

# Pearl Rd Vacant Land **FOR SALE**

PEARL RD VL, BRUNSWICK, OH

Land



## VIDEO

### PROPERTY DESCRIPTION

Unlock the potential of one of Brunswick's premier commercial development sites. Situated on approximately 1.25 acres in the heart of rapidly growing Medina County, this strategically located property offers exceptional visibility, accessibility, and flexibility for a wide range of commercial uses. Zoned C-G (General Commercial), the site is ideally suited for retail, office, medical, financial, restaurant, or service-oriented development. Its prominent location along a thriving commercial corridor positions future businesses to benefit from strong consumer traffic, established neighboring retailers, and continued residential growth throughout the area.

### LOCATION DESCRIPTION

Located in the heart of Brunswick, Ohio, this prime commercial opportunity offers excellent access to the Greater Cleveland market while benefiting from the area's strong residential growth and business-friendly environment. Just minutes from Pearl Road, Brunswick's main commercial corridor, the property is surrounded by a diverse mix of retail, dining, healthcare, and service businesses. With convenient access, strong demographics, and a strategic location in one of Medina County's most desirable communities, this site presents an outstanding opportunity for retail, office, medical, financial, or mixed-use development.

### PROPERTY HIGHLIGHTS

- 180 Foot of Frontage and Great Visibility on Pearl Rd
- 16,124 Daily Traffic Count
- Recently graded and fairly flat
- Utilities to the site
- High Visibility
- Strong Demographics
- Growing Commercial Corridor

### OFFERING SUMMARY

Sale Price:	\$319,000
Lot Size:	1.25 Acres



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Each office independently owned and operated.

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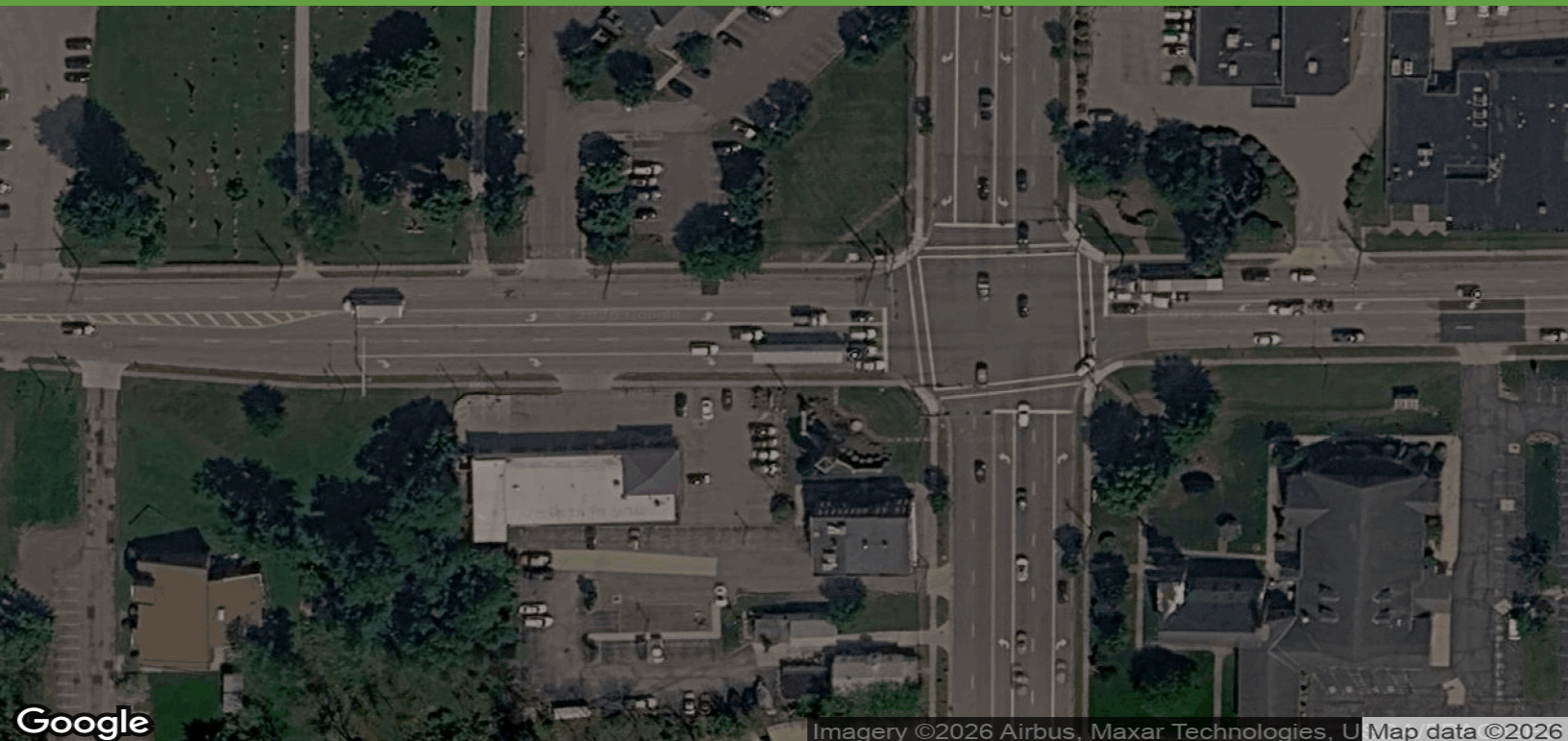
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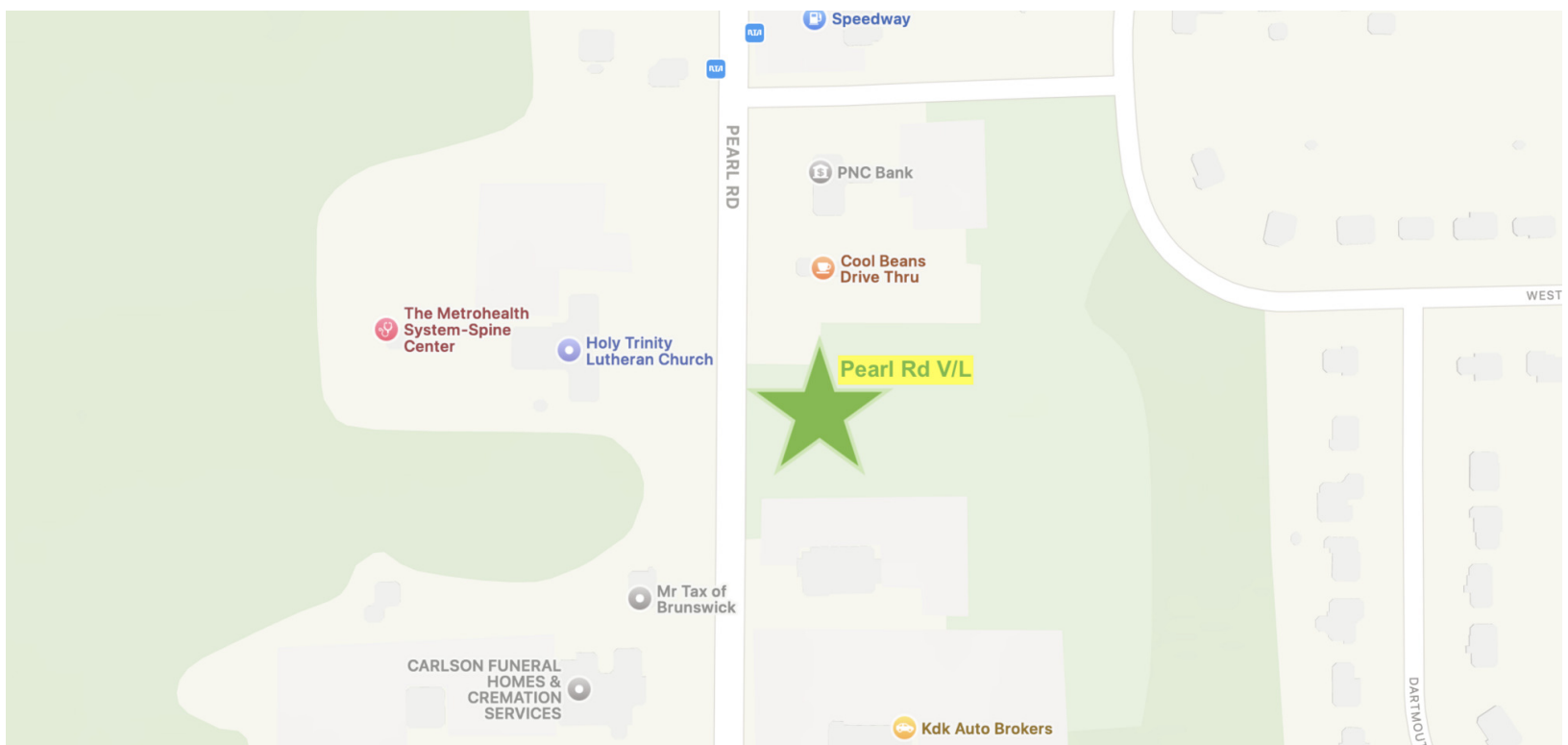
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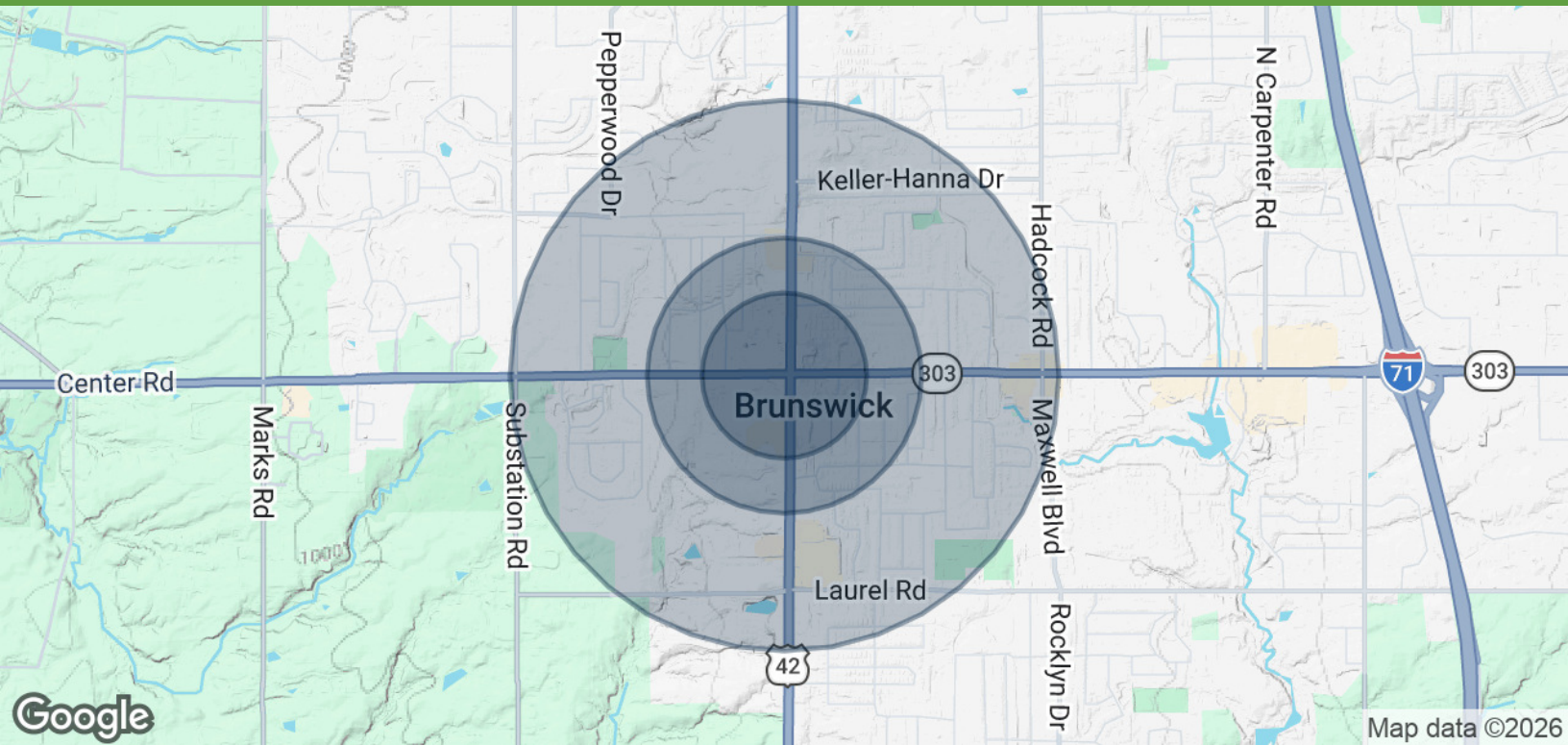
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	470	2,713	9,505
Average Age	42	42	43
Average Age (Male)	40	40	41
Average Age (Female)	44	44	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	197	1,143	4,075
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$86,560	\$86,939	\$91,230
Average House Value	\$263,421	\$265,094	\$246,436

2020 American Community Survey (ACS)



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