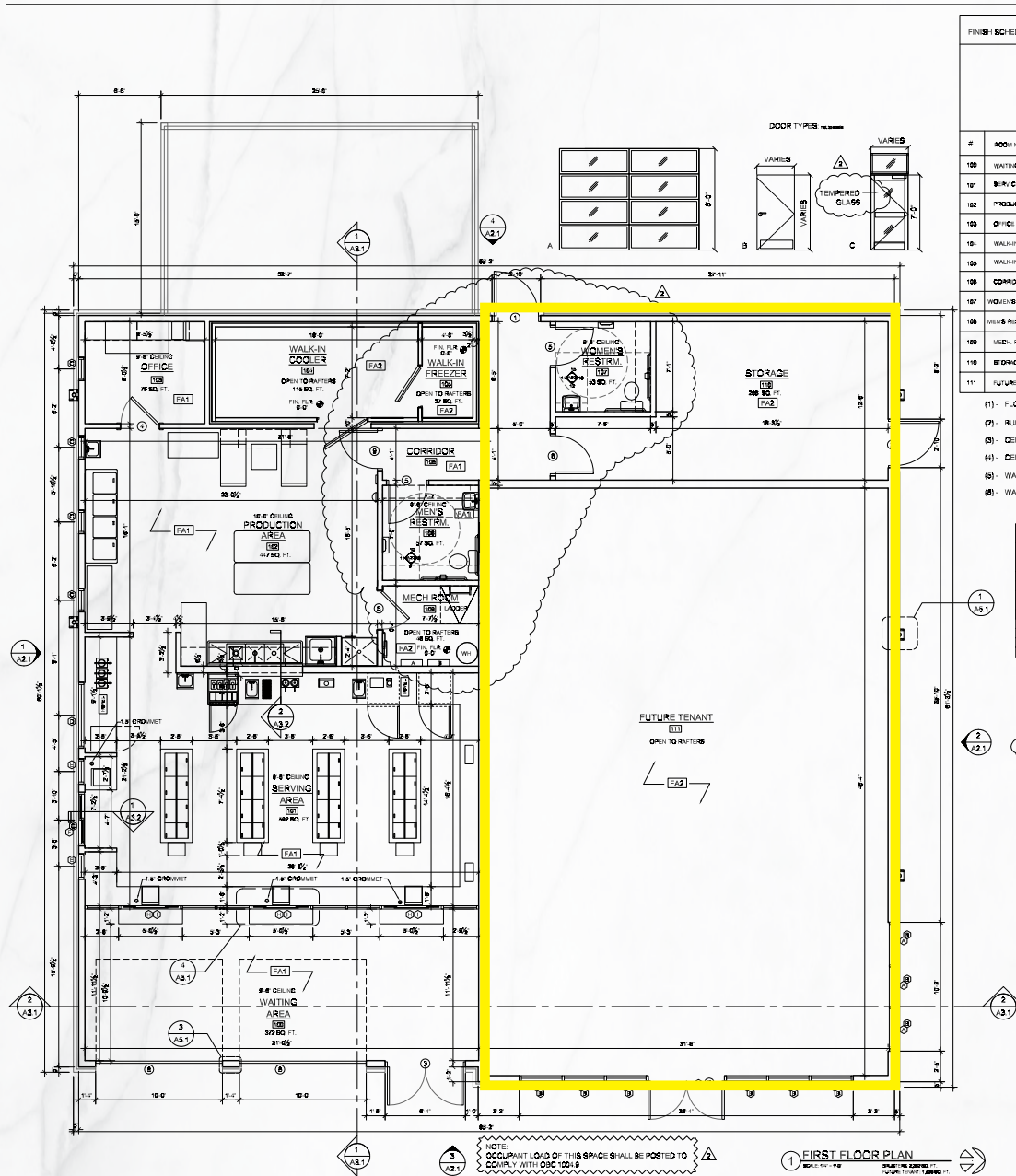
| DESCRIPTION                      | COLOR               | TYPE                                      | MFG.                   | NOTES   |
|----------------------------------|---------------------|---|------------------------|---|
| ALUM STOREFRONT                  | CLR ANOD.           | CTR GLAZED                                | U.S. ALUMINUM          | GLAZING: 1" INSUL. CLEAR COATING LOW E SURFACES 3 |
| SERVICE WINDOWS                  | CLR ANOD.           | DRYGLASS SERIES WITH SCREEN               | CR LAURENCE            | GLAZING: 1" INSUL. CLEAR                          |
| 60 MIL EPDM                      | BLACK               |   | FIRESTONE OR EQUAL     |   |
| STANDING SEAM ROOFING            | MATCH PT1 VALSPAR   | BATTEN SEAM 30 GA STEEL                   | AEP SPAN OR EQUAL      | 18" W/ 1" BATTEN CUSTOM COLOR MATCH PT-01         |
| METAL SIDING                     | MATCH PT1 VALSPAR   | 12" X 1" REVEAL 20 GA STEEL               | AEP SPAN OR EQUAL      | 12" W/ 1" REVEAL CUSTOM COLOR PT-01               |
| DOPPING AND FASCIA               | MATCH PT1 VALSPAR   | T30                                       | T30                    | VALSPAR - SAFETY RED (DC300)                      |
| CLUTTER SURROUND                 | MATCH PT1 VALSPAR   | 20 GA STEEL                               | T30                    |   |
| SOFFIT                           | EFFECTS CHERRY      | METALWORKS LINEAR STEEL                   | ARMSTRONG              |   |
| EXTERIOR TILE                    | ACACIA VALLEY 'ARK' | AVDS                                      | DALTILE                | CROUT MAPEI 115 TRUFFLE                           |
| HARDIE PLANK LAP SIDING          | ARCTIC WHITE        | SELECT CEDAR MILL                         | JAMES HARDIE BLDG. PR. | MATCHING TRIM                                     |
| HARDIE PLANK 'WAFFLE' BACKGROUND | PT3                 | CONCRETE 4" X 8"                          | JAMES HARDIE BLDG. PR. | T30 (MOUNT AT 45 DEGREE ANGLE CALLED JOINTS TYP)  |
| HARDIE PLANK 'WAFFLE' BATTEN     | PT4                 | CONCRETE 3" X 18"                         | JAMES HARDIE BLDG. PR. | CALK JOINTS SEE DETAIL SHEET S-1                  |
| HOLLOW METAL DOORS               | SEE NOTES           | 18" GLAZED FULLY WELDED POLYSTYRENCE CORE | CICO CURRIES           | VALSPAR - SAFETY RED (DC300)                      |
| WOOD DOORS                       | SEE SCHEDULE        | SOLID PARTICLE BOARD CORE                 | CICO CURRIES           | VALSPAR - SAFETY RED (DC300)                      |
| 8" BASE                          | BRUSHED T30         | BOARD CORE                                | T30                    | VENEER PAINT GRADE MDD                            |
| SOLID SURFACE COUNTER            | HOT                 | CORIAN                                    | DUPONT                 | INTERIOR & EXTERIOR COUNTERS                      |

- FINISH NOTES:**
- ◆ PT1 D05000 'SAFETY RED' - VALSPAR
  - ◆ PT2 RAL 1013 OYSTER WHITE
  - ◆ PT3 HC 10 STUART COLO. CONCRETE 'WAFFLE' BACKGROUND
  - ◆ PT4 HC 8 DORSET COLO. CONCRETE 'WAFFLE' BATTEN
  - ◆ PT5 BENJAMIN MOORE LIGHT PEWTER TH-280
  - ◆ M1 AWNING - WOOD CONSTRUCTION WITH 50 MIL RUBBER ROOFING FASCIA - RAL 1013 OYSTER WHITE
  - ◆ M2 WINDOW FRAME CLEAR ANODIZED ALUMINUM
  - ◆ M3 12" X 1" REVEAL 20 GA STEEL METAL SIDING
  - ◆ M4 EIFS CLADDING SYSTEM
  - ◆ M5 FACE BRICK, BELDEN BRICK VELOUR SP, W/ 4" CONCRETE SILL
  - ◆ M6 8" ALUMINUM COPING, BLACK
  - ◆ M7 WINDOW TINT

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## SITE PLAN



| #   | ROOM NAME       | FLOOR           | SFS | WALLS            |             |             |             | CEILING     | HEIGHT               |         |
|-----|-----------------|-----------------|-----|------------------|-------------|-------------|-------------|-------------|----------------------|---------|
|     |                 |                 |     | MATERIAL/ FINISH | N O R T H   | S O U T H   | E A S T     |             |                      | W E S T |
| 100 | WAITING AREA    | EPXY COAT       | 6   | BRUSHED STL      | PAINTED C/P | PAINTED C/P | PAINTED C/P | PAINTED C/P | 3.2 ACT/VINYL COATED | 9' 6"   |
| 101 | OFFICE AREA     | EPXY COAT       | 4   | RUBBER EDGE      | PAINTED C/P | PAINTED C/P | PAINTED C/P | PAINTED C/P | ACT/VINYL COATED     | 9' 6"   |
| 102 | PRODUCTION AREA | EPXY COAT       | 10  | RUBBER EDGE      | PAINTED C/P | PAINTED C/P | PAINTED C/P | PAINTED C/P | ACT/VINYL COATED     | 9' 6"   |
| 103 | OFFICE          | EPXY COAT       | 4   | RUBBER EDGE      | FRP PANEL   | FRP PANEL   | FRP PANEL   | FRP PANEL   | ACT/VINYL COATED     | 9' 6"   |
| 104 | WALK-IN COOLER  | SEALED CONCRETE | -   | BY MFR           | BY MFR      | BY MFR      | BY MFR      | BY MFR      | VARIES               | VARIES  |
| 105 | WALK-IN FREEZER | BY MFR          | -   | BY MFR           | BY MFR      | BY MFR      | BY MFR      | BY MFR      | VARIES               | VARIES  |
| 106 | CORRIDOR        | EPXY COAT       | 4   | RUBBER EDGE      | PAINTED C/P | PAINTED C/P | PAINTED C/P | PAINTED C/P | ACT/VINYL COATED     | 9' 6"   |
| 107 | WOMEN RESTROOM  | EPXY COAT       | 4   | RUBBER EDGE      | FRP PANEL   | FRP PANEL   | FRP PANEL   | FRP PANEL   | ACT/VINYL COATED     | 9' 6"   |
| 108 | MEN RESTROOM    | EPXY COAT       | 4   | RUBBER EDGE      | FRP PANEL   | FRP PANEL   | FRP PANEL   | FRP PANEL   | ACT/VINYL COATED     | 9' 6"   |
| 109 | MEN ROOM        | SEALED CONCRETE | 4   | RUBBER EDGE      | PAINTED C/P | PAINTED C/P | PAINTED C/P | PAINTED C/P | VARIES               | VARIES  |
| 110 | STORAGE         | SEALED CONCRETE | -   | PAINTED C/P      | PAINTED C/P | PAINTED C/P | PAINTED C/P | PAINTED C/P | ACT/VINYL COATED     | 9' 6"   |
| 111 | FUTURE TENANT   | SEALED CONCRETE | -   | -                | -           | -           | -           | -           | -                    | -       |

- (1) - FLOOR UNDER THE WALK-IN COOLER/FREEZER UNIT WILL BE SEALED CONCRETE.
- (2) - BUILDING WALLS AROUND WALK-IN COOLER/FREEZER TO BE GYP. LD. W/INTERMILD JOINTS MINIMUM.
- (3) - CEILING ABOVE THE WALK-IN COOLER/FREEZER UNIT WILL BE OPEN TO 3.0.0.
- (4) - CEILING ACOUSTIC TILE SHALL BE VINYL COATED THROUGHOUT TYPICAL.
- (5) - WALL BASE SIZE AND TYPE TO BE COORDINATED WITH LOCAL HEALTH DEPARTMENT LAWS & REGULATIONS.
- (6) - WALL PAPER ART WALL VERIFY WITH BRUSTRER'S REAL ICE CREAM.

| DOOR NUMBER | DOOR          | THICKNESS | TYPE | MATERIAL | FRAME MATERIAL | LABEL | THRESHOLD | CLOSER | PANIC BAR | HARDWARE | REMARKS   |
|-------------|---------------|-----------|------|----------|----------------|-------|-----------|--------|-----------|----------|---|
| 1           | 8' 0" x 7' 0" | 1 3/4"    | B    | INERT    | INP            | NA    | ALUM      | Y      | N         | LOCKSET  | SEE DOOR NOTES 1 & 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 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593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000 |

- DOOR NOTE 1: ALL HARDWARE SHALL BE MEDIUM DUTY, ACCESSIBLE, BRUSHED CHROME FINISH UNLESS NOTED.
- DOOR NOTE 2: EXTERIOR PAINTED FINISH TO MATCH EXTERIOR WALLS.
- DOOR NOTE 3: EXTERIOR HARDWARE ONLY TO BE BRASS. ALL INTERIOR HARDWARE AS SPECIFIED.
- DOOR NOTE 4: HARDWARE SHALL BE BRASS UNLESS NOTED OTHERWISE.
- DOOR NOTE 5: LOCKER HARDWARE.
- DOOR NOTE 6: VENEER PAINT ON GYM LOCKER PAINTED AS SPECIFIED.
- DOOR NOTE 7: HARDWARE BY MANUFACTURER.
- DOOR NOTE 8: FINISH BY MANUFACTURER.
- DOOR NOTE 9: FINISH BY MANUFACTURER.
- DOOR NOTE 10: THRESHOLD SHALL BE 1/2" HIGH BY 1/2" IN HEIGHT.

| GROUP | PERFORMANCE REQUIREMENTS BY OCCUPANCY |                  |                     |
|-------|---------------------------------------|------------------|---------------------|
|       | INTERIOR                              | WALL AND CEILING | FINISH REQUIREMENTS |
| A     | CLASS A                               | CLASS A          | CLASS A             |
| B     | CLASS B                               | CLASS B          | CLASS B             |
| C     | CLASS C                               | CLASS C          | CLASS C             |

| FINISH          | DESCRIPTION  |
|-----------------|--|
| PAINT           | DOORWAY COAT PRIMER W/ 2 COATS SEMI G. CSS LATEX PAINT (WHITE) |
| EPXY COAT       | COLOR TO MATCH BRUSTRER'S RED                                  |
| SEALED CONCRETE | SEALER (TPO)   |
| EMB CAL         | 28ga EMBOSSED CALVALINE (COOLER PACKAGE)                       |

REV DATE

03/29/2025

04/11/2025

ARCHITECTURE

22000 LORAIN ROAD

FARVIEW PARK, OH 44130

PHONE: 440-776-8881

FAX: 440-776-8881



NEW BUILDING FOR:

**BRUSTRER'S ICE CREAM**

18268 PEARL ROAD

STRONGSVILLE, OH

JOB NO: 22-128

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MICRO AERIAL



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