

Last Available Unit in Plaza



1655 Pearl Rd.
Brunswick, OH

Property Features

- Only 1 Unit Left: 1,325 SF adjacent to Drug Mart
- 44,500 SF busy neighborhood shopping center anchored by Discount Drug Mart
- Located near the intersection of Pearl Rd. & SR 303 (Center Road)
- Tenants include: Kelly's Crepe's, Old World Deli & Synergy Chiropractic
- Traffic Count: Pearl Road: 26,279 (CPD)
- Traffic Count: Center Road: 25,476 (CPD)



Deborah Maggard
+1 216 455 0914
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com

*Site plan not to scale



Deborah Maggard
+1 216 455 0914
dmaggard@naipvc.com

Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com



Deborah Maggard
 +1 216 455 0914
 dmaggard@naipvc.com

Mclain O'Donnell
 +1 440 823 4288
 mclain.odonnell@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd., Suite 402
 Independence, Ohio 44131
 +1 216 831 3310
 naipvc.com

Executive Summary

1655 Pearl Rd, Brunswick, Ohio, 44212 2
1655 Pearl Rd, Brunswick, Ohio, 44212
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 41.22976
Longitude: -81.84000

	3 miles	5 miles	10 miles
Population			
2010 Population	40,956	77,392	244,998
2020 Population	42,350	81,430	253,938
2024 Population	42,601	81,460	253,760
2029 Population	42,642	81,201	252,730
2010-2020 Annual Rate	0.34%	0.51%	0.36%
2020-2024 Annual Rate	0.14%	0.01%	-0.02%
2024-2029 Annual Rate	0.02%	-0.06%	-0.08%
2020 Male Population	49.0%	49.1%	49.3%
2020 Female Population	51.0%	50.9%	50.7%
2020 Median Age	42.6	43.7	44.1
2024 Male Population	49.8%	50.0%	50.1%
2024 Female Population	50.2%	50.0%	49.9%
2024 Median Age	43.0	44.0	44.2

In the identified area, the current year population is 253,760. In 2020, the Census count in the area was 253,938. The rate of change since 2020 was -0.02% annually. The five-year projection for the population in the area is 252,730 representing a change of -0.08% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 44.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	90.0%	89.2%	87.8%
2024 Black Alone	1.5%	1.6%	2.3%
2024 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2024 Asian Alone	1.7%	2.7%	3.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.0%	1.0%	1.1%
2024 Two or More Races	5.7%	5.4%	5.3%
2024 Hispanic Origin (Any Race)	3.5%	3.4%	3.4%

Persons of Hispanic origin represent 3.4% of the population in the identified area compared to 19.6% 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 27.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	94	124	126
2010 Households	15,630	28,644	95,274
2020 Households	17,007	31,383	101,913
2024 Households	17,371	31,855	103,160
2029 Households	17,769	32,445	104,731
2010-2020 Annual Rate	0.85%	0.92%	0.68%
2020-2024 Annual Rate	0.50%	0.35%	0.29%
2024-2029 Annual Rate	0.45%	0.37%	0.30%
2024 Average Household Size	2.43	2.54	2.42

The household count in this area has changed from 101,913 in 2020 to 103,160 in the current year, a change of 0.29% annually. The five-year projection of households is 104,731, a change of 0.30% annually from the current year total. Average household size is currently 2.42, compared to 2.44 in the year 2020. The number of families in the current year is 68,875 in the specified area.

Deborah Maggard

+1 216 455 0914

dmaggard@naipvc.com

Mclain O'Donnell

+1 440 823 4288

mclain.odonnell@naipvc.com

Executive Summary

1655 Pearl Rd, Brunswick, Ohio, 44212 2
1655 Pearl Rd, Brunswick, Ohio, 44212
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 41.22976
Longitude: -81.84000

	3 miles	5 miles	10 miles
Mortgage Income			
2024 Percent of Income for Mortgage	19.7%	18.2%	19.1%
Median Household Income			
2024 Median Household Income	\$83,302	\$100,024	\$95,254
2029 Median Household Income	\$97,279	\$110,391	\$108,766
2024-2029 Annual Rate	3.15%	1.99%	2.69%
Average Household Income			
2024 Average Household Income	\$105,113	\$124,409	\$124,695
2029 Average Household Income	\$120,993	\$143,591	\$145,563
2024-2029 Annual Rate	2.85%	2.91%	3.14%
Per Capita Income			
2024 Per Capita Income	\$42,624	\$48,976	\$50,770
2029 Per Capita Income	\$50,142	\$57,756	\$60,405
2024-2029 Annual Rate	3.30%	3.35%	3.54%
GINI Index			
2024 Gini Index	36.7	35.6	36.6
Households by Income			
Current median household income is \$95,254 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$108,766 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$124,695 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,563 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$50,770 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$60,405 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	119	125	117
2010 Total Housing Units	16,446	29,988	100,494
2010 Owner Occupied Housing Units	12,406	24,103	74,744
2010 Renter Occupied Housing Units	3,224	4,541	20,530
2010 Vacant Housing Units	816	1,344	5,220
2020 Total Housing Units	17,685	32,553	106,409
2020 Owner Occupied Housing Units	13,176	26,117	79,643
2020 Renter Occupied Housing Units	3,831	5,266	22,270
2020 Vacant Housing Units	676	1,157	4,480
2024 Total Housing Units	18,075	33,047	107,744
2024 Owner Occupied Housing Units	13,657	26,805	81,824
2024 Renter Occupied Housing Units	3,714	5,050	21,336
2024 Vacant Housing Units	704	1,192	4,584
2029 Total Housing Units	18,437	33,632	109,376
2029 Owner Occupied Housing Units	14,102	27,534	83,973
2029 Renter Occupied Housing Units	3,667	4,910	20,758
2029 Vacant Housing Units	668	1,187	4,645
Socioeconomic Status Index			
2024 Socioeconomic Status Index	58.8	61.2	59.9

Deborah Maggard

+1 216 455 0914

dmaggard@naipvc.com

Mclain O'Donnell

+1 440 823 4288

mclain.odonnell@naipvc.com