

Pearl Rd Vacant Land **FOR SALE**

PEARL RD VL, BRUNSWICK, OH

Land



VIDEO

PROPERTY DESCRIPTION

Discover a prime investment opportunity at this strategically located property in Brunswick, OH. Zoned C-G and situated in thriving Medina County, this approximately 1.25 acre property offers an ideal canvas for prospective retail, office, medical or financial investors. Boasting excellent visibility and access, it presents an attractive proposition for a range of possibilities. The strategic zoning allows for versatile development options, making it an appealing prospect for buyers seeking a dynamic and adaptable use in a high-potential location. With its prime location and zoning conducive to retail and commercial development, this property offers a compelling opportunity to capitalize on the thriving commercial landscape in the Brunswick area.

LOCATION DESCRIPTION

Discover the ideal location for your next commercial property in Brunswick, OH. Nestled in a thriving community, the area boasts easy access to Cleveland, offering a perfect balance of suburban tranquility and urban amenities. Just a short drive from the property, buyers will find themselves within reach of the vibrant Cleveland market, renowned for its economic diversity and business-friendly environment. The nearby Pearl Road presents a robust mix of dining, retail, and entertainment options to cater to the needs of local residents. With its strategic location and proximity to major points of interest, the area provides a prime opportunity for development.

PROPERTY HIGHLIGHTS

- 180 Foot of Frontage and Great Visibility on Pearl Rd
- 16,124 Daily Traffic Count
- Recently graded and fairly flat
- Utilities to the site

OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	1.25 Acres



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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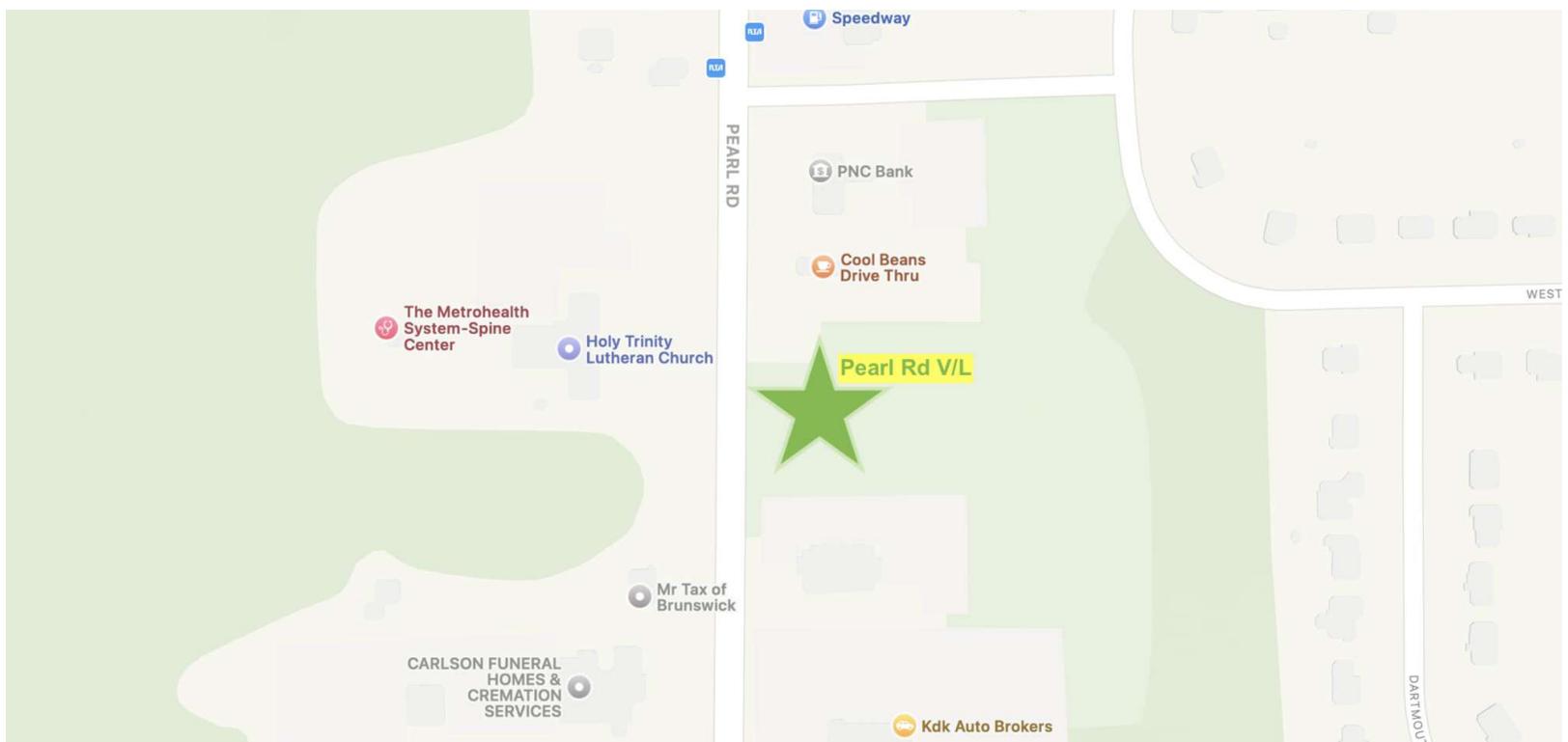
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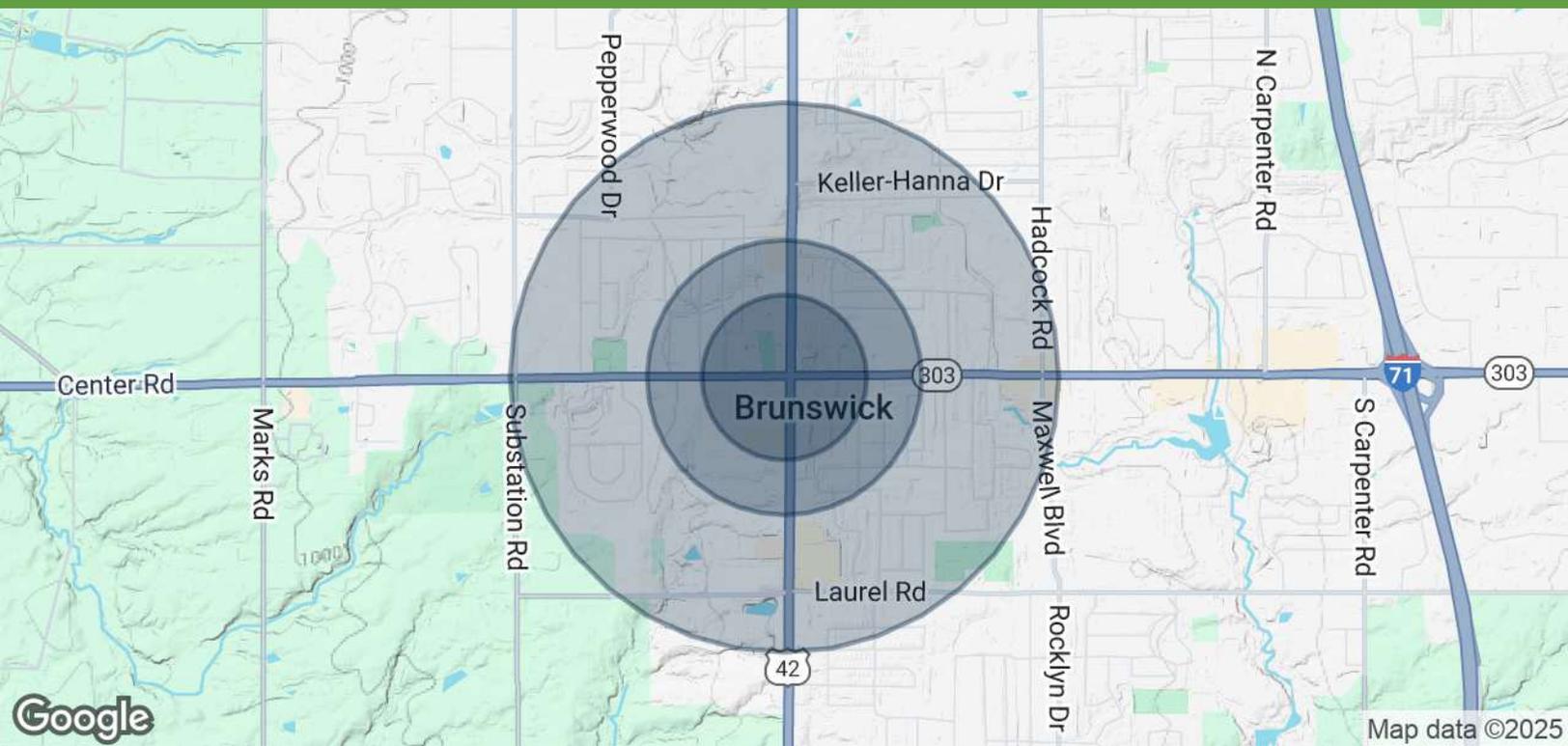
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	470	2,713	9,505
Average Age	42	42	43
Average Age (Male)	40	40	41
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	197	1,143	4,075
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$86,560	\$86,939	\$91,230
Average House Value	\$263,421	\$265,094	\$246,436

Demographics data derived from AlphaMap



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