

STOREFRONT TURNKEY SPACE FOR LEASE



50 PEARL ROAD
BRUNSWICK, OH 44212

LEASE RATE: \$1,103/MO + CAM



PROPERTY HIGHLIGHTS

- Available: 866 SF
- Price per SF: \$15.28
- CAM Fees: \$5.50/SF
- Suite 108: Consists of storefront frontage, 1 private office, 1 office, reception, and in-suite storage
- Utilities: Included in CAM
- Signage: Monument, building, and interior signage
- Parking: ±190 Spaces
- Traffic Count: ±14,000
- Highway Access: Direct access to SR-42



LISTING AGENTS

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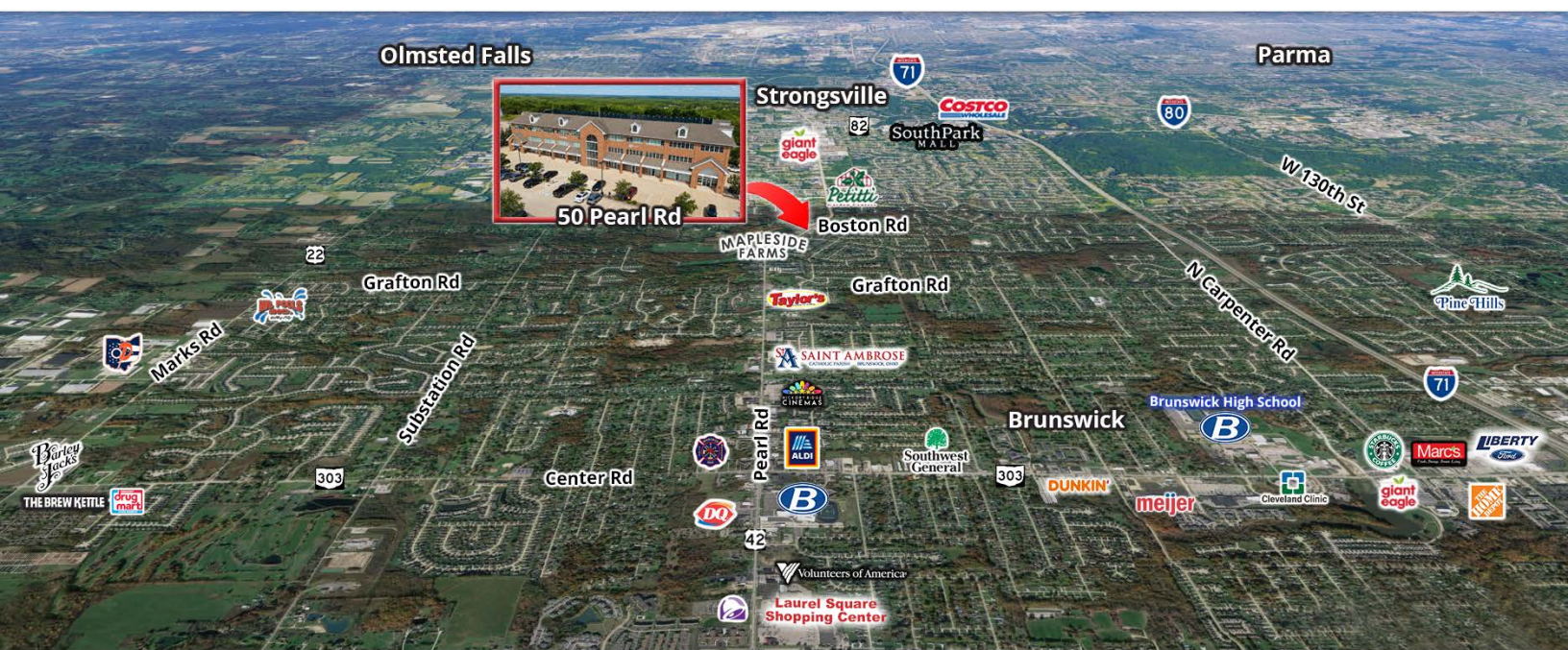


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PROPERTY OVERVIEW

Suite 108 offers 866 SF of office/retail space for lease at \$15.28/SF, plus \$5.50/SF in CAM fees. The suite features storefront frontage, 1 private office, an additional office, a reception area, and in-suite storage, making it ideal for professional office, retail, or service-oriented businesses. Utilities are included in the CAM fees. The property offers monument, building, and interior signage opportunities, approximately 190 shared parking spaces, and traffic counts of $\pm 14,000$ vehicles per day. With direct access to Pearl Road (SR-42), the property provides excellent visibility and convenient accessibility for customers, clients, and employees.

LOCATION OVERVIEW

Located along Pearl Road (U.S. Route 42) in Brunswick, the property benefits from excellent visibility within a well-established commercial corridor serving both Medina and Cuyahoga counties. The site offers convenient access to Interstate 71 via nearby State Route 303, providing efficient connectivity to Cleveland, Akron, and surrounding Northeast Ohio communities. Surrounded by a strong mix of national retailers, restaurants, service providers, and residential neighborhoods, the location offers exceptional accessibility, visibility, and exposure for businesses seeking a highly traveled Brunswick address.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,759	57,369	101,889
Total Units	3,343	24,027	44,177
Median Income	\$110,467	\$104,840	\$99,544

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



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