

9,500 SF ON 1.97 AC FORMER CAR DEALERSHIP

1633 PEARL ROAD, BRUNSWICK, OHIO 44212

FOR SALE | FOR LEASE



**HIGH TRAFFIC BRUNSWICK
REDEVELOPMENT OPPORTUNITY**

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CBRE

THE OPPORTUNITY



- For Sale: ~~\$995,000~~ \$895,000
- 9,500 SF former car dealership on 1.97 AC for sale!
 - » Note: used car sales are prohibited, but new car sales are conditionally permitted within the zoning district
- Zoned: C-G General commercial
 - » Permitted uses include, but not limited to: financial institutions, medical office, vet office, educational, restaurants, religious places, personal services and more
- High traffic counts of 16,134 VPD on Pearl (source ODOT TIMS)
- Ceiling height: 14'4" to joist and 17'5" to deck
- Market retailers include Meijer, Home Depot, Giant Eagle, Scene 75, Discount Drug Mart, and more
- Market restaurants include Chick Fila, First Watch, Mission BBQ, Chipotle, and many more
- 3 mile population of 43,423 people
- 5 mile average household income of \$125,001

QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

33,530



2024
POPULATION

43,423



2024
HOUSEHOLDS

17,793



2024
POPULATION
25 & OVER

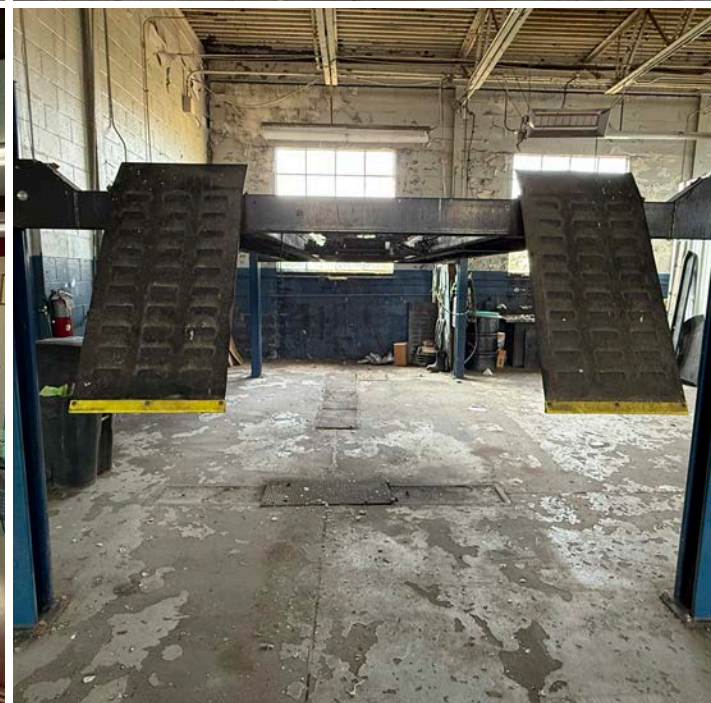
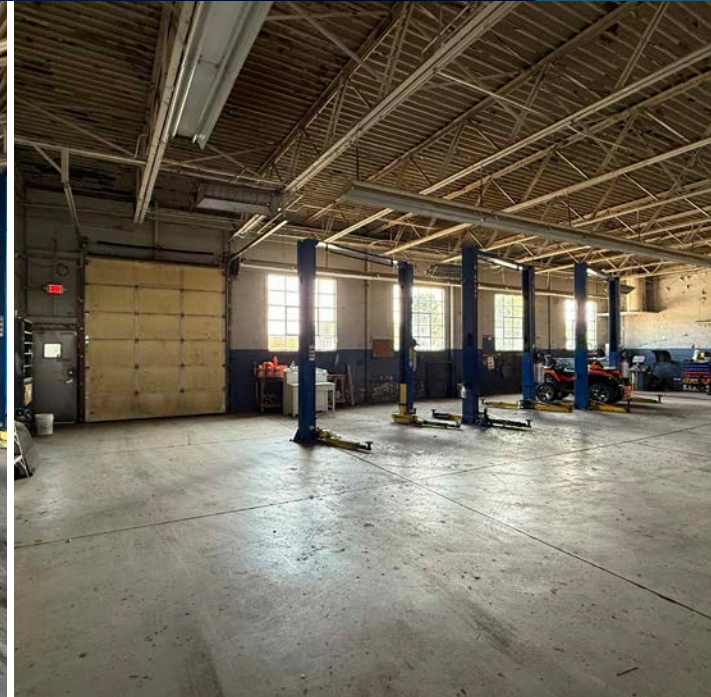
31,666



2024
AVG. HOUSEHOLD
INCOME

\$103,795

INTERIOR PICTURES



AERIAL VIEW



SITE

★ COOL BEANS

Michael Edwards Salon

KDK AUTO BROKERS

LAUREL SQUARE

Pearl Rd - 16,134 VPD

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AERIAL VIEW



SITE

LAUREL SQUARE

- 9
- DOLLAR GENERAL MARKET
- Planet Fitness
- McDonald's
- FAMILY Farm & Home
- FATBOB

Michael Edwards Salon

KDK AUTO BROKERS

PNC

COOL BEANS

Pearl Rd - 16, 134 VPD

AERIAL VIEW



FUTURE MIXED-USE DEVELOPMENT

HICKORY RIDGE PLAZA
OLLIE'S Bargain OUTLET
HICKORY RIDGE CINEMAS
DOLLAR TREE

BRUNSWICK MIDDLE SCHOOL

ALDI

AutoZone
O'Reilly AUTO PARTS

Southwest General

Speedway

PNC

COOL BEANS

SITE

Pearl Rd - 16134 VPD

Michael Edwards Salon

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RETAIL TRADE MAP



BRUNSWICK RETAIL TRADE AREA

TRADE AREA INFO
Center Road & Pearl Road
(3 Miles)

- Population: 47,316
- Daytime Population: 36,130
- Total Households: 19,041
- Median HH Income: \$84,575
- Total Businesses: 1,218
- Total Employees: 14,420

MAJOR OFFICE BUILDINGS
212,888 Total SF

1. Highland Square - 57,750 SF
2. Cleveland Clinic - 42,284 SF
3. 1299 Industrial Pkwy - 39,000 SF
4. 2888 Nationwide Pkwy - 37,080 SF

HOTELS
2 Hotels/147 Rooms

1. Comfort Suites - 84
2. Quality Inn - 63

MAJOR EMPLOYERS

1. Shiloh Industries - 400
2. Mack Industries - 300
3. All Construction Services - 200
4. Superior Roll Forming - 200
5. Brunswick City Schools - 180

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Updated: January 19, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	9,446	43,423	81,815
2029 Population - Five Year Projection	9,476	43,682	81,966
2024 Daytime Population	7,520	33,530	65,636
2024 Households - Current Year Estimate	4,239	17,793	32,186
2024 Average Household Income	\$85,782	\$103,795	\$125,001
2029 Average Household Income Projection	\$95,093	\$115,338	\$139,911
2024 Median Household Income	\$67,710	\$84,610	\$99,515
2024 Population 25 and Over	6,837	31,666	59,539

CONTACT US

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