

## **Brunswick Plaza**

1480 Pearl Rd, Brunswick, OH 44212



### **John Fadel**

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## Brunswick Plaza

\$4.50 /SF/YR

- Flexible use for Retail, Office, Assembly, congregation or Retail/distribution. Extensive parking..
- Signage available at a signalized intersection just South of the corner of 303 and Rt 42 in the center of Brunswick that sees traffic counts of over 18,000 vehicles per day with a true trade area population of 214,735.
- Newly constructed Brunswick Middle School directly across Pearl Road sharing same traffic signal.
- An average household income of \$98,911 contributes to over \$1 billion in annual consumer spending within a five-mile radius.
- Join the long term, established tenants including Brunswick Event Center, Bowling, Cracked Egg restaurant...

- Priced Below Market Rates
- Continued improvements
- Excellent parking
- Adjacent 20 Acre residential community in process
- Overhead and dock door access to some units with warehouse
- Excellent as office space available.



Rental Rate: \$4.50 /SF/YR

Property Type: Retail

Property Subtype: Storefront Retail/Office

Gross Leasable Area: 91,280 SF

Year Built: 1972

Walk Score ®: 55 (Somewhat Walkable)

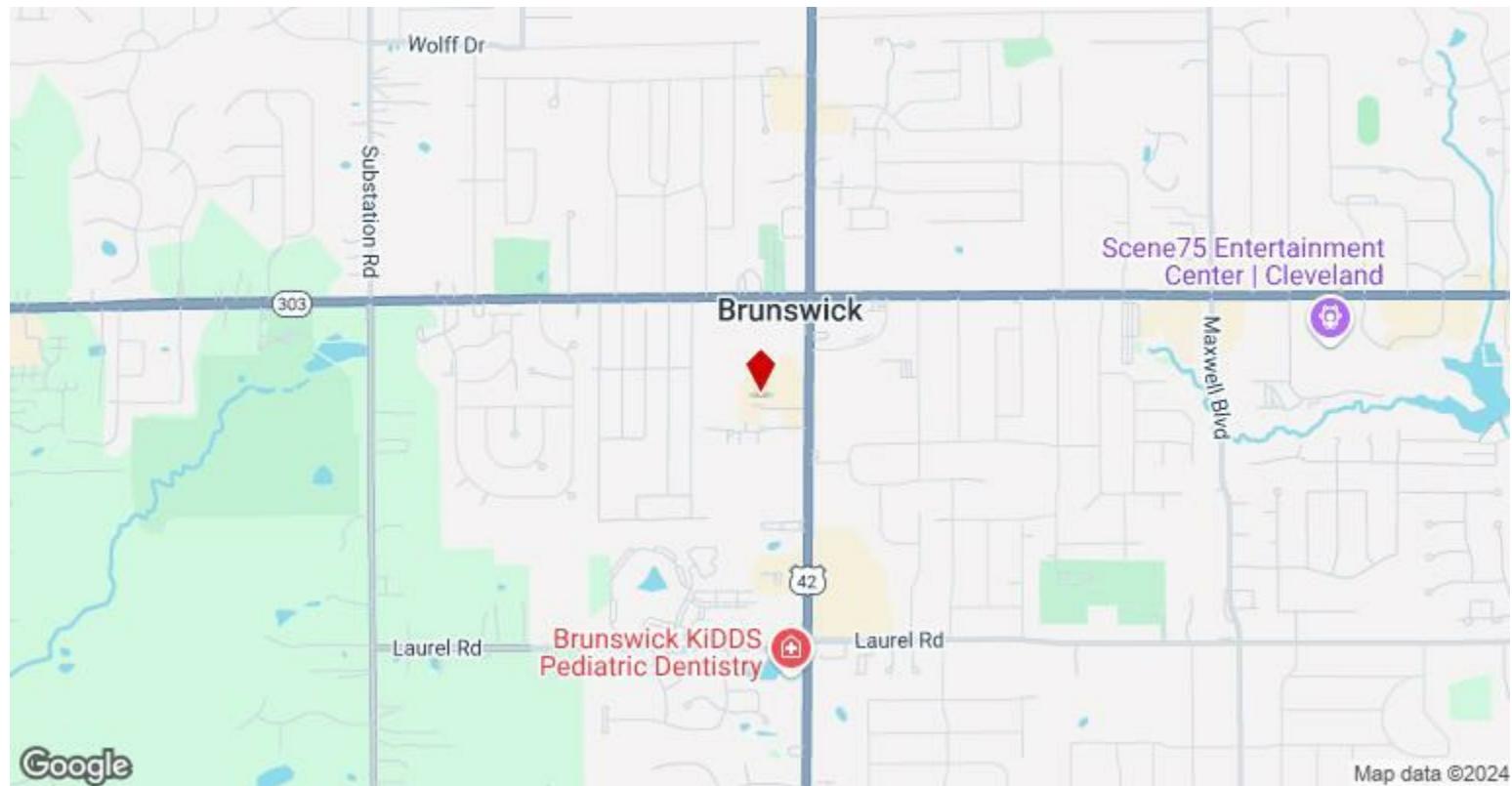
Rental Rate Mo: \$0.38 /SF/MO

**1st Floor Ste U8****1**

Space Available	14,111 SF	- Retail storefront.- Front retail with rear warehouse area- Dock- Display windows alone entire front- Excellent and spacious parking- Excellent, move in condition.
Rental Rate	\$4.50 /SF/YR	
Date Available	Now	
Service Type	Modified Gross	
Built Out As	Standard Retail	
Space Type	Relet	
Space Use	Retail	
Lease Term	Negotiable	

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Brunswick Bowling	18,000	
Cracked Egg	-	
Diamond Party Center	16,000	



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- An average household income of \$98,911 contributes to over \$1 billion in annual consumer spending within a five-mile radius.
- Join the long term, established tenants including Brunswick Event Center, Bowling, Cracked Egg restaurant and other established tenants at the traditionally highest occupancy Plaza in Brunswick.
- In progress, 20 acre attached housing development.

## Property Photos

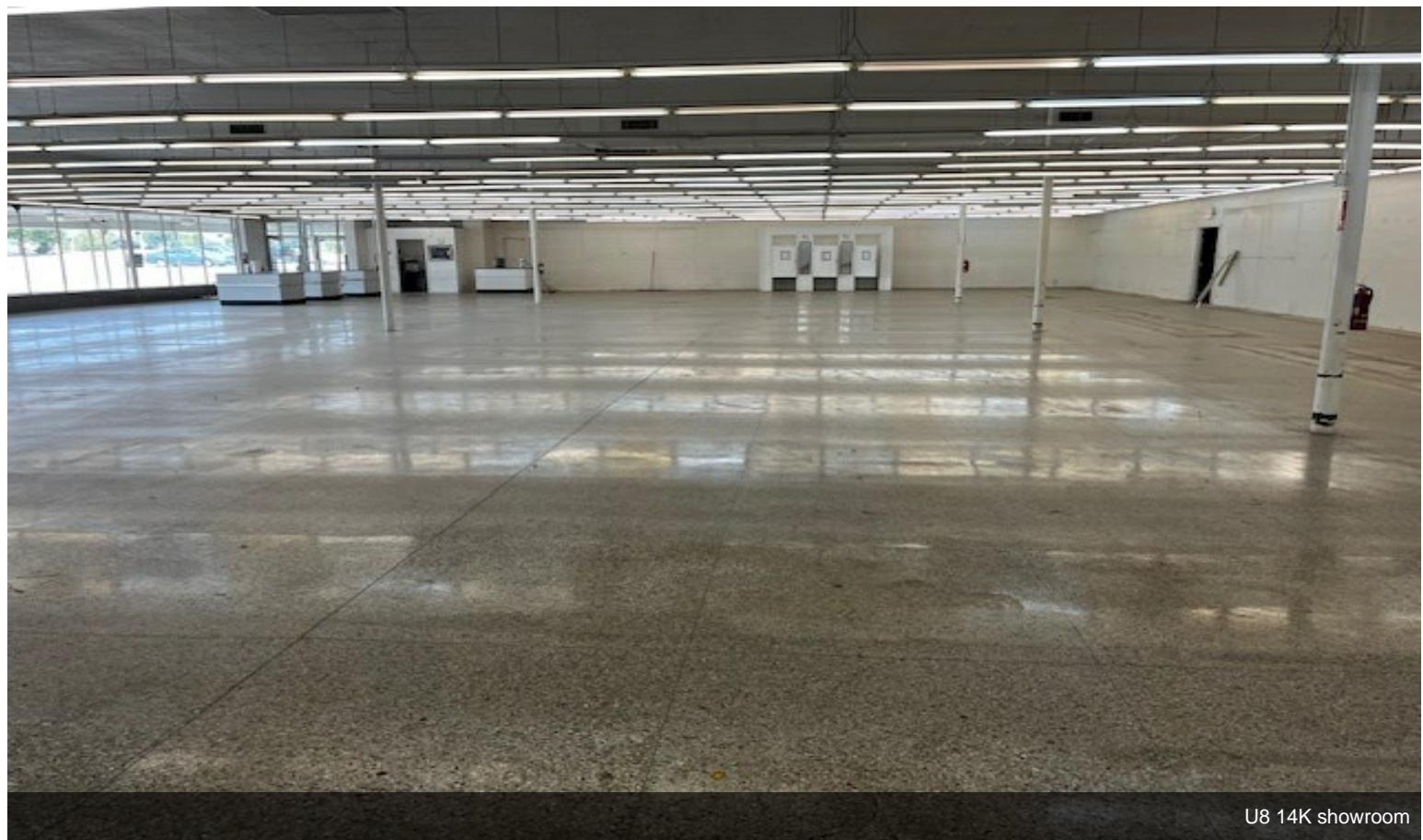


U8 front entrance view

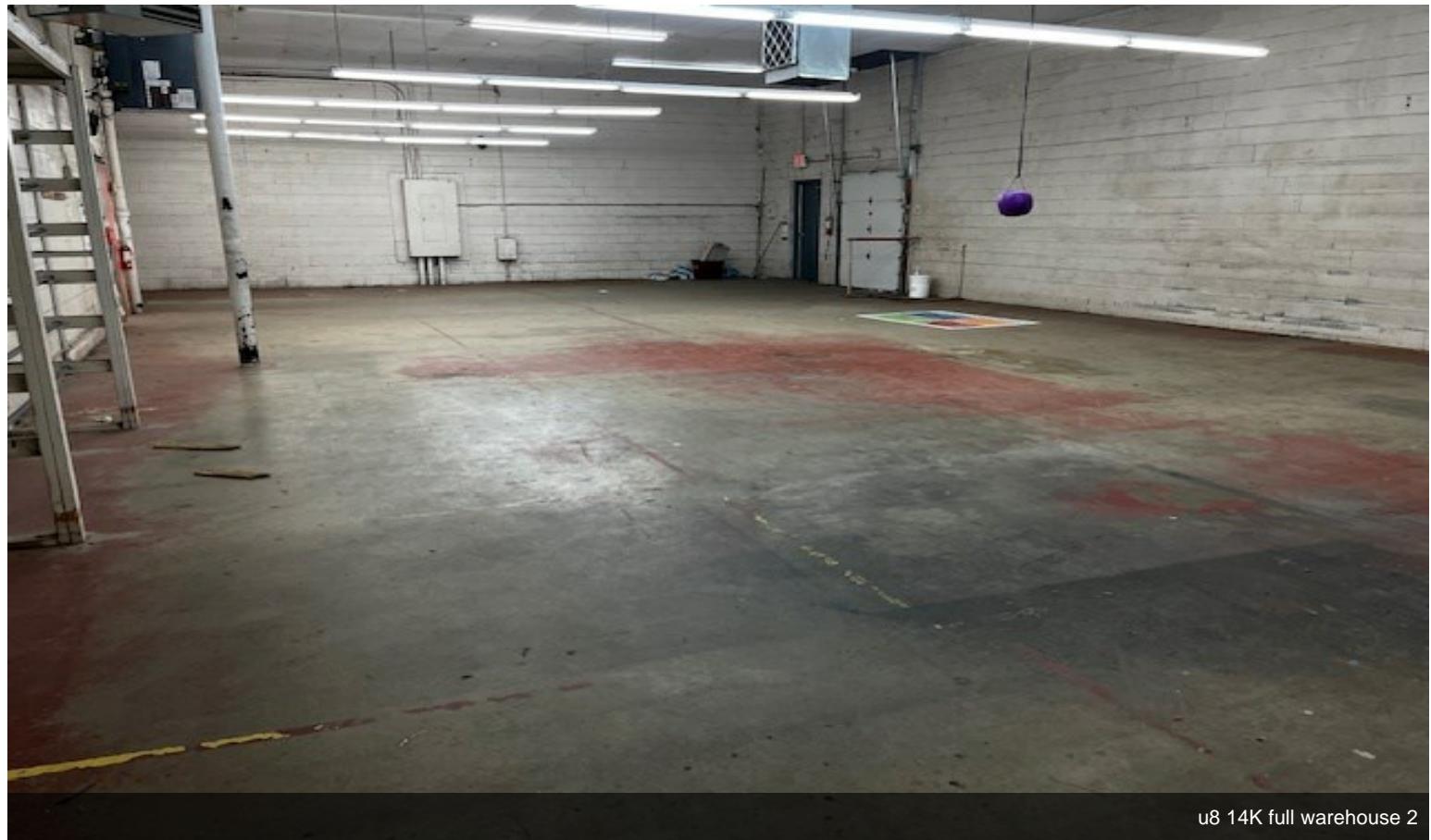


Aerial\_parking lot layout

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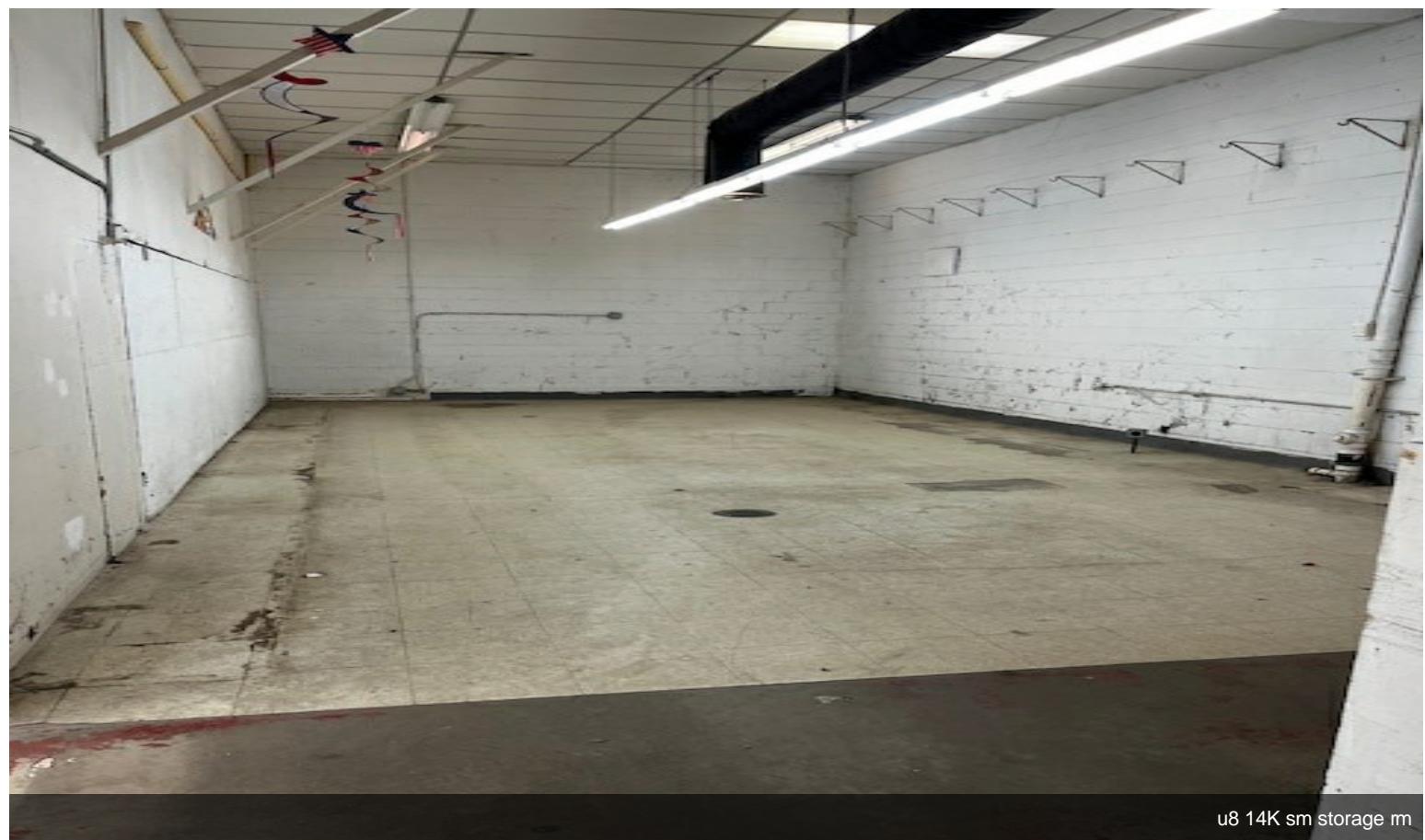


U8 14K showroom

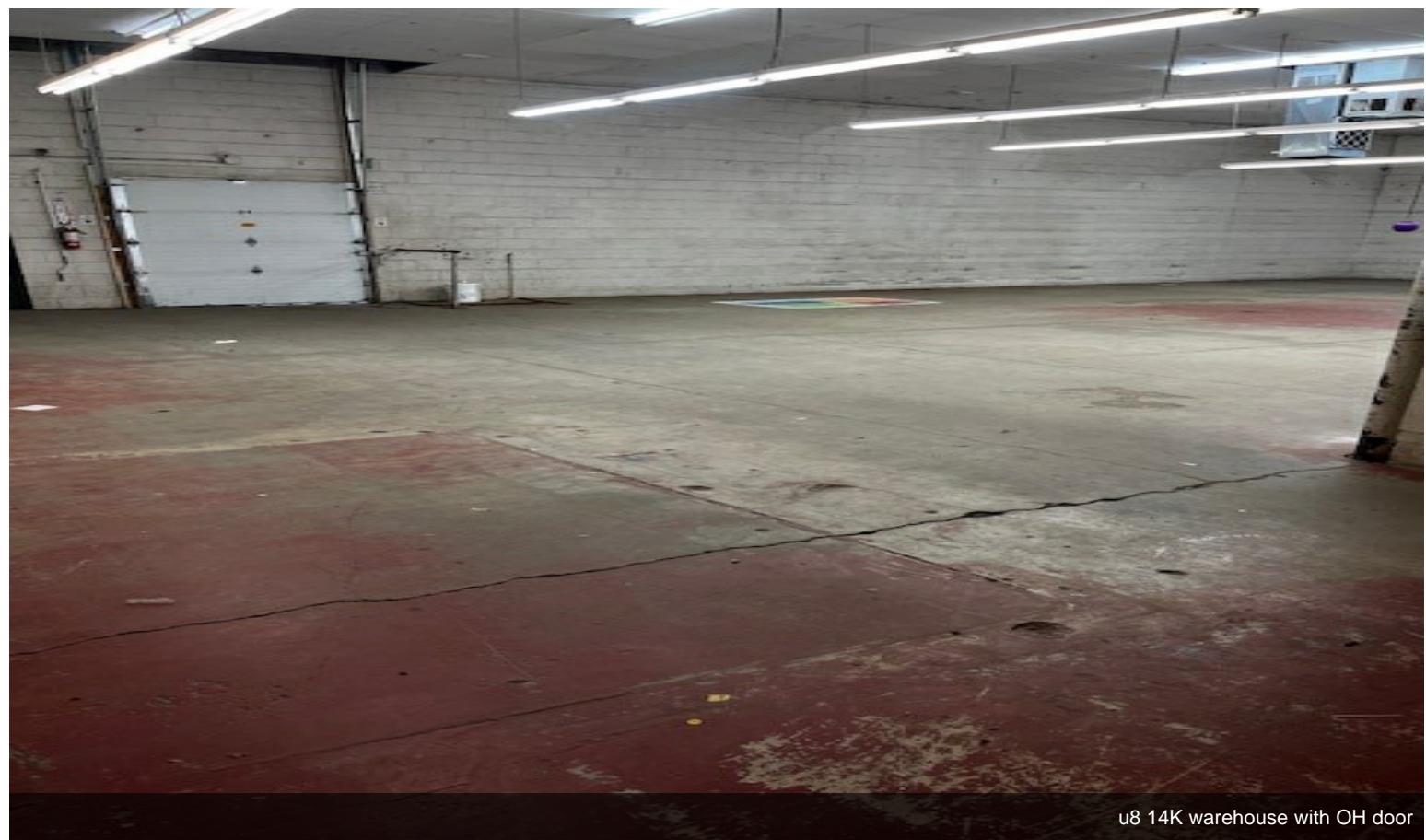


U8 14K full warehouse 2

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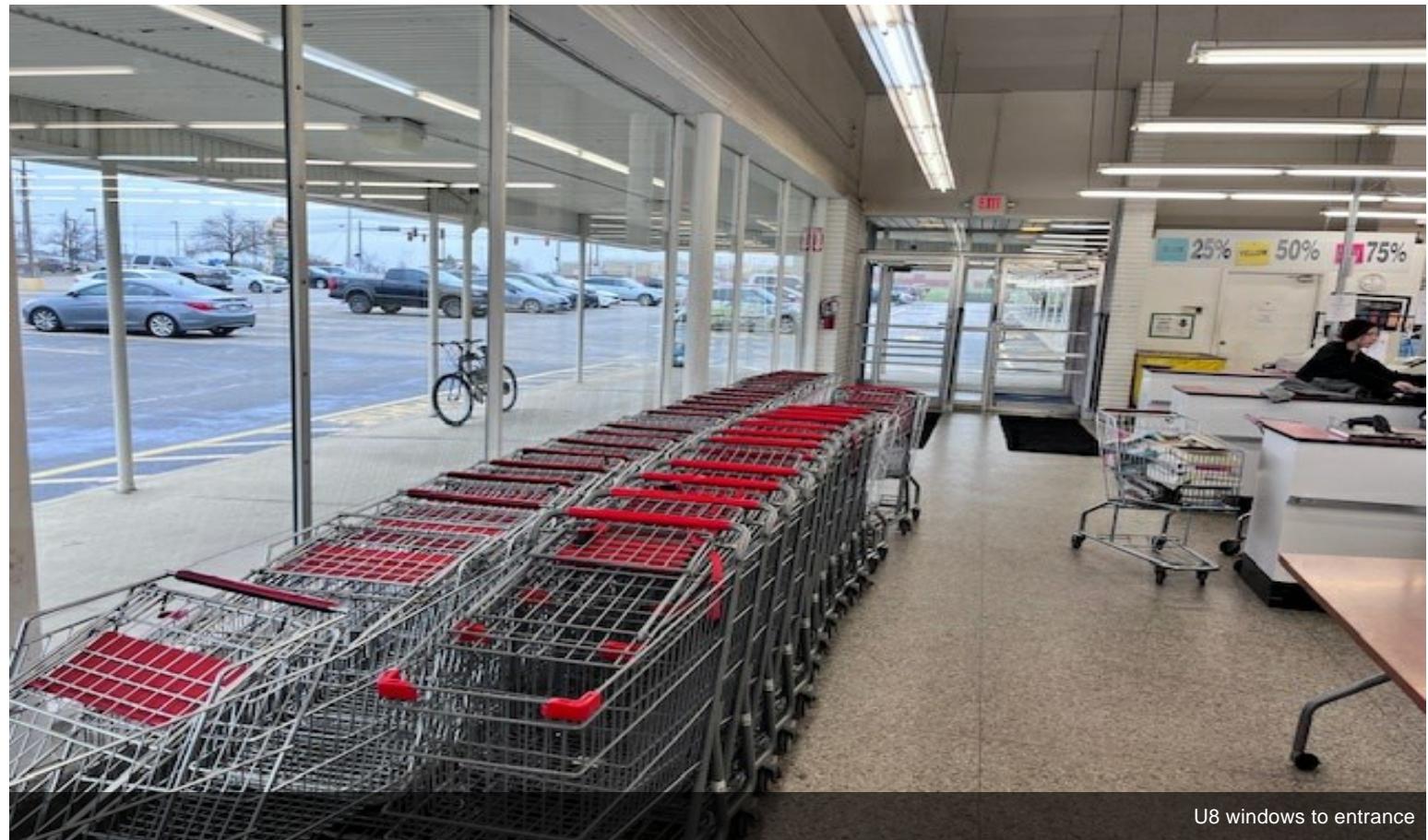


u8 14K sm storage m



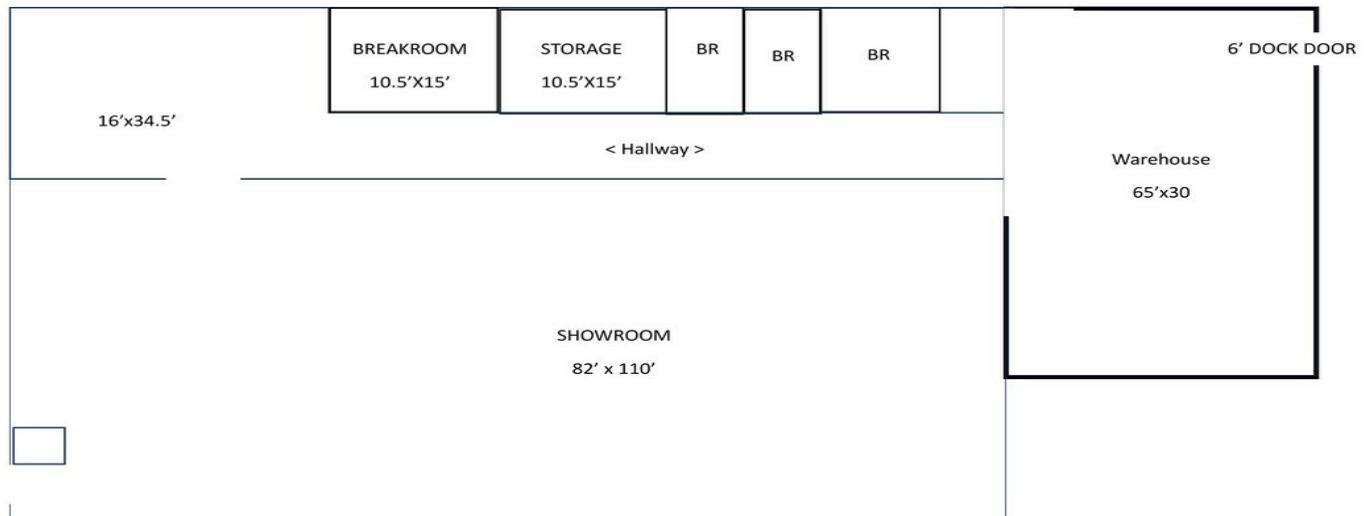
u8 14K warehouse with OH door

# Property Photos



U8 windows to entrance

## U8 LAYOUT



U8 Layout

# Property Photos

