

West Valley Plaza



5300 Center Rd.
Brunswick Hills, OH

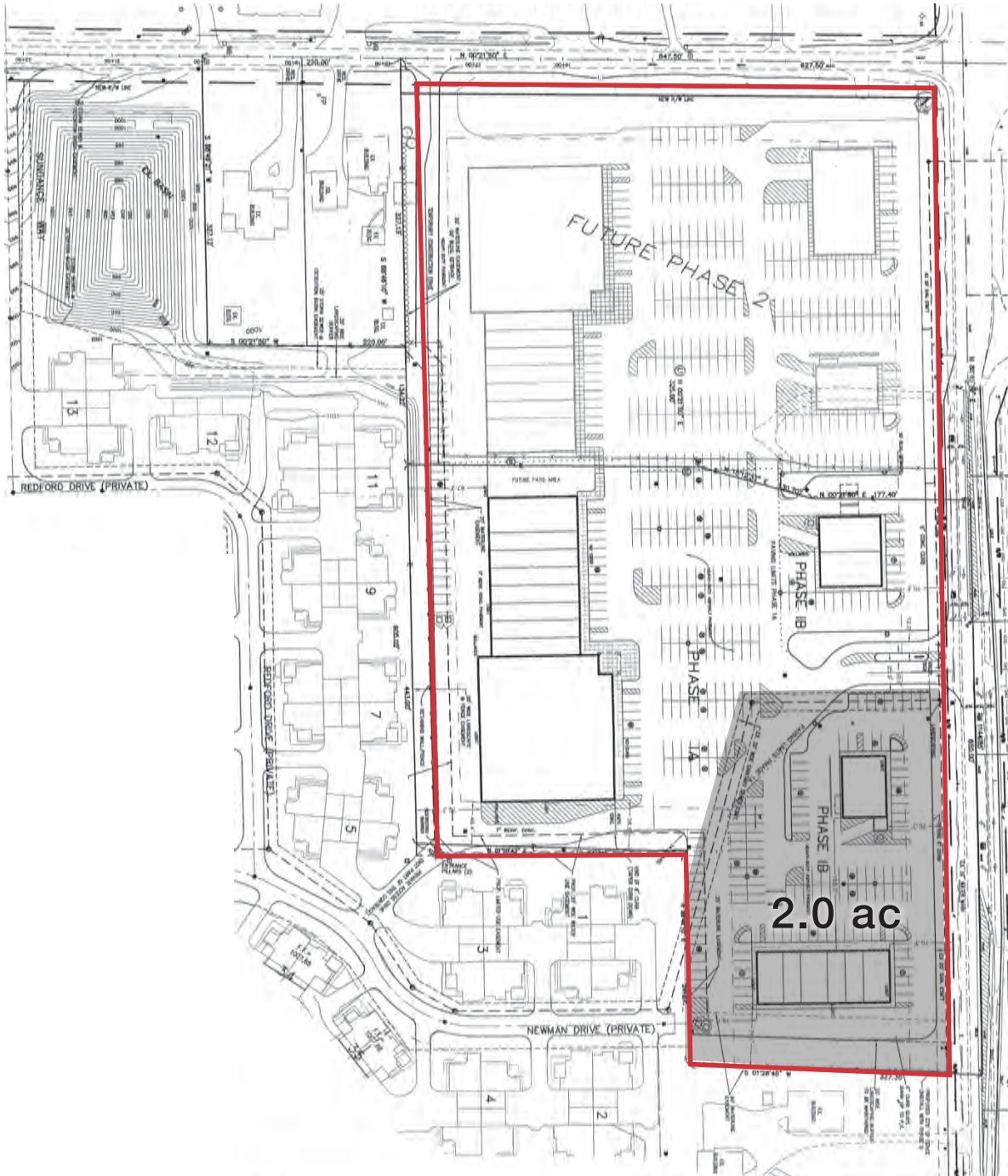
Property Features

- Build to Suit or Ground Lease
- 2 acres fronting Center Rd.
- Discount DrugMart, *Shadow Anchored*
- Parcel # 001-02C-01-012
- Zoning GB-2 (General Business)
- Great for the Auto Industry and QSR
- Public Utilities available on Site
- Minutes from I-71, Rte 42 & Rte 57



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Marks Road (CH 22)

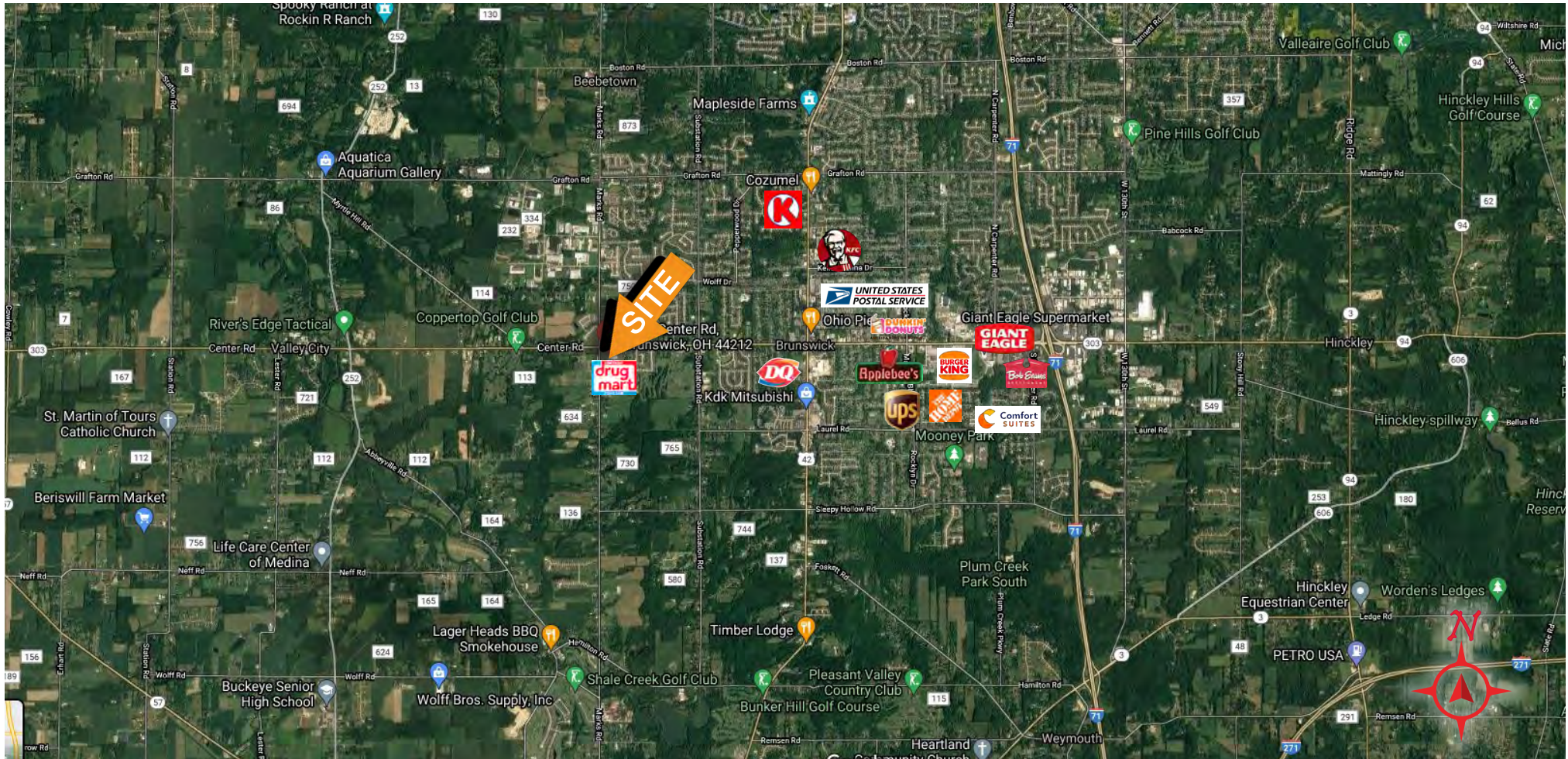


Center Road (SR 303)

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Executive Summary

5300 Center Rd, Brunswick, Ohio, 44212
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 41.23778
 Longitude: -81.87753

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	1,131	21,193	40,467
2010 Population	2,580	24,912	42,771
2021 Population	3,019	26,269	45,121
2026 Population	3,147	27,164	46,014
2000-2010 Annual Rate	8.60%	1.63%	0.56%
2010-2021 Annual Rate	1.41%	0.47%	0.48%
2021-2026 Annual Rate	0.83%	0.67%	0.39%
2021 Male Population	49.0%	49.0%	49.1%
2021 Female Population	51.0%	51.0%	50.9%
2021 Median Age	37.5	41.8	44.3

In the identified area, the current year population is 45,121. In 2010, the Census count in the area was 42,771. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 46,014 representing a change of 0.39% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	93.1%	93.4%	92.2%
2021 Black Alone	1.3%	1.7%	1.5%
2021 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2021 Asian Alone	2.9%	1.7%	3.7%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.7%	1.0%	0.6%
2021 Two or More Races	1.8%	1.9%	1.7%
2021 Hispanic Origin (Any Race)	3.2%	3.8%	2.9%

Persons of Hispanic origin represent 2.9% of the population in the identified area compared to 18.9% 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 19.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	118	93	139
2000 Households	390	7,733	13,709
2010 Households	930	9,706	15,515
2021 Total Households	1,104	10,451	16,666
2026 Total Households	1,156	10,863	17,072
2000-2010 Annual Rate	9.08%	2.30%	1.25%
2010-2021 Annual Rate	1.54%	0.66%	0.64%
2021-2026 Annual Rate	0.92%	0.78%	0.48%
2021 Average Household Size	2.73	2.50	2.69

The household count in this area has changed from 15,515 in 2010 to 16,666 in the current year, a change of 0.64% annually. The five-year projection of households is 17,072, a change of 0.48% annually from the current year total. Average household size is currently 2.69, compared to 2.74 in the year 2010. The number of families in the current year is 12,880 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	11.6%	12.1%	11.5%
Median Household Income			
2021 Median Household Income	\$88,516	\$68,971	\$87,476
2026 Median Household Income	\$95,866	\$74,655	\$94,741
2021-2026 Annual Rate	1.61%	1.60%	1.61%
Average Household Income			
2021 Average Household Income	\$107,043	\$87,833	\$108,931
2026 Average Household Income	\$117,368	\$96,234	\$119,985
2021-2026 Annual Rate	1.86%	1.84%	1.95%
Per Capita Income			
2021 Per Capita Income	\$40,712	\$34,403	\$40,523
2026 Per Capita Income	\$44,853	\$37,879	\$44,848
2021-2026 Annual Rate	1.96%	1.94%	2.05%

Households by Income

Current median household income is \$87,476 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$94,741 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$108,931 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$119,985 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$40,523 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$44,848 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	175	171	175
2000 Total Housing Units	403	8,008	14,058
2000 Owner Occupied Housing Units	338	6,091	12,177
2000 Renter Occupied Housing Units	52	1,641	1,532
2000 Vacant Housing Units	13	276	349
2010 Total Housing Units	989	10,271	16,099
2010 Owner Occupied Housing Units	756	7,655	13,415
2010 Renter Occupied Housing Units	174	2,051	2,100
2010 Vacant Housing Units	59	565	584
2021 Total Housing Units	1,159	11,068	17,289
2021 Owner Occupied Housing Units	902	8,268	14,378
2021 Renter Occupied Housing Units	202	2,183	2,288
2021 Vacant Housing Units	55	617	623
2026 Total Housing Units	1,219	11,559	17,838
2026 Owner Occupied Housing Units	952	8,651	14,835
2026 Renter Occupied Housing Units	205	2,212	2,237
2026 Vacant Housing Units	63	696	766

Currently, 83.2% of the 17,289 housing units in the area are owner occupied; 13.2%, renter occupied; and 3.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 16,099 housing units in the area - 83.3% owner occupied, 13.0% renter occupied, and 3.6% vacant. The annual rate of change in housing units since 2010 is 3.22%. Median home value in the area is \$239,192, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.19% annually to \$266,528.

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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	Marks Rd	Center Rd (0.1 miles S)	2012	10,484
0.16	Center Rd	Easton Way (0.14 miles E)	2002	12,680
0.19	Marks Rd	Sundance Way (0.01 miles S)	2012	5,723
0.26	MARKS RD	Center Rd (0.25 miles S)	2020	10,599
0.27	Marks Rd	Hartneck Rd (0.23999999 miles N)	2016	11,127
0.44	Marks Rd	Hartneck Rd (0.07 miles N)	2012	10,484
0.54	MARKS RD	Bringham Dr (0.03 miles N)	2020	10,268
0.55	HARTNECK RD	Marks Rd (0.19 miles E)	2020	266
0.56	Wakerly Circle	Terrington Dr (0.01 miles NE)	2019	84
0.56	Terrington Dr	Barlow Dr (0.03 miles S)	2016	82
0.63	Marks Rd	Bringham Dr (0.06 miles S)	2015	10,268
0.73	MARKS RD	Winter Brook Dr (0.12 miles N)	2020	6,763
0.83	Hartneck Rd	Marks Rd (0.62 miles E)	2018	302
0.85	Myrtle Hill Rd	Center Rd (0.14 miles SE)	2012	1,282
0.86	METZGER RD	Clear Spring Ct (0.44 miles S)	2020	688
0.89	Substation Rd	Center Rd (0.15000001 miles N)	2015	4,802
0.92	SUB STATION RD	Center Rd (0.27000001 miles S)	2020	6,001
0.94	Center Rd	Myrtle Hill Rd (0.2 miles E)	2013	5,660
0.96	Substation Road	Laurel Rd (0.14 miles S)	2019	5,016
0.96	Substation Rd	Laurel Rd (0.38 miles S)	2016	4,922
0.99	Marks Rd	Stonehurst Dr (0.02 miles S)	2015	8,189
1.03	MARKS RD	Wegman Dr (0.02 miles S)	2020	8,189
1.07	Center Rd	Congressional Ave (0.02 miles W)	2015	13,570
1.08	SUB STATION RD	Laurel Rd (0.14 miles S)	2020	4,830
1.08	Myrtle Hill Rd	Wilmot Rd (0.36000001 miles NW)	2016	1,446
1.18	Hartneck Rd	Myrtle Hill Rd (0.31999999 miles W)	2019	295
1.20	CENTER RD	Troon Ave (0.07 miles E)	2020	13,783
1.22	SUB STATION RD	Laurel Rd (0.07 miles N)	2020	3,207
1.26	Marks Rd	Markwood Ct (0.20999999 miles N)	2012	5,768
1.29	MYRTLE HILL RD	Wilmot Rd (0.14 miles NW)	2020	1,418

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