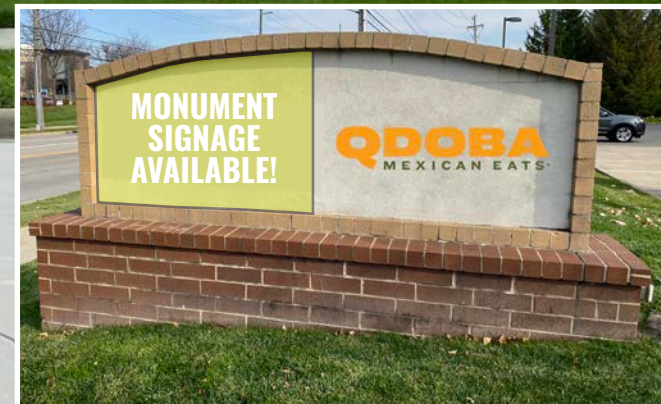


# 18025 ROYALTON RD

STRONGSVILLE, OH



**LOCATION.**  
commercial real estate



## 2,900 SF AVAILABLE IN STRONGSVILLE, OH



# 18025 ROYALTON RD

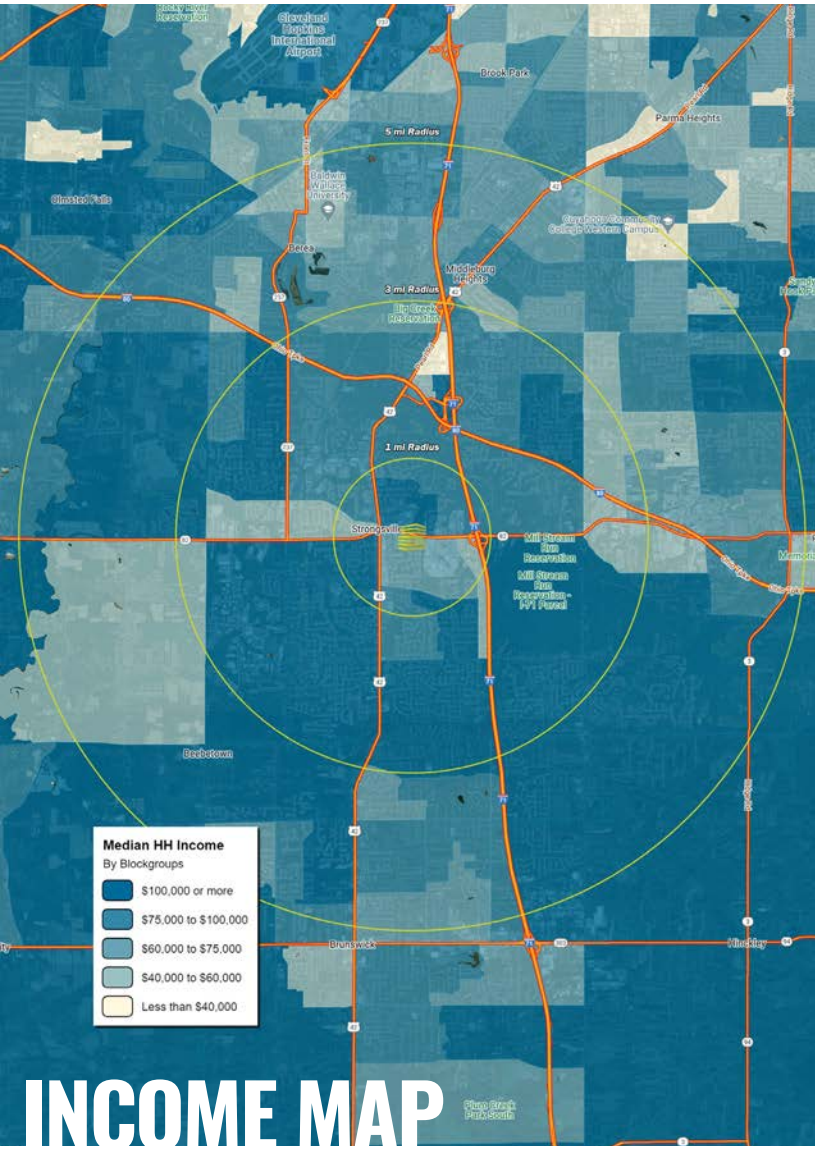
## NEIGHBORHOOD VIBE

TONY CAROSELLO

314.818.1550 (OFFICE)  
330.732.7250 (MOBILE)  
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)  
314.409.9904 (MOBILE)  
ian@LocationCRE.com



### TRADE AREA OVERVIEW

Strongsville is a vibrant suburb located just 20 miles southeast of Cleveland, Ohio that blends a bustling business community with small-town charm. Strongsville has distinctive neighborhoods, abundant shopping, 2,400 acres of green space, excellent services, top-notch schools and active civic groups.

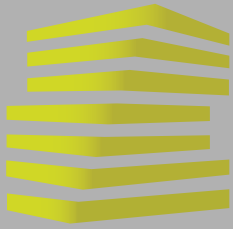
It's known as the Crossroads of the Nation because Interstate 71 and the Ohio Turnpike (I-80) intersect here. Other major highways are I-77, State Route 82, State Route 42 and State Route 237.

Located in the center of Strongsville, at the corner of Pearl Road (Route 42) and Royalton Road (Route 82), the City Commons features a public park with a gazebo and clock tower. It's the site of a number of events and festivals throughout the year, including Strongsville Homecoming, the Strongsville City Club Rib Burnoff, Winter Wonderland Lighting Celebration and Strongsville Community Band concerts.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	6,683	53,173	135,688
<b>HOUSEHOLDS</b>	2,958	21,617	55,882
<b>EMPLOYEES</b>	7,790	24,204	55,513
<b>MED HH INCOME</b>	\$90,461	\$101,317	\$90,117

### AREA RETAIL | RESTAURANTS



# 18025 ROYALTON RD

---

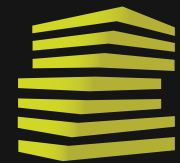
## NEIGHBORHOOD VIBE

TONY CAROSELLO  
 314.818.1550 (OFFICE)  
 330.732.7250 (MOBILE)  
 anthony@LocationCRE.com

IAN SILBERMAN  
 314.818.1560 (OFFICE)  
 314.409.9904 (MOBILE)  
 ian@LocationCRE.com



- 2,900 SF RETAIL SPACE AVAILABLE AT THE CORNER OF ROYALTON RD AND ORDNER DR IN STRONGSVILLE, OH
- MONUMENT SIGNAGE AVAILABLE
- UNOBSTRUCTED VISIBILITY TO NEARLY 25,000 VPD ON ROYALTON ROAD
- CLOSE PROXIMITY TO STRONGSVILLE TARGET (412.4K ANNUAL VISITORS) AND SOUTHPARK MALL (1.2M ANNUAL VISITORS) \*DATA PROVIDED BY PLACER.AI
- SHARES TRAFFIC SIGNAL WITH TARGET AND HEINEN'S GROCERY
- LICENSEE LISTED HAS OWNERSHIP INTEREST IN THIS PROPERTY

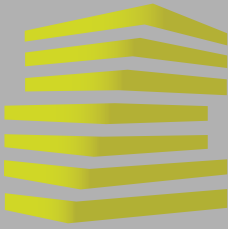


**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# 18025 ROYALTON RD

## NEIGHBORHOOD VIBE

TONY CAROSELLO  
314.818.1550 (OFFICE)  
330.732.7250 (MOBILE)  
anthony@LocationCRE.com

IAN SILBERMAN  
314.818.1560 (OFFICE)  
314.409.9904 (MOBILE)  
ian@LocationCRE.com



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.