

# West Valley Plaza



## 5300 Center Rd.

Brunswick Hills, OH

### Property Features

- Ground Lease - Build to Suit or Purchase
- 2+/- acres fronting Center Rd.
- 2+/- acres fronting Marks Rd.
- Shadow Anchored Discount Drug Mart
- Parcel # 001-02C-01-012
- Zoning GB-2 (General Business)
- Great for Retail and QSR
- Public Utilities available on Site
- Minutes from I-71, Rte 42 & Rte 57
- Signalized Intersection



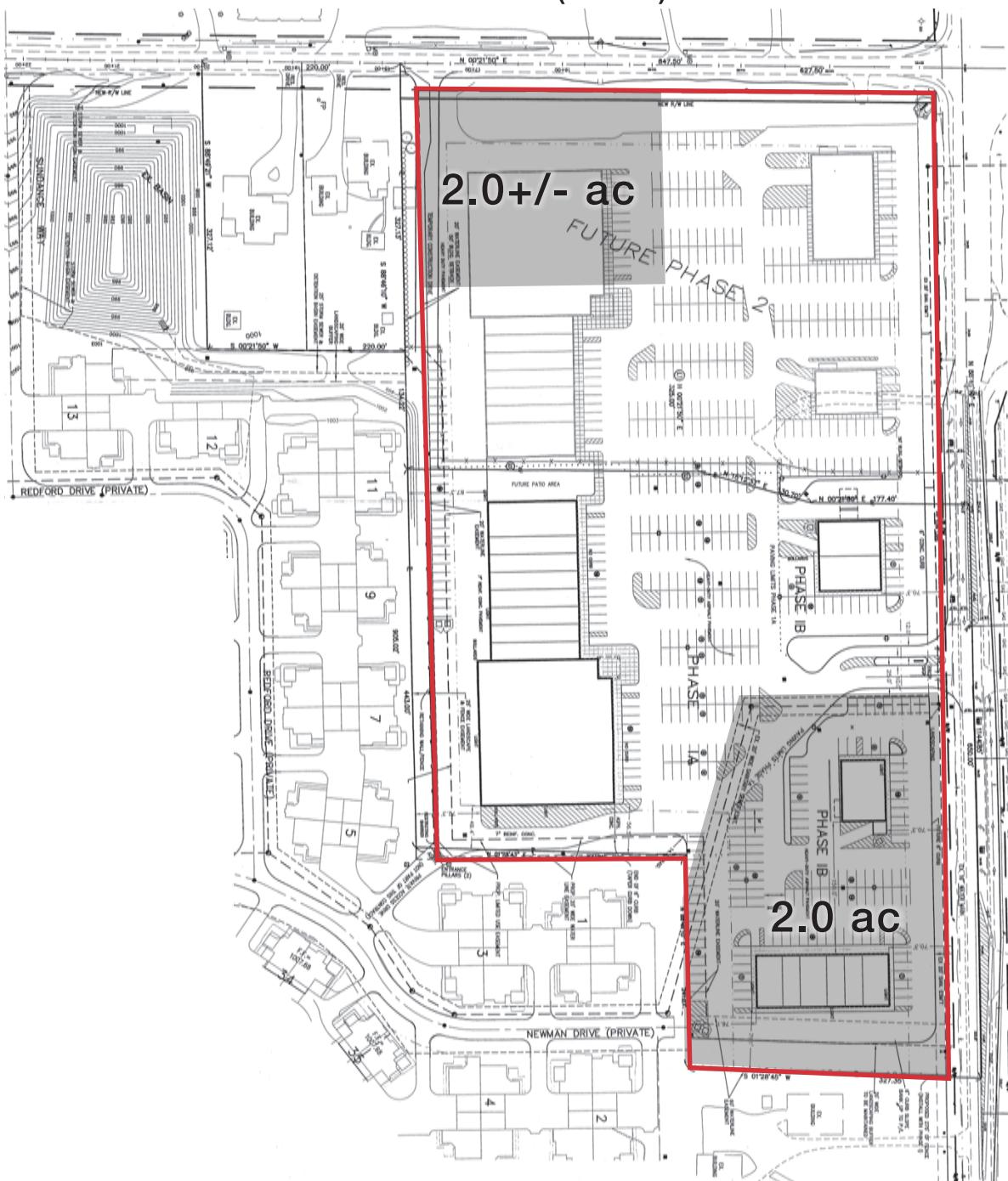
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**Marks Road (CH 22)**



**Center Road (SR 303)**

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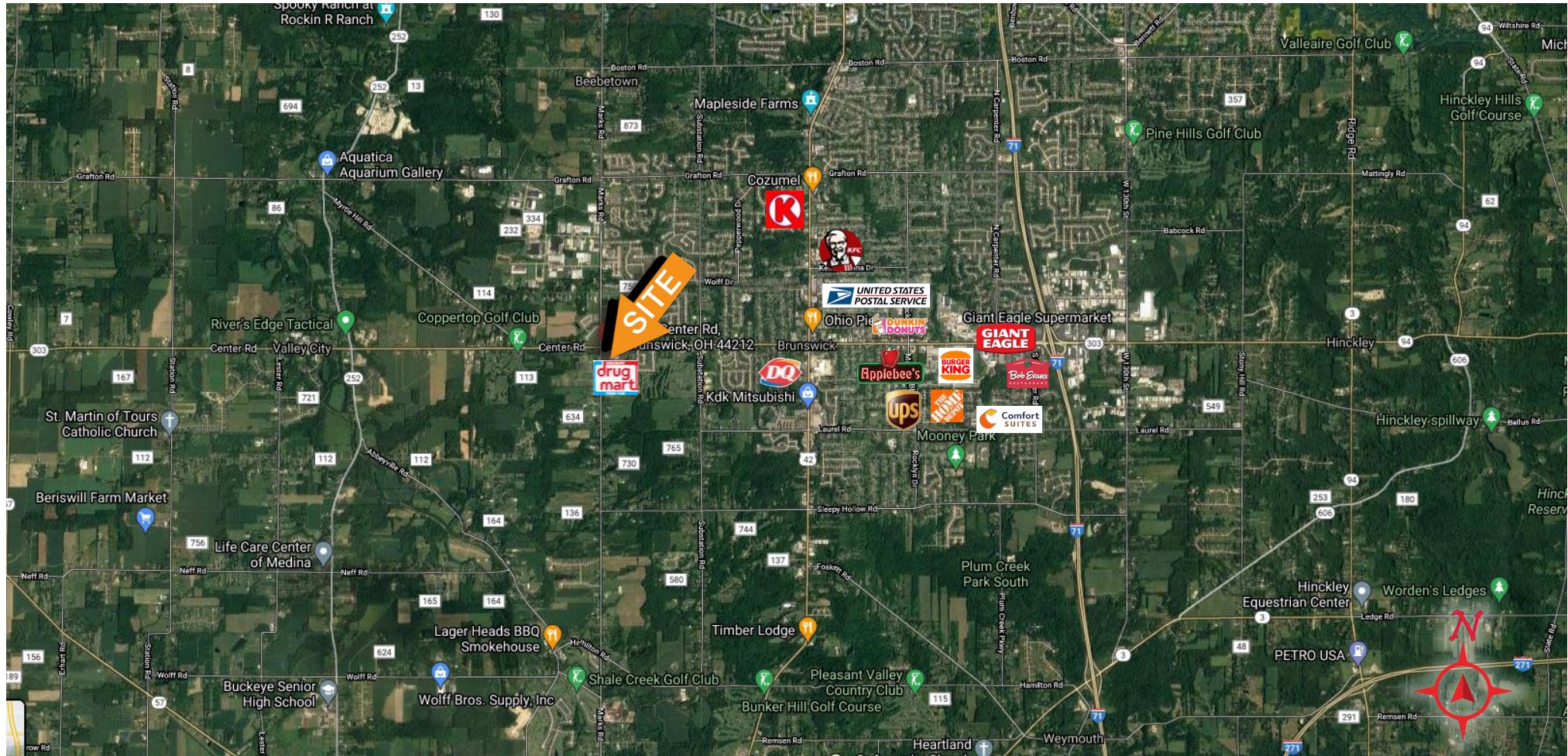
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### Executive Summary

3500 Center Rd, Brunswick, Ohio, 44212  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.23823  
Longitude: -81.81128

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,720	43,137	78,083
2020 Population	7,648	44,639	81,388
2025 Population	7,571	45,066	81,419
2030 Population	7,546	45,242	81,465
2010-2020 Annual Rate	-0.09%	0.34%	0.42%
2020-2025 Annual Rate	-0.19%	0.18%	0.01%
2025-2030 Annual Rate	-0.07%	0.08%	0.01%
2020 Male Population	49.0%	49.0%	49.1%
2020 Female Population	51.0%	51.0%	50.9%
2020 Median Age	41.9	42.5	43.6
2025 Male Population	49.6%	49.6%	49.7%
2025 Female Population	50.4%	50.4%	50.3%
2025 Median Age	42.9	43.2	44.1

In the identified area, the current year population is 81,419. In 2020, the Census count in the area was 81,388. The rate of change since 2020 was 0.01% annually. The five-year projection for the population in the area is 81,465 representing a change of 0.01% annually from 2025 to 2030. Currently, the population is 49.7% male and 50.3% female.

#### Median Age

The median age in this area is 44.1, compared to U.S. median age of 39.6.

<b>Race and Ethnicity</b>	1 mile	3 miles	5 miles
2025 White Alone	90.8%	89.7%	88.9%
2025 Black Alone	1.4%	1.7%	1.6%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2025 Asian Alone	1.7%	1.9%	2.9%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.0%	1.0%	1.0%
2025 Two or More Races	4.9%	5.6%	5.5%
2025 Hispanic Origin (Any Race)	3.2%	3.6%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 25.9 in the identified area, compared to 72.7 for the U.S. as a whole.

<b>Households</b>	1 mile	3 miles	5 miles
2025 Wealth Index	71	96	121
2010 Households	3,054	16,220	28,973
2020 Households	3,288	17,682	31,520
2025 Households	3,347	18,258	32,176
2030 Households	3,387	18,587	32,612
2010-2020 Annual Rate	0.74%	0.87%	0.85%
2020-2025 Annual Rate	0.34%	0.61%	0.39%
2025-2030 Annual Rate	0.24%	0.36%	0.27%
2025 Average Household Size	2.25	2.45	2.51

The household count in this area has changed from 31,520 in 2020 to 32,176 in the current year, a change of 0.39% annually. The five-year projection of households is 32,612, a change of 0.27% annually from the current year total. Average household size is currently 2.51, compared to 2.56 in the year 2020. The number of families in the current year is 22,744 in the specified area.

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	21.5%	19.2%	18.5%
<b>Median Household Income</b>			
2025 Median Household Income	\$71,507	\$88,589	\$100,146
2030 Median Household Income	\$79,665	\$99,964	\$114,833
2025-2030 Annual Rate	2.18%	2.45%	2.77%
<b>Average Household Income</b>			
2025 Average Household Income	\$91,423	\$109,390	\$125,589
2030 Average Household Income	\$100,874	\$121,627	\$140,676
2025-2030 Annual Rate	1.99%	2.14%	2.29%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$40,537	\$44,199	\$49,669
2030 Per Capita Income	\$45,418	\$49,848	\$56,357
2025-2030 Annual Rate	2.30%	2.43%	2.56%
<b>GINI Index</b>			
2025 Gini Index	39.8	40.3	41.0
<b>Households by Income</b>			
Current median household income is \$100,146 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$114,833 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$125,589 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$140,676 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$49,669 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$56,357 in five years, compared to \$50,744 for all U.S. households.			
<b>Housing</b>			
2025 Housing Affordability Index	103	115	117
2010 Total Housing Units	3,220	16,992	30,343
2010 Owner Occupied Housing Units	2,063	13,176	24,401
2010 Renter Occupied Housing Units	992	3,044	4,572
2010 Vacant Housing Units	166	772	1,370
2020 Total Housing Units	3,406	18,347	32,701
2020 Owner Occupied Housing Units	2,157	14,038	26,138
2020 Renter Occupied Housing Units	1,131	3,644	5,382
2020 Vacant Housing Units	100	684	1,171
2025 Total Housing Units	3,440	18,850	33,282
2025 Owner Occupied Housing Units	2,240	14,637	26,880
2025 Renter Occupied Housing Units	1,107	3,621	5,296
2025 Vacant Housing Units	93	592	1,106
2030 Total Housing Units	3,479	19,178	33,764
2030 Owner Occupied Housing Units	2,308	15,074	27,487
2030 Renter Occupied Housing Units	1,079	3,513	5,125
2030 Vacant Housing Units	92	591	1,152
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	58.6	58.4	60.2

Currently, 80.8% of the 33,282 housing units in the area are owner occupied; 15.9%, renter occupied; and 3.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 32,701 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.34%. Median home value in the area is \$296,583, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.07% annually to \$345,073.

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### Traffic Count Profile

3500 Center Rd, Brunswick, Ohio, 44212

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	Center Rd	Carpenter Rd N (0.06 miles E)	2006	37870
0.12	Brunswick Lake Pkwy	Sandlewood Dr (0.23 miles S)	2005	2797
0.12	Old Eagle Dr	Center Rd (0.11 miles S)	2005	1935
0.15	Center Rd	Parschen Pkwy (0.04 miles E)	2006	34447
0.18	Town Center Blvd	(0.0 miles )	2006	2731
0.23	Carpenter Rd N	Nottingham Dr (0.09 miles N)	2015	9954
0.32	Center Rd	Carpenter Rd N (0.16 miles W)	2007	39500
0.38	Center Road	Carpenter Rd S (0.03 miles W)	2021	37087
0.40	Center Rd	Warren Dr (0.06 miles W)	2007	30300
0.55	Carpenter Rd S	Pinecrest Dr (0.06 miles S)	2015	7772
0.55	Center Rd	Carpenter Rd S (0.02 miles W)	2016	39739
0.58	Center Rd	Carpenter Rd S (0.05 miles W)	2013	38700
0.62	RAMP FROM IR71 SB TO SR303	Center Rd (0.1 miles SE)	2021	12094
0.62		(0.0 miles )	2019	12442
0.65	Maxwell Blvd	Center Rd (0.08 miles N)	2006	8429
0.66	Hadcock Rd	Woodgate Ln (0.02 miles S)	2014	7289
0.66		(0.0 miles )	2019	5858
0.67	RAMP FROM SR303 TO IR71 SB	Center Rd (0.1 miles N)	2021	5824
0.72	RAMP FROM SR303 WB TO IR71 NB	Center Rd (0.0 miles )	2021	3453
0.72	RAMP FROM SR303 WB TO IR71 NB	Center Rd (0.06 miles SW)	2020	2946
0.74	Center Rd	I- 71 (0.06 miles W)	2006	23493
0.75	RAMP FROM SR303 TO IR71 NB	Center Rd (0.0 miles )	2021	8251
0.75	RAMP FROM SR303 TO IR71 NB	Center Rd (0.12 miles NW)	2020	7260
0.76	Center Road	Cross Creek Dr (0.07 miles W)	2021	29241
0.77	RAMP FROM IR71 NB TO SR303	Center Rd (0.0 miles )	2021	4758
0.78		(0.0 miles )	2019	5191
0.80	Carpenter Rd N	Amesbury Ln (0.02 miles S)	2015	9954
0.83	Hadcock Road	Miller Dr (0.06 miles N)	2021	6728
0.88	Carpenter Rd S	Fillmore Dr (0.07 miles N)	2015	7772
0.89	Laurel Rd	Carpenter Rd S (0.12 miles E)	2015	7953

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