

FOR LEASE



STAPLES PLAZA STRONGSVILLE

12201-12421 Pearl Rd, Strongsville, OH 44136

Vincenzo Calabrese

VincenzoCalabrese@HannaCRE.com
216.861.5286

CONTACT:

Colin Wiehn

ColinWiehn@HannaCRE.com
216.861.5676

Greg Slyman

GregSlyman@HannaCRE.com
216.861.5290

RETAIL SPACE FOR LEASE

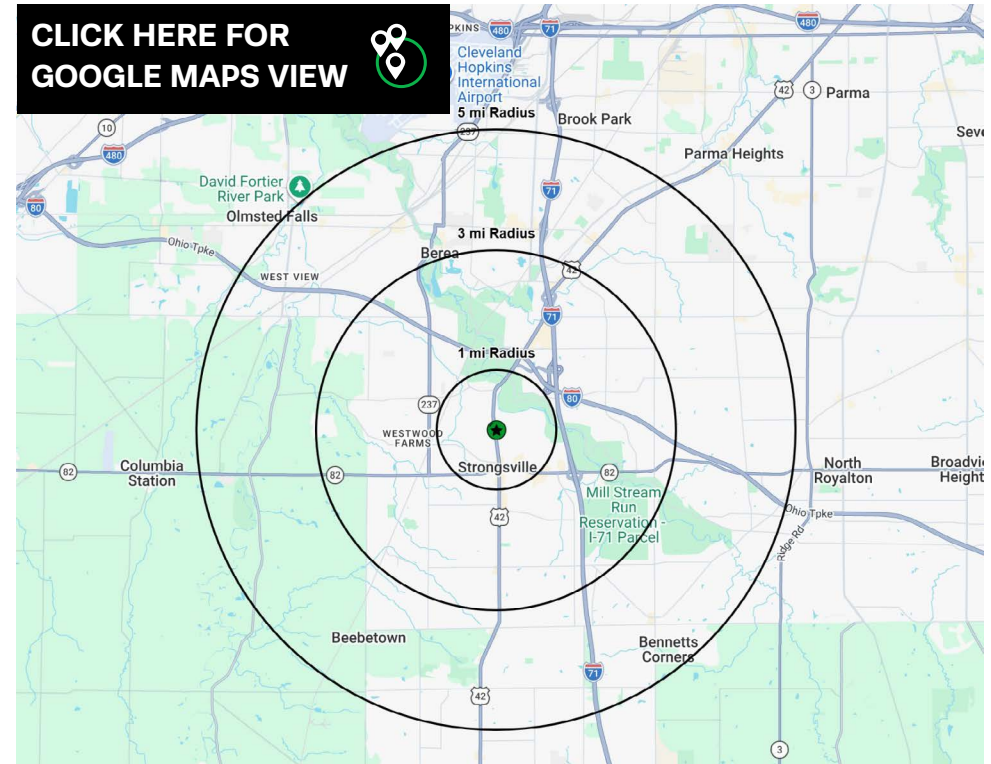
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- **±1,780 SF inline unit next to The Little Gym**
- **±2,930 SF outlot building space with excellent Pearl Road visibility and signage**
- 81,195 SF center anchored by Grocery Outlet, fronting Pearl Road (US 42) — one of Strongsville's busiest retail corridors and steps from the signalized Pearl Rd/ Fallingwater Rd intersection.
- Goldfish Swim School, AOK! Fitness, The Little Gym, Howard Hanna, and J Bella draw consistent daytime and evening traffic, backed by a proven local mix — FASTSIGNS, FYZICAL, Musicologie, Top Driver, Marco's Pizza, Mr. Hero, Deborah Colin Salon & Spa, Headlines Barbershop, and 808 Shave Ice.
- Additional pad sites available for ground lease or build-to-suit — a value-add opportunity for the right QSR or retail user.
- Minutes from South Park Mall, Costco, Home Depot, Lowe's, Walmart, Target, Kohl's, Dick's Sporting Goods, and TJ Maxx — Strongsville's core retail trade area.

[CLICK HERE FOR
GOOGLE MAPS VIEW](#)



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,245	50,565	137,604
HOUSEHOLDS	2,416	21,726	59,110
AVERAGE HH INCOME	\$115,188	\$131,891	\$119,833
MEDIAN HH INCOME	\$83,277	\$102,706	\$95,977
DAYTIME POPULATION	9,588	43,517	106,020

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PICTURES



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SITE PLAN



UNIT	TENANT	SIZE
1	Grocery Outlet <i>(coming soon)</i>	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	AVAILABLE	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

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