



Brunswick Plaza

1480 Pearl Rd, Brunswick, OH 44212

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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

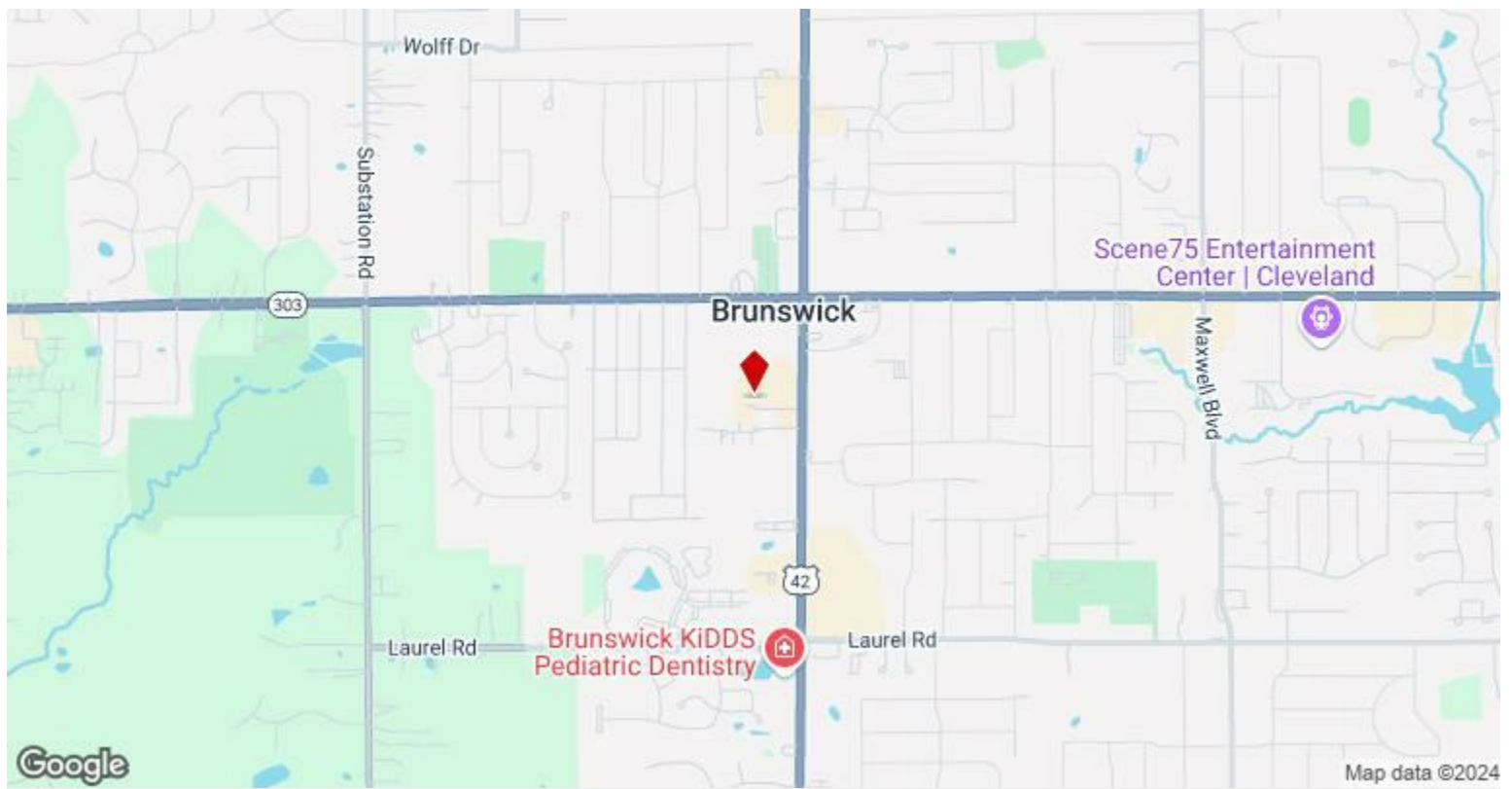
1st Floor Ste U8

Space Available	14,111 SF
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

- Retail storefront.- Front retail with rear warehouse area- Dock- Display windows along entire front- Excellent and spacious parking- Excellent, move in condition.

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.

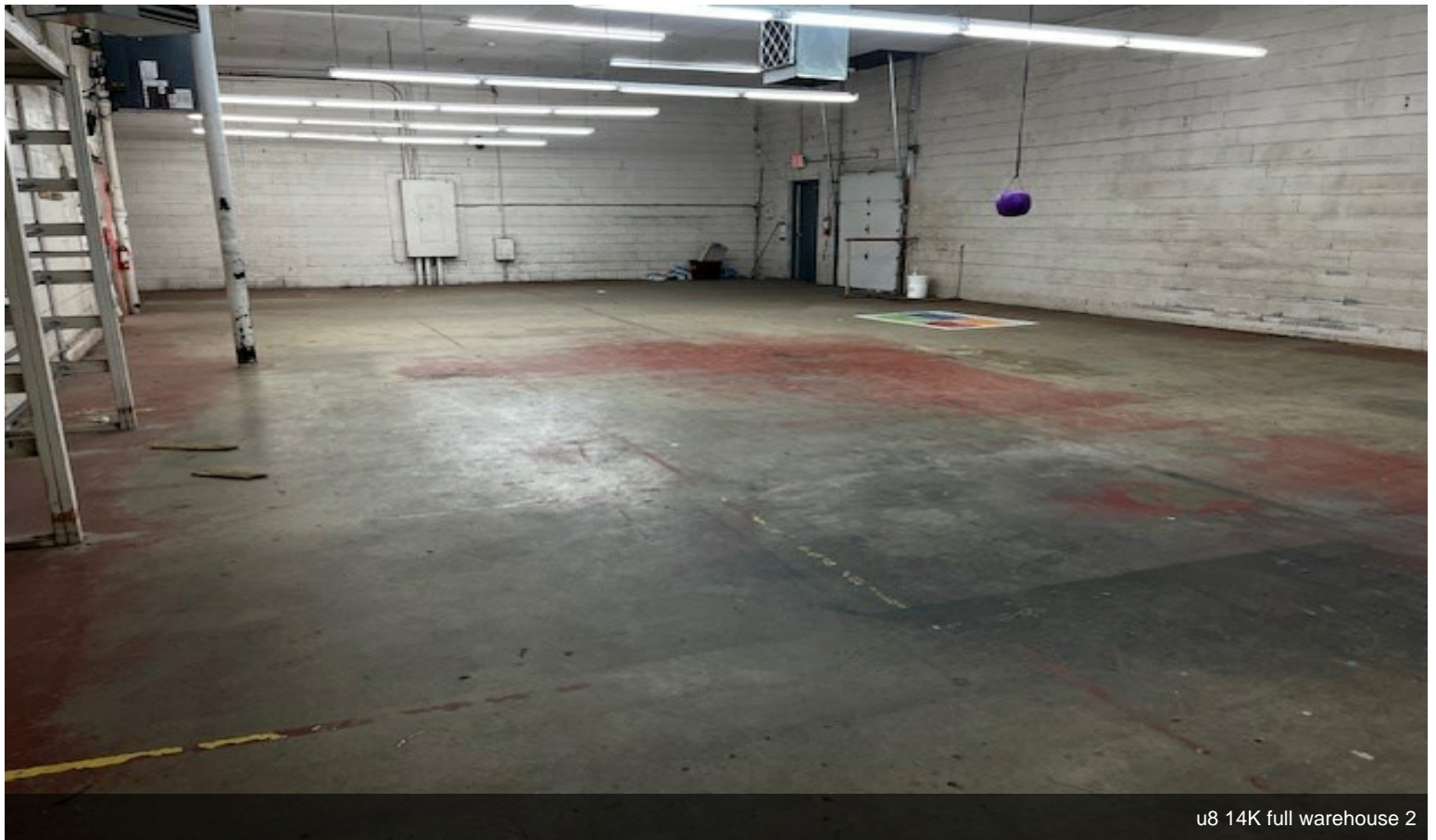
Property Photos



Property Photos

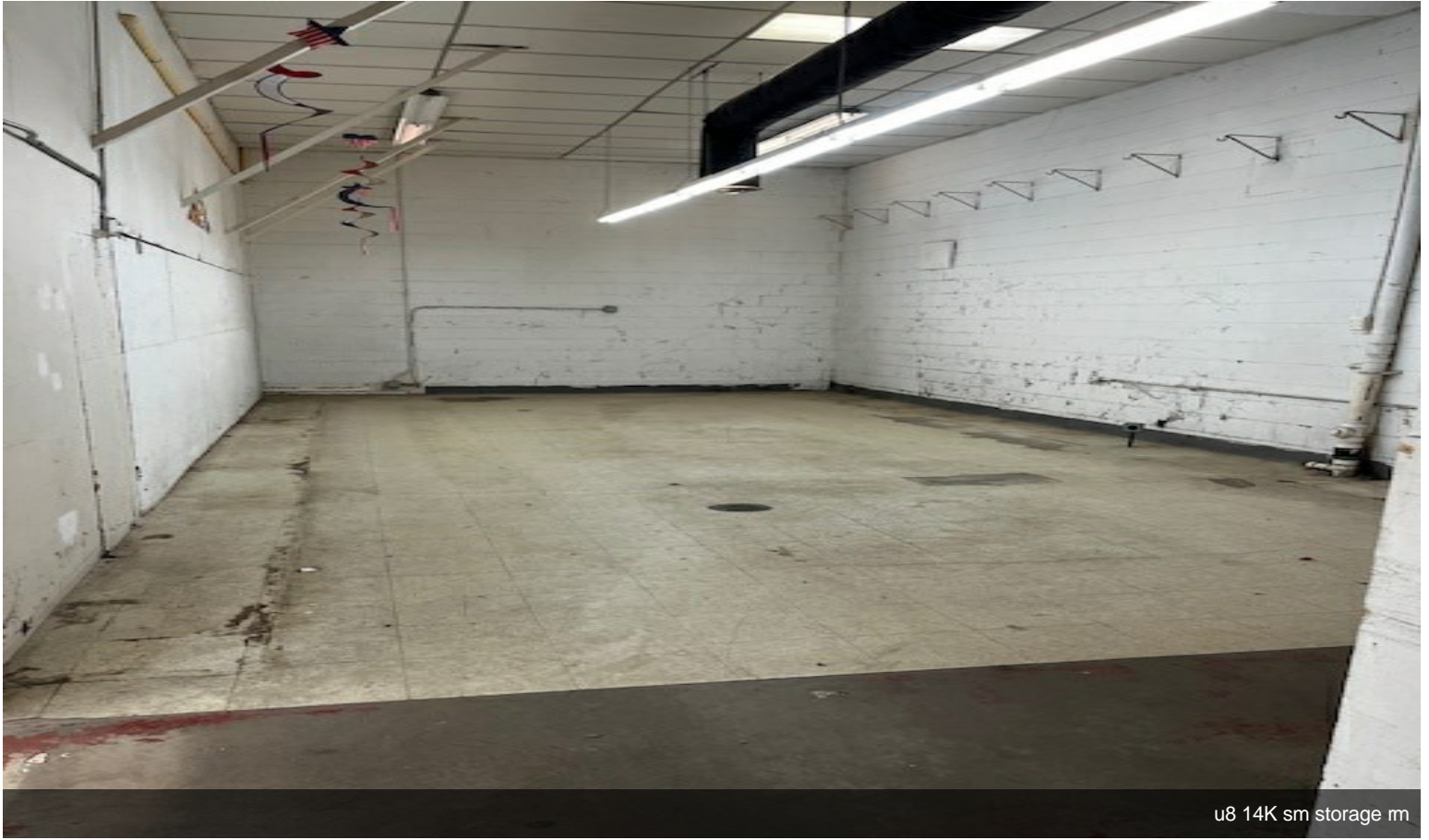


U8 14K showroom



u8 14K full warehouse 2

Property Photos



u8 14K sm storage rm



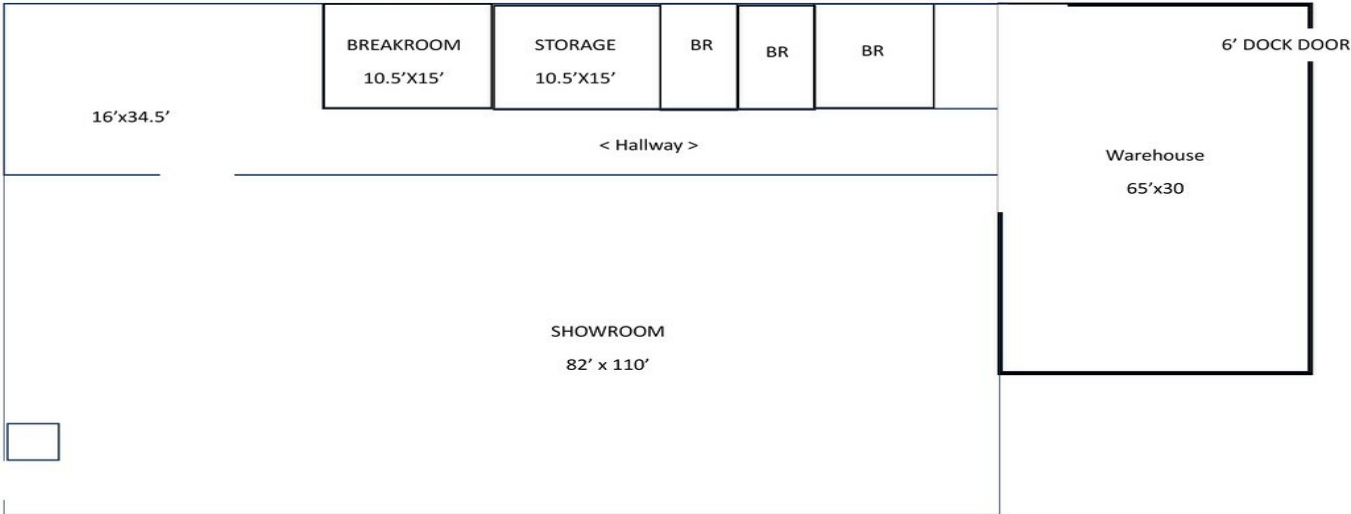
u8 14K warehouse with OH door

Property Photos



U8 windows to entrance

U8 LAYOUT



1480 Pearl Rd U8 C of O Plan arch drawing

