



**1839 PEARL ROAD
BRUNSWICK, OH 44212
SALE PRICE: \$699,000**



PROPERTY HIGHLIGHTS

- Total Building SF: 6,720 SF
- Lot Size: 2.43 AC – room for additional development
- Price per SF: \$104.00/SF
- Utilities: City water & sewer, all units separately metered for electric and gas
- Signage available at the street and on the property
- Frontage: ±191' | Depth: ±555'
- Power: 3-Phase, 240 V, 400 AMP
- Parking: ±50 spaces
- Zoning: C-G General Commercial, City of Brunswick
- Traffic Count: ±14,228
- Highway Access: 3 miles from I-71/ SR-303 interchange
- Annual Real Estate Taxes: \$16,303.66



LISTING AGENTS

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PROPERTY OVERVIEW

This five-unit office and medical building, constructed in 1981, is a two-story, 6,720 SF brick property located in the City of Brunswick. With two of the five units currently available, it presents an excellent opportunity for either an owner-occupant or an investor seeking a value-add, multi-tenant investment. The property also includes additional land at the rear of the parcel, offering potential for further development. Each unit is separately metered for gas and electricity and features its own furnace and air conditioning system, all of which have been recently replaced. Additional highlights include strong power capacity, ample parking, and a roof repair completed in 2025.

LOCATION OVERVIEW

1839 Pearl Road, located in the City of Brunswick. Brunswick is the largest city of Medina County. The property is only 3 miles from the I-71/SR-303 interchange, giving easy access to Cleveland, Akron, Columbus, the Ohio Turnpike, and Cleveland Hopkins Airport. The property is surrounded by other office, retail, and residential density including Laurel Pointe Plaza, Archway Plaza, and Laurel Square Shopping Center.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	6,753	39,995	79,055
Total Units	2,965	17,012	32,972
Median Income	\$77,909	\$88,342	\$99,767

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



MULTI-TENANT OFFICE & MEDICAL BUILDING FOR SALE



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AVAILABLE SPACES

SUITE	SIZE (SF)	TENANT	LEASE TYPE	LEASE RATE	LEASE EXPIRES	OPTION TO RENEW	DESCRIPTION
Suite 101	1,680 SF	Infinity Counseling	Gross	\$1,400/MO	11/30/2027	Yes	4 offices, lobby, reception, kitchenette, 2 restrooms, utility closet, and storage
Suite 102	840 SF	BBN Clinic	Gross	\$810/MO	8/15/2025	Yes	4 offices, lobby, reception, kitchenette, restroom, closet, and storage
Suite 103	840 SF	VACANT	VACANT	VACANT	VACANT	VACANT	1 private office, open bullpen, lobby, reception, and kitchenette
Suite 201	1,680 SF	VACANT	VACANT	VACANT	VACANT	VACANT	4 offices, lobby, reception, kitchenette, 2 restrooms, utility closet, and storage
Suite 201	1,680 SF	Occupied MTM	Gross	\$750/MO	MTM	MTM	Open floorplan, office, restroom, closet storage, and kitchenette



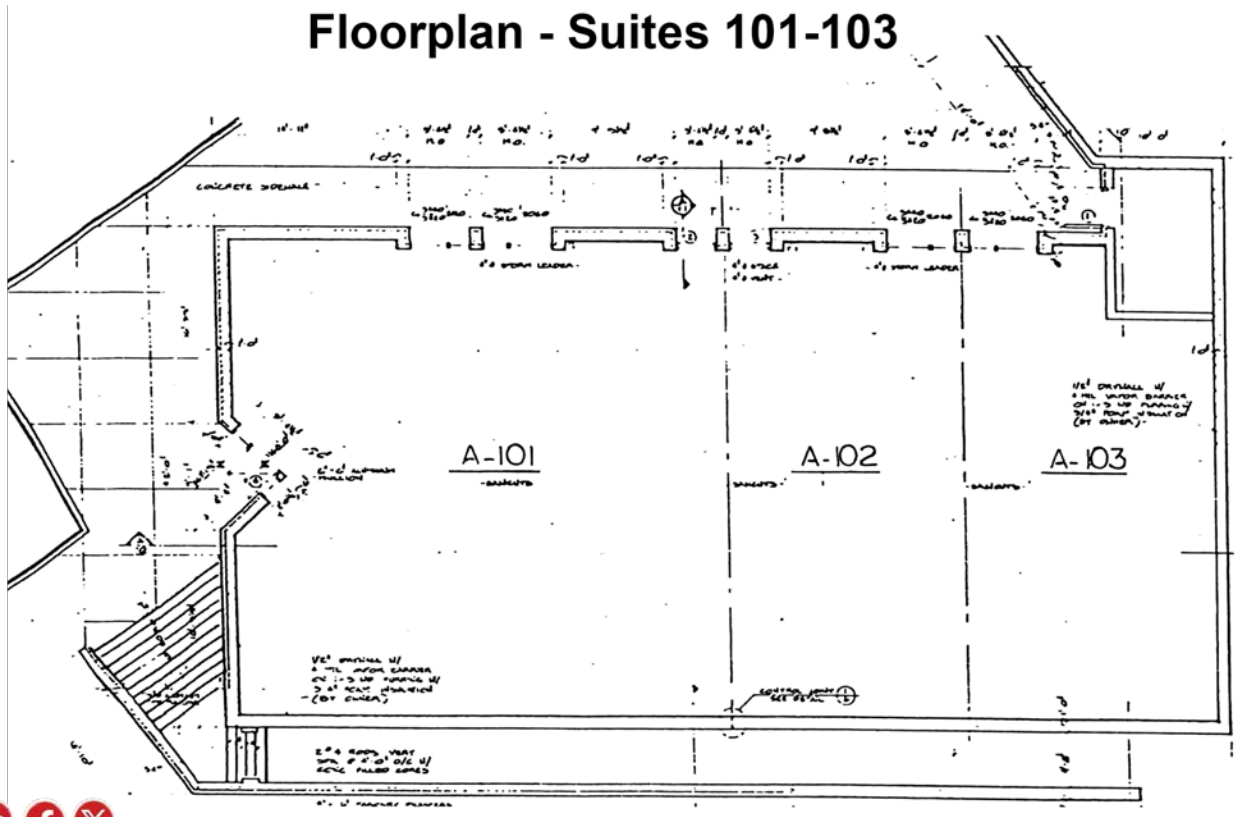
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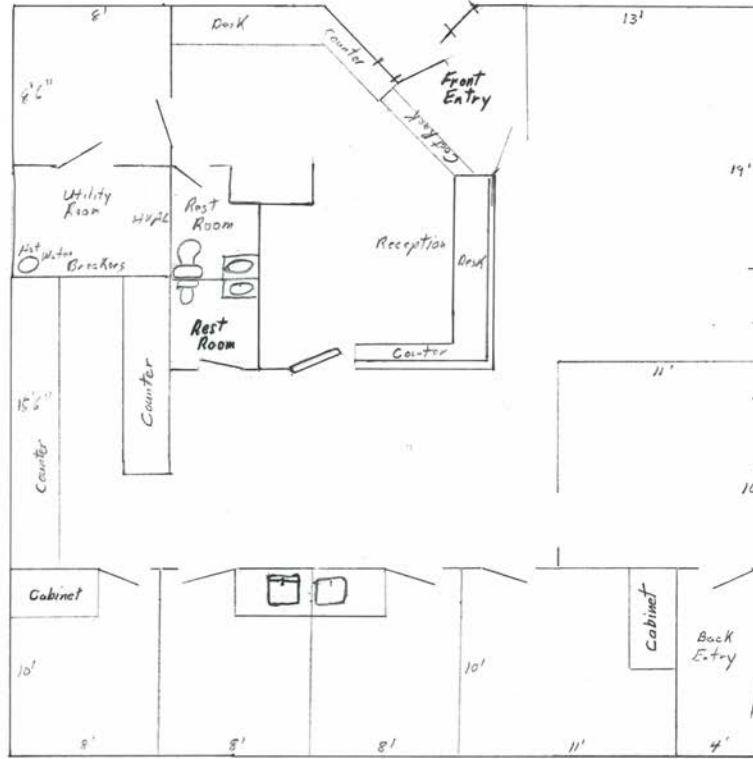
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Floorplan - Suites 101-103



Floorplan - Suite 101



Not Exact Scale



Suite 101 - Lobby



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Suite 101 - Reception



Suite 101 - Offices



Suite 101 - Office



Suite 101 - Kitchenette

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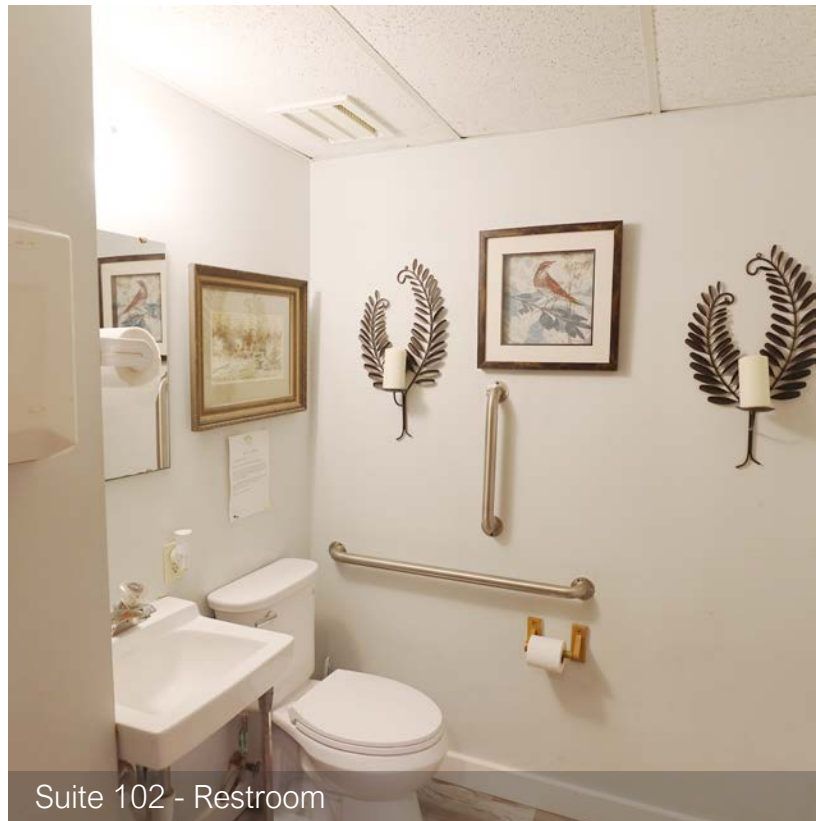
Suite 102 - Lobby/Reception Area



Suite 102 - Office



Suite 102 - Kitchenette



Suite 102 - Restroom



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Suite 103 - Lobby



Suite 103 - Private Office with Kitchenette



Suite 103 - Open Room/Bullpen



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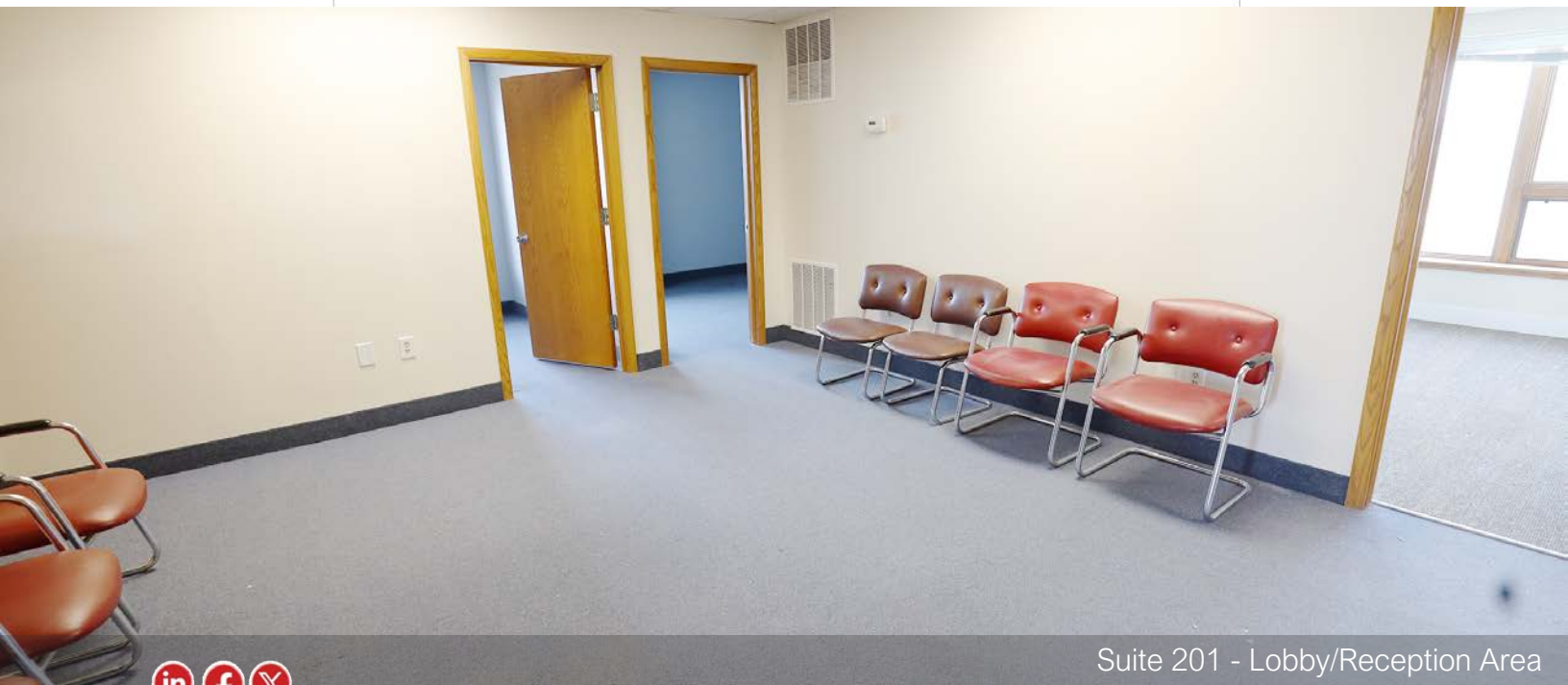
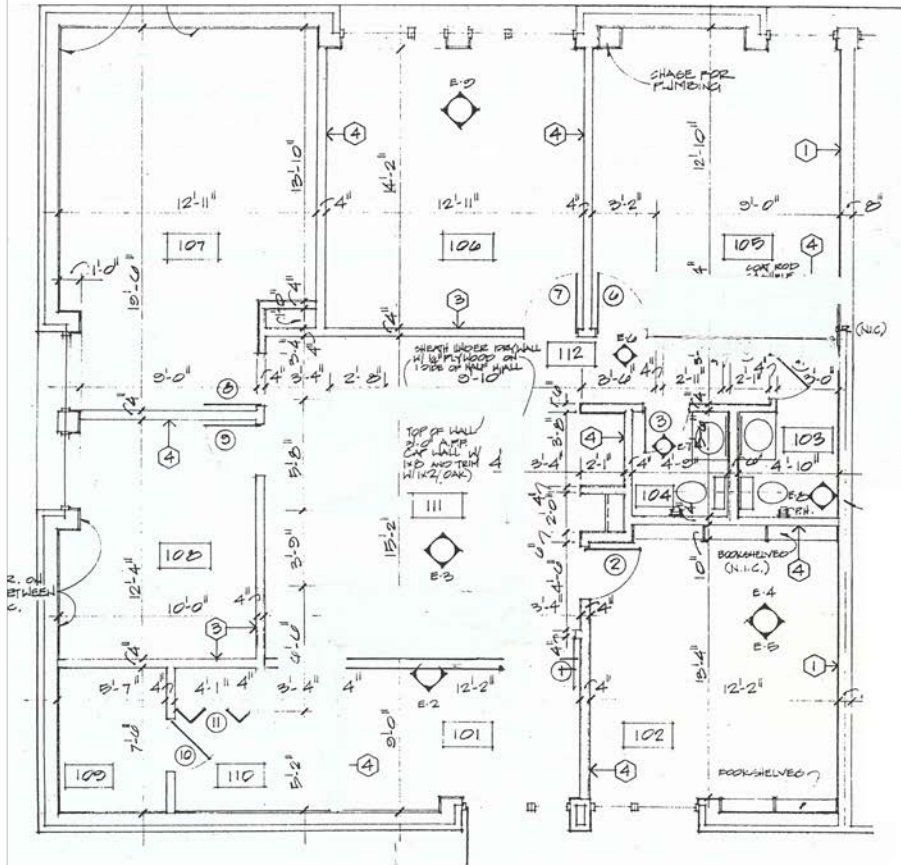
Suite 103 - Open Room



Suite 103 - Kitchenette



Floorplan - Suites 201



Suite 201 - Lobby/Reception Area



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Suite 201 - Kitchenette



Suite 201 - Private Office



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Suite 201 - Private Office



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