

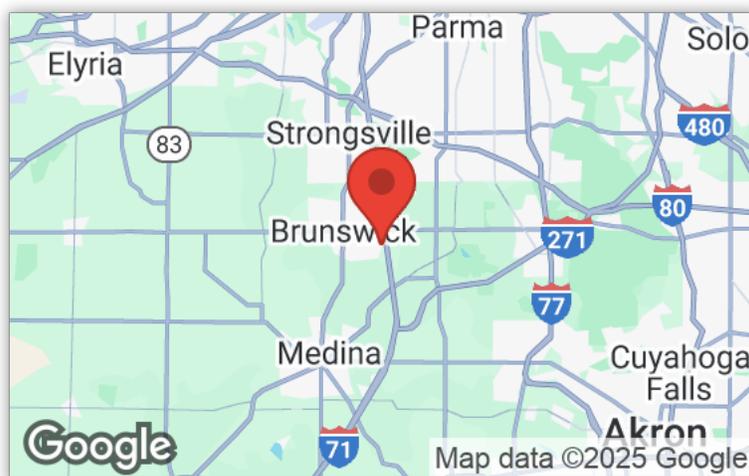


1.42 ACRES FOR SALE
SOUTH CARPENTER ROAD
BRUNSWICK, OH 44212
SALE PRICE: \$175,000



PROPERTY HIGHLIGHTS

- Lot Size: 1.42 Acres
- Land Access: "Land-locked" with Ingress/Egress Thru Quality Inn Parking Lot
- Frontage: 555.74' on I-71
- Utilities: Sewer & Water Near Site
- Zoning: Highway Commercial
- Nearest Highway: Seconds from I-71/SR-303 interchange
- Traffic Count: 38,216 at busy SR-303
- Annual Taxes: \$2,365.86



LISTING AGENT

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PROPERTY OVERVIEW

Vacant land totaling 1.42 acres right at the interchange of I-71 & Route 303 in Brunswick. It is Zoned C-H Highway Commercial and allows many different uses. Current access for ingress/egress is through the northern side of the Quality Inn Parking Lot. The parcel is landlocked but could be potentially joined with other parcels on the market to the North and West. Sewer and Water are near the site.

LOCATION OVERVIEW

1.42 acres of vacant land located directly east of the Quality Inn Hotel facing Interstate 71. Access would be given as an easement over and through the parking lot of the Quality Inn.

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.

