



**5293 CENTER ROAD
BRUNSWICK, OH 44212
SALE PRICE: \$549,000**



PROPERTY HIGHLIGHTS

- Available: ±3.4 AC
- Potential additional ±2.3 AC. (no price disclosed)
*Different owner is open to selling
- Frontage: ±170' | Depth: ±746
- Duplex (3,790 SF): 3 bed/2 bath and 2 bed/1 bath including a 1,600 SF heated shop
- Utilities: gas, electric, city water; house currently connected to septic, sewer adjacent
- Permitted uses: restaurants, retail shops, medical/dental clinics, etc.
- Conditional uses: banking, storage, etc.
- Zoning: C-1 Local Commercial District, Brunswick Hills Township
- Traffic Count: ±13,605
- Highway Access: Less than 5 miles to I-71
- Annual Real Estate Taxes: \$5,072.32



LISTING AGENTS

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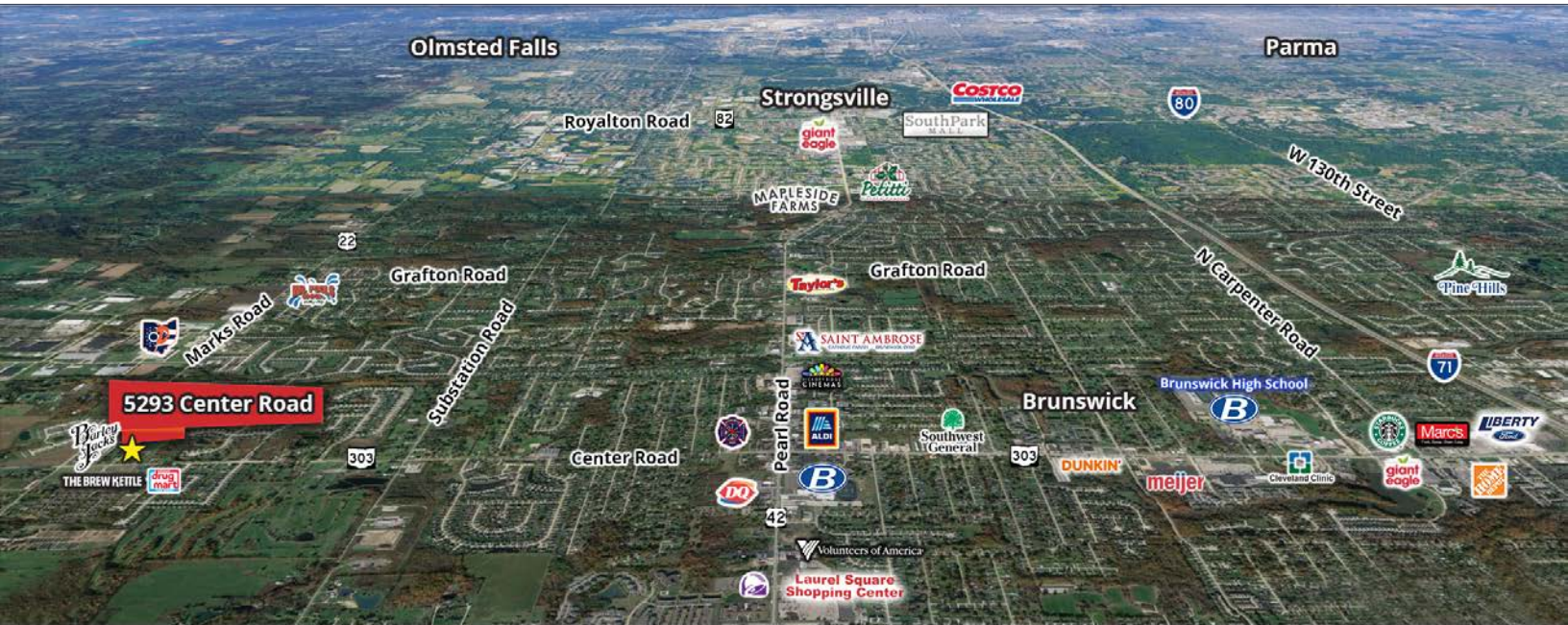
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PROPERTY OVERVIEW

Positioned in the heart of a rapidly developing corridor, this 3.4-acre commercial property offers exceptional visibility and versatility. Featuring 179' of frontage and flat topography with a gentle rear slope, the site is well-suited for a variety of commercial uses. The property currently includes a 3,790 SF duplex with two units (3 bed/2 bath and 2 bed/1 bath) – built in 1831, remodeled in 1990, and ready for renovation or redevelopment, and a 1,600 SF heated shop and storage shed. Surrounded by established retailers such as Subway, Drug Mart, Sunoco, and Brew Kettle, this property benefits from strong traffic counts and a built-in customer base. Zoned C-1 Local Commercial District, permitted uses include: restaurants, cafés, and retail shops; drug stores and medical/dental clinics; professional offices and service businesses. Conditional uses allow for additional opportunities such as banking, auto service, storage facilities, and more. With its strategic location, flexible zoning, and development potential, this site is an excellent investment for owners, operators, or developers looking to establish a presence in a high-growth area.

LOCATION OVERVIEW

This property is located on Center Road, Route 303 in Brunswick Hills Township, near the intersection of Marks Road and Center Road, Route 303.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



REDEVELOPMENT OPPORTUNITY FOR SALE



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