



**480 PEARL ROAD
BRUNSWICK, OH 44212
SALE PRICE: \$399,000**



PROPERTY HIGHLIGHTS

- Available: 2.25 Acres
- Price Per Acre: \$177,333
- (7) Separate Parcels | All Utilities Available
- Frontage: 410 FT on Pearl Road
- Depth: 400 FT on Chestnut Avenue
- Zoning: C-2 Community Commercial (Brunswick Hills) & G-C General Commercial (Brunswick)
- Traffic Count: $\pm 14,668$ on Pearl Road
- Clean Phase 1 Completed in 2022
- Annual 2025 Real Estate Taxes: \$6,513.72

Permitted Uses C-G General Commercial District

**Include: Personal Services, Retail Businesses,
Financial Institutions, Medical & Dental
Clinics/Offices, Veterinary Hospitals & Clinics,
Restaurants, Taverns & Nightclubs**

LISTING AGENT

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330.722.5002





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PROPERTY OVERVIEW

480 Pearl Road consists of 2.25 acres available for redevelopment. There is one parcel located in Brunswick Hills Township, and the other 6 parcels located in the City of Brunswick. This is a growing area with dense housing population between Grafton and Boston Road.

LOCATION OVERVIEW

480 Pearl Road is located on the West Side of Pearl Road one mile north of the intersection of Pearl Road and Center Road (Rt 303) in Brunswick. 10 minutes (3.8 Miles) from I-71.

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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