

# REDEVELOPMENT OPPORTUNITY FOR SALE



480 PEARL ROAD  
BRUNSWICK, OH 44212  
**SALE PRICE: \$399,000**



## PROPERTY HIGHLIGHTS

- Available: 2.25 Acres
- Price Per Acre: \$177,333
- (7) Separate Parcels | All Utilities Available
- Frontage: 410 FT on Pearl Road
- Depth: 400 FT on Chestnut Avenue
- Structure Will Need to be Razed
- Zoning: C-2 Community Commercial (Brunswick Hills) & G-C General Commercial (Brunswick)
- Traffic Count:  $\pm$ 14,668 on Pearl Road
- Clean Phase 1 Completed in 2022
- Annual 2023 Real Estate Taxes: \$6,546.76

## Permitted Uses C-G General Commercial District

**Include: Personal Services, Retail Businesses,  
Financial Institutions, Medical & Dental  
Clinics/Offices, Veterinary Hospitals & Clinics,  
Restaurants, Taverns & Nightclubs**

### LISTING AGENT

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**330.722.5002**



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## Olmsted Falls



## PROPERTY OVERVIEW

480 Pearl Road consists of 2.25 acres available for redevelopment. There is one parcel located in Brunswick Hills Township, and the other 6 parcels located in the City of Brunswick. This is a growing area with dense housing population between Grafton and Boston Road.

## LOCATION OVERVIEW

480 Pearl Road is located on the West Side of Pearl Road one mile north of the intersection of Pearl Road and Center Road (Rt 303) in Brunswick. 10 minutes (3.8 Miles) from I-71.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,968	22,903	36,704
Total Population	7,185	57,714	88,678
Average HH Income	\$83,000	\$93,800	\$96,569

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

