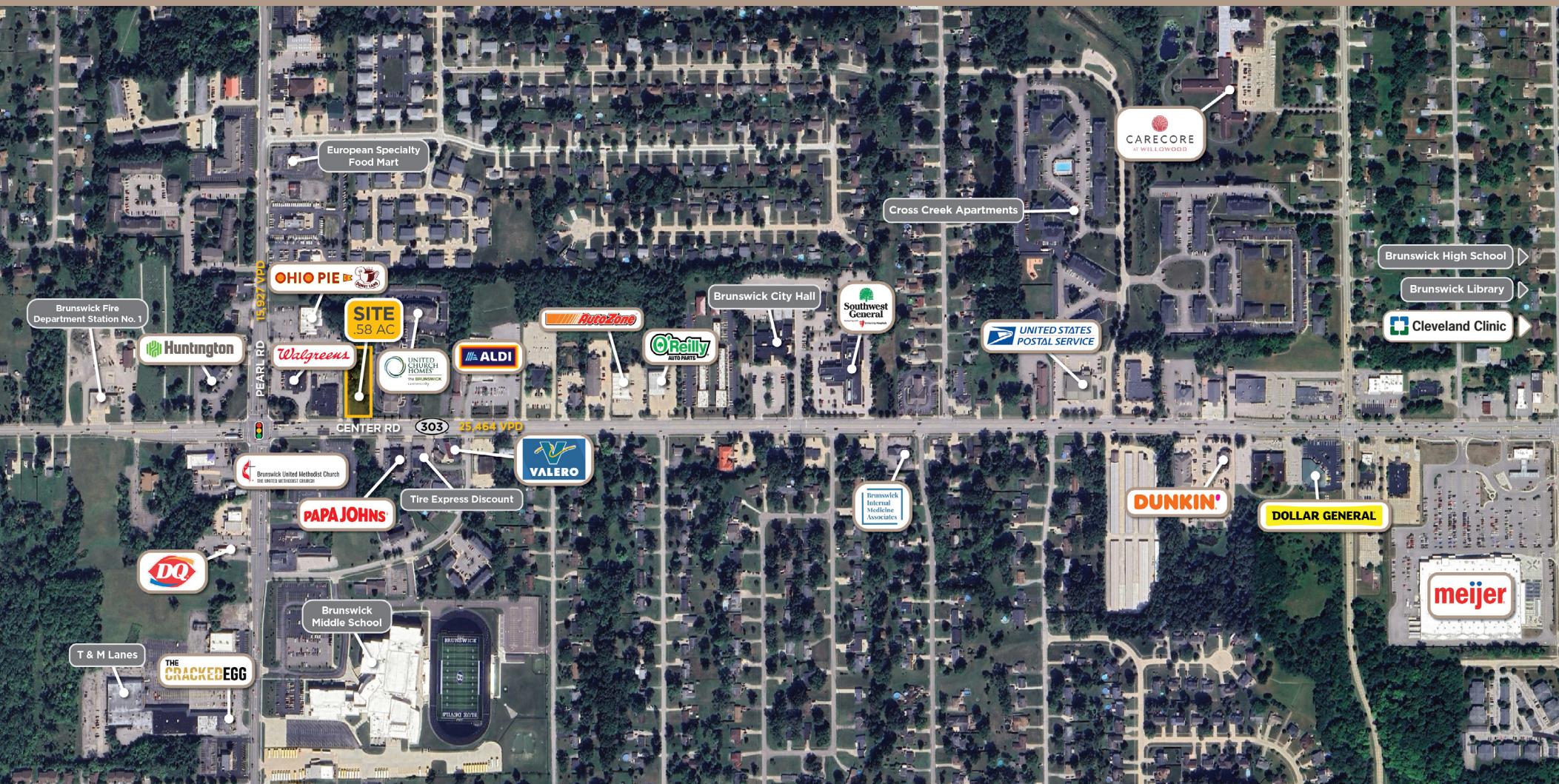




4277 CENTER ROAD, BRUNSWICK, OH 44212



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COMMERCIAL BROKERAGE

VACANT LAND FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 0.58 AC development opportunity with 90 feet of frontage on Center Road
- Average household income of \$103,000 within 5 mile radius of site
- Nearly 30,000 VPD on Center Road
- General commercial district zoning permits retail businesses, financial institutions, medical and dental clinics and offices, veterinary hospitals, educational institutions and more
- Convenient access to I-71 and Pearl Road
- Nearby retailers include Walgreens, Aldi, Meijer, Giant Eagle, Home Depot, First Watch, City Barbeque and a new Culver's under construction, etc

PRICING Negotiable

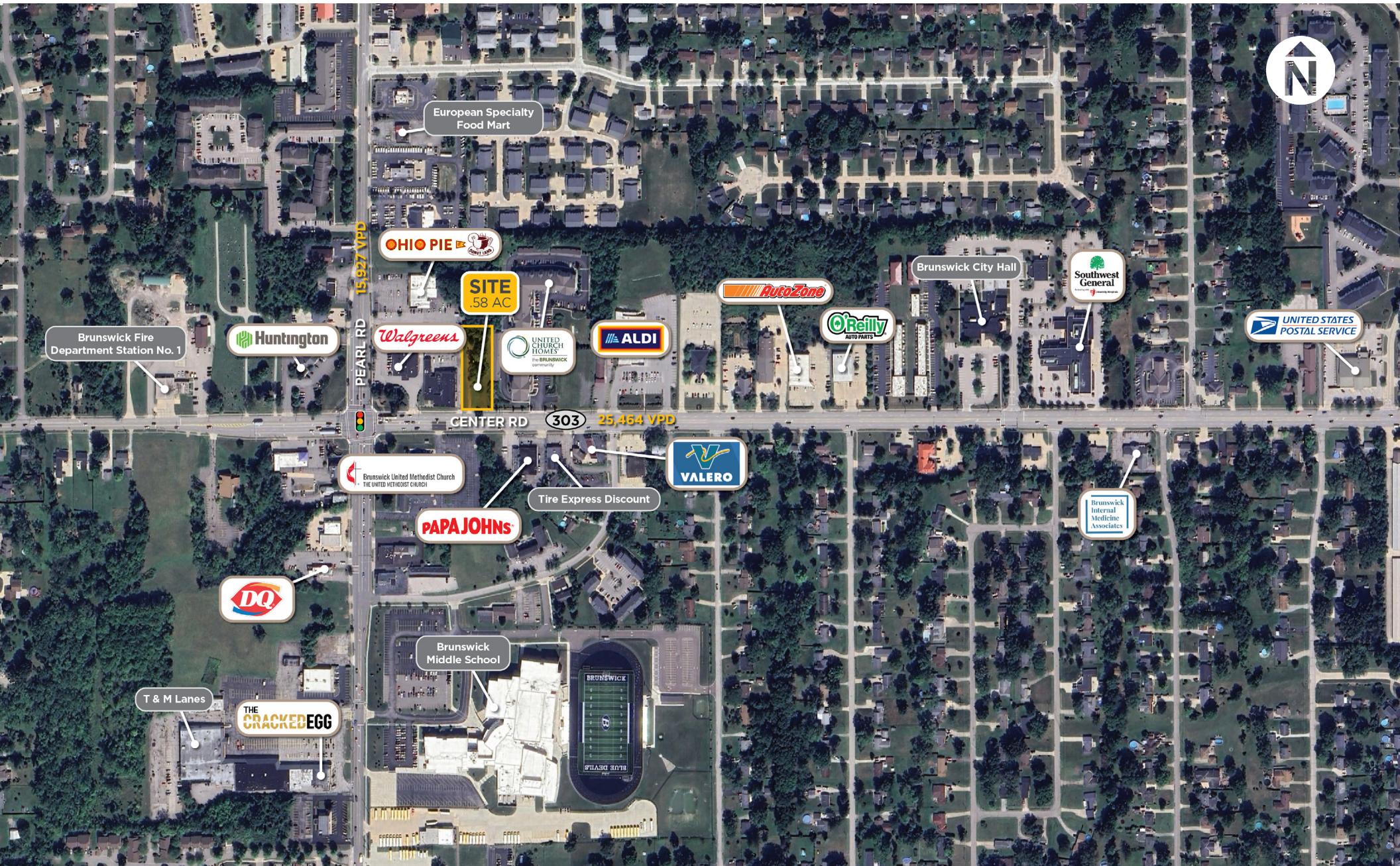
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	10,621	46,802	82,899
2029 Projection	10,594	46,404	82,162
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	322	1,252	2,442
2024 Estimated Total Employees	2,035	14,133	25,908
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$87,671	\$110,584	\$130,278
2024 Estimated Median Household Income	\$69,614	\$91,940	\$104,457



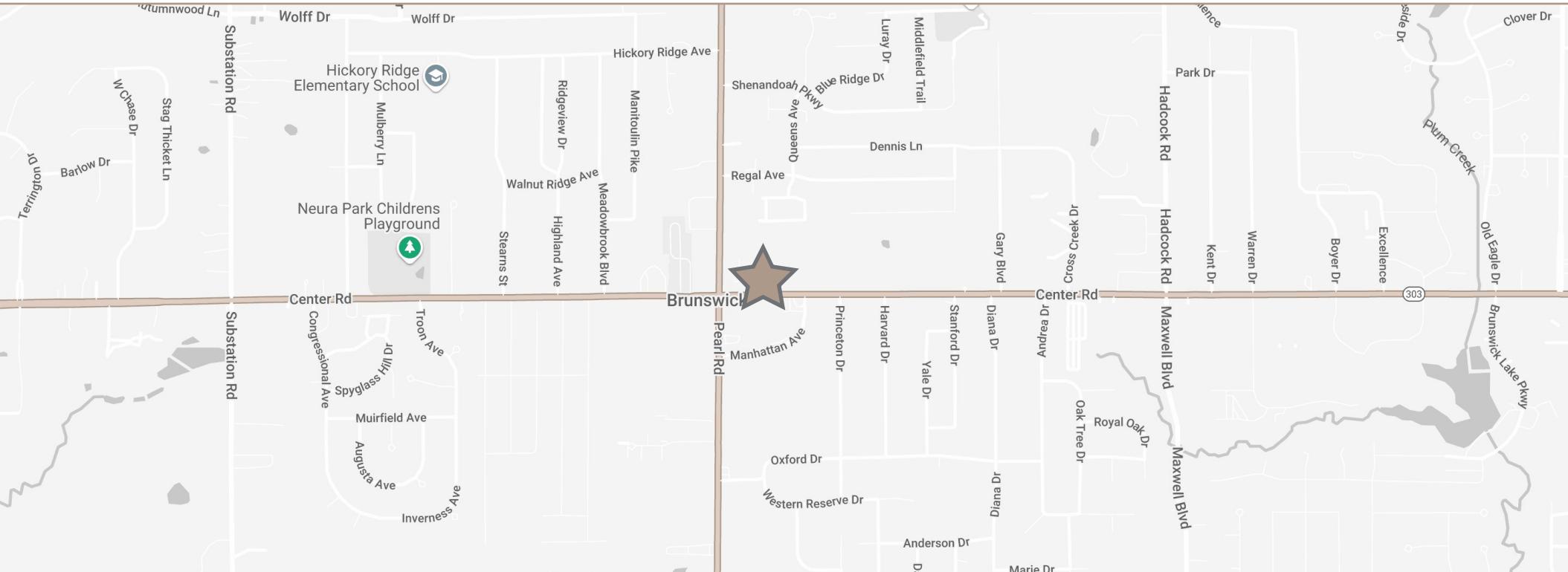
VACANT LAND FOR SALE OR LEASE

TRADE AERIAL



VACANT LAND FOR SALE OR LEASE

LOCATION OVERVIEW



Brunswick, Ohio, is a thriving suburban community located in Medina County, just 20 miles southwest of Cleveland. As the largest city in the county, Brunswick combines small-town charm with suburban convenience, offering a family-friendly atmosphere and a strong local economy. Its strategic location along major highways, including Interstate 71 and State Route 303, provides excellent connectivity to Greater Cleveland, Akron, and other key markets in Northeast Ohio, making it an attractive destination for businesses and residents alike.

The city's economy is diverse, with strengths in retail, healthcare, manufacturing, and professional services. Brunswick is a regional hub for shopping and dining, with major commercial developments along Pearl Road (U.S. Route 42) and Center Road (State Route 303). The city also supports a growing industrial base, with local businesses benefiting

from access to skilled labor and transportation infrastructure. Strong community growth and rising demand for modern amenities have further increased the need for commercial real estate in various sectors.

Brunswick offers a wealth of commercial real estate opportunities. Retail spaces along Pearl Road provide prime locations for businesses seeking high visibility and traffic. Industrial and warehouse facilities benefit from the city's proximity to transportation routes, ideal for distribution and manufacturing operations. Additionally, office developments and mixed-use projects present opportunities for professional services and commercial ventures. With its strategic location, growing economy, and welcoming community, Brunswick provides an excellent environment for businesses and investors looking to capitalize on Northeast Ohio's commercial real estate market.



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