

# FORMER RITE AID AVAILABLE!

3871 CENTER ROAD, BRUNSWICK, OHIO 44212



**BRUNSWICK  
HIGH SCHOOL**  
2,300+ ENROLLMENT

**enterprise**  
Little Caesars Pizza  
BEYOND

**SITE**  
FORMER RITE AID  
13,887 SF / 3.39 AC

**PENN STATION**  
EAST COAST SUBS

Cuyahoga  
Community  
College

**Valvoline**

**Citizens Bank**

**jiffylube**

**ROMEO'S**  
PIZZA

**m**  
EXPRESS

Cleveland  
Clinic

**Panera**  
BREAD

giant eagle  
MARC'S  
Starbucks  
FirstWatch  
MISSION BBQ

**PARKWOOD  
VILLAGE**  
APARTMENTS

Hadcock Rd

Maxwell Blvd

**BRUNSWICK  
MARKET CENTER**  
The UPS Store  
ANYTIME FITNESS  
Cook's Custom  
PIZZA HUT  
INMOTION

**meijer**

**DOLLAR GENERAL**

**DUNKIN'**

Center Rd - 25,063 VPD

**FOR LEASE**  
13,887 SF | 3.39 AC

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**CBRE**

# THE OPPORTUNITY

- Freestanding 13,887 SF former Rite Aid Available For Lease on 3.39 AC
- Zoning: General Commercial
- Average household incomes of \$120,394 within a 5-mile radius
- Traffic counts of 25,063 VPD (Source: ODOT TIMS) along Center Rd
- Ample parking available with 70+ spaces available



## QUICK STATS - 5 MILE DRIVE RADIUS



DAYTIME  
POPULATION  
**66,942**



POPULATION  
**84,902**



HOUSEHOLDS  
**33,186**

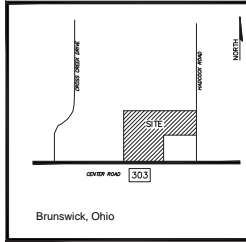


POPULATION  
25 & OVER  
**61,133**



AVG. HOUSEHOLD  
INCOME  
**\$120,394**

# SURVEY



## SCHEDULE B - SECTION II

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
12	Vol 223 Pg 12	ROADSIDE RIGHT OF WAY FROM RICHARD A. CHRISTENSEN, ET AL., TO THE OHIO FUEL GAS COMPANY OF OHIO, AN OHIO CORPORATION	PLOTTED
13	Vol 92 PG 85	EASEMENT FOR LINES OF COMMUNICATIONS FROM ANNA M. GEDER, TO GENERAL TELEPHONE COMPANY OF OHIO, AN OHIO CORPORATION	PLOTTED
14	Vol 92 PG 87	EASEMENT FOR LINES OF COMMUNICATIONS FROM FLOYD YERNE & LOUISA ANN WITZEL, TO GENERAL TELEPHONE COMPANY OF OHIO, AN OHIO CORPORATION	PLOTTED
15	Vol 97 PG 73	EASEMENT FOR LINES OF COMMUNICATIONS FROM FLOYD YERNE & LOUISA ANN WITZEL, TO GENERAL TELEPHONE COMPANY OF OHIO, AN OHIO CORPORATION	PLOTTED
16	Vol. 1312 PG 663	EASEMENT FOR WGRESS AND CROSS FROM RITE AID OF OHIO, INC., AN OHIO CORPORATION, AND HADCOCK PROPERTIES, INCORPORATED, AN OHIO CORPORATION	PLOTTED
17	INSTRUMENT NO. 19990005293	MEMORANDUM OF LEASE BY AND BETWEEN MEC 980-26, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD), AND RITE AID OF OHIO, INC. AN OHIO CORPORATION (TENANT)	BLANKET IN NATURE
19	—	CONDITIONS, AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY BY BARAKO-LANDINO DESIGN GROUP, DATED OCTOBER 8, 1998, REVISED NOVEMBER 13, 1998, AS FOLLOWS: A) SITE UNDER CONSTRUCTION (CONSTRUCTION COMPLETE AT TIME OF SURVEY); B) UNDERGROUND STORM SEWER LINES; C) OVERHEAD UTILITY POLES ON EAST AND WEST SIDE OF PROPERTY; D) CHAIN LINK FENCE AT VARIANCE WITH PROPERTY LINE ON WEST SIDE OF PROPERTY	PLOTTED

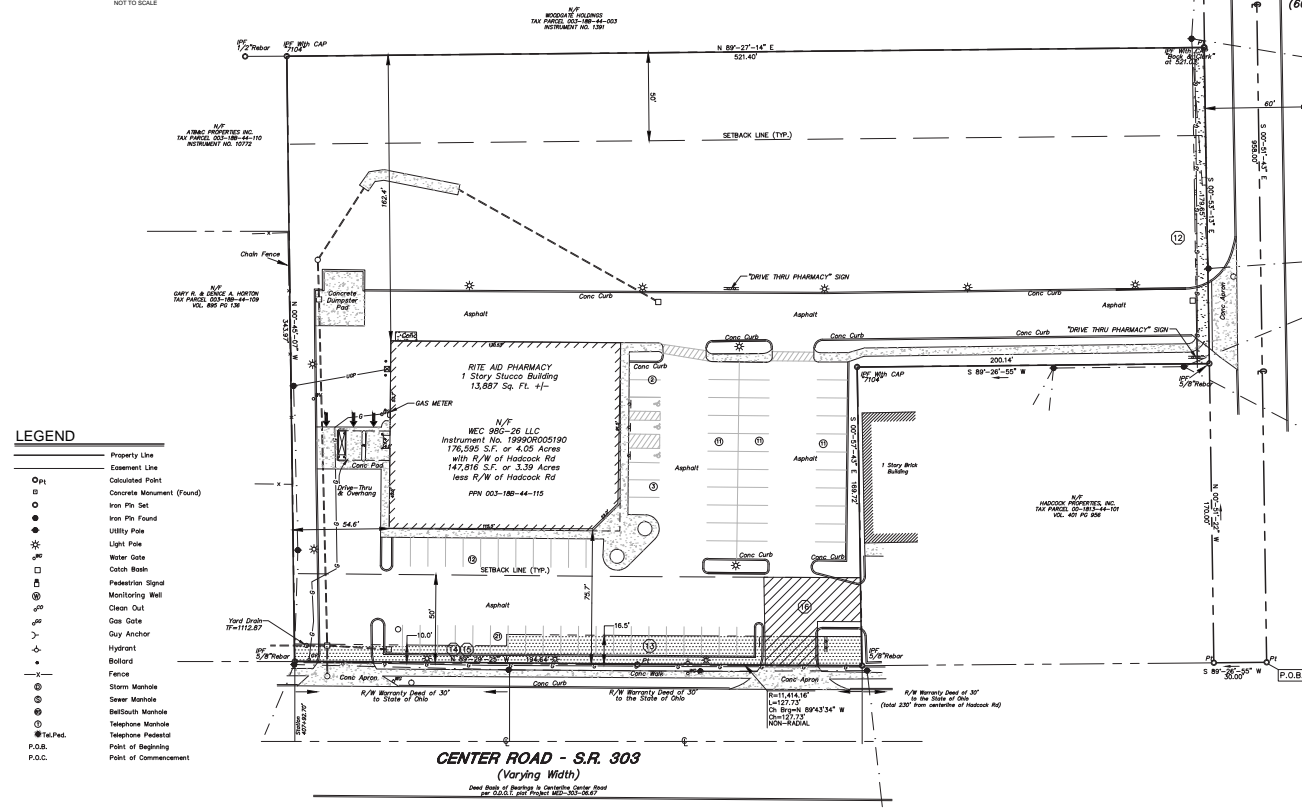
REFERENCE: CHICAGO TITLE INSURANCE COMPANY, SITE NO.: 05, NEU NO.: 21401460, LOCAL NO: 555140177, EFFECTIVE DATE 7/31/2017

## ZONING INFORMATION

LOCATION: CENTER ROAD AND HADCOCK ROAD BRUNSWICK, OHIO	
ZONE: CG - GENERAL COMMERCIAL	
USE: RETAIL PHARMACY	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	NONE
MINIMUM FRONT SETBACK	30'
MINIMUM SIDE SETBACK	0
MINIMUM REAR SETBACK	50'
MAXIMUM BUILDING HEIGHT	45'

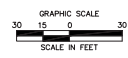
## GENERAL NOTES

- NORTH ARROW BASED ON NAD83, ON NORTH.
- BEARINGS ARE BASED ON INSTRUMENT NO. 19990005100.
- PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESCRIBED ON MAP NUMBER: 391050252E, MAP REVISED: AUGUST 4, 2005.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE WITH SUCH UTILITIES IN THE AREA, OTHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION NEARBY PROPERTY THAT THE CONTRACTOR SHOULD ASK AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFERENCE IS MADE TO THE FOLLOWING MAP: ALTA/ACSM LAND TITLE SURVEY PREPARED BY BARAKO-LANDINO DESIGN GROUP DATED 10/08/98.



### LEGEND

- Property Line
- Easement Line
- Colored Point
- Concrete Monument (Found)
- Iron Pin Set
- Iron Pin Found
- Utility Pole
- Light Pole
- Water Gate
- Catch Basin
- Pedestrian Signal
- Monitoring Well
- Chain Out
- Gas Gate
- Guy Anchor
- Hydrant
- Boilard
- Fence
- Storm Manhole
- Sewer Manhole
- BellSouth Manhole
- Telephone Manhole
- Telephone Pedestal
- P.O.B.
- P.O.C.



**SURVEYOR'S CERTIFICATION:**  
TO CHICAGO TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4753.37 OF THE OHIO ADMINISTRATIVE CODE AND THE STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO WHICH WAS FILED PURSUANT TO CHAPTER 138 OF THE OHIO REVISED CODE.

*Rob E. Wood*

# AERIAL VIEW



# RETAIL TRADE AREA



## BRUNSWICK RETAIL TRADE AREA

### TRADE AREA INFO

Center Road & Pearl Road  
(3 Miles)

- Population: 47,316
- Daytime Population: 36,130
- Total Households: 19,041
- Median HH Income: \$84,575
- Total Businesses: 1,218
- Total Employees: 14,420

### MAJOR OFFICE BUILDINGS

212,888 Total SF

1. Highland Square - 57,750 SF
2. Cleveland Clinic - 42,284 SF
3. 1299 Industrial Pkwy - 39,000 SF
4. 2888 Nationwide Pkwy - 37,080 SF

### HOTELS

2 Hotels/147 Rooms

1. Comfort Suites - 84
2. Quality Inn - 63

### MAJOR EMPLOYERS

1. Shiloh Industries - 400
2. Mack Industries - 300
3. All Construction Services - 200
4. Superior Roll Forming - 200
5. Brunswick City Schools - 180

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Updated: January 19, 2024

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	9,220	49,889	84,902
2028 Population - Five Year Projection	9,217	50,035	84,770
2023 Daytime Population	8,098	37,714	66,942
2023 Households - Current Year Estimate	4,054	19,902	33,186
2023 Average Household Income	\$98,674	\$107,714	\$120,394
2028 Average Household Income Projection	\$111,782	\$121,173	\$136,402
2023 Median Household Income	\$74,848	\$85,944	\$94,133
2023 Population Over 25	6,621	35,289	61,133

## CONTACT US

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