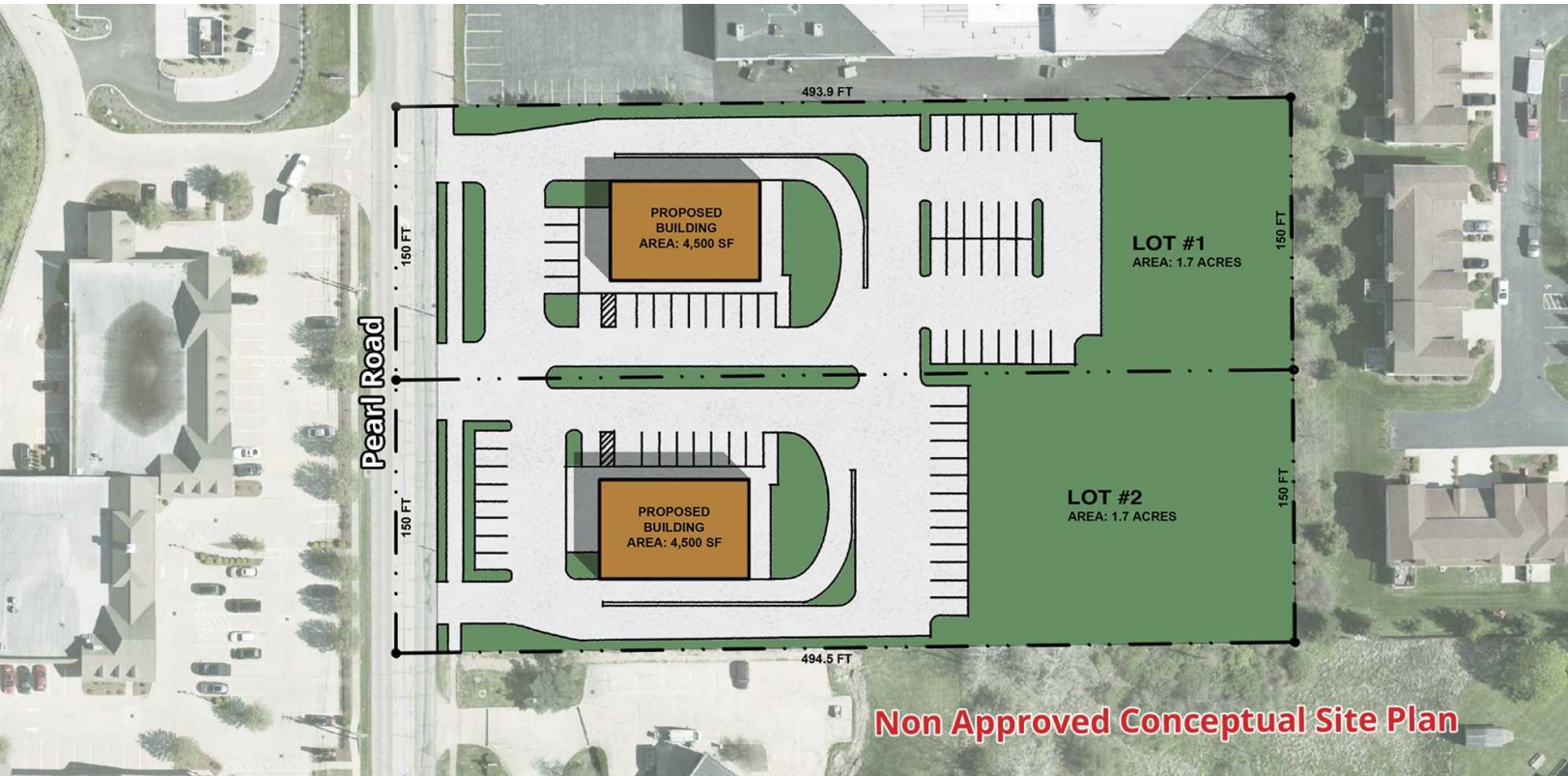




**1815-1817 PEARL ROAD
BRUNSWICK, OH 44212**

SALE PRICE/LOT: \$699,000 | GROUND LEASE/LOT: \$5,000/MO



PROPERTY HIGHLIGHTS

- Available: 3.40 Acres for Sale or Ground Lease
- Divisible into 1.70 Acre Lots
- Property is Subject to Completing a Successful Parcel Split
- All Utilities are on-Site
- Current Structure (The Backyard Bar) Will Need to be Razed. Tenant is on Month-to-Month Lease
- Zoning: C-G General Commercial District – Permitted Uses Include Quick Service Restaurants and Retail Businesses
- Surrounded by a Mix of Commercial and Residential Developments
- Highway Access: 3.3 Miles to I-71/SR-303 Interchange
- 2025 Annual Taxes: \$6,664.96



LISTING AGENT

Sam Tecca

sam@gerspachergroup.com

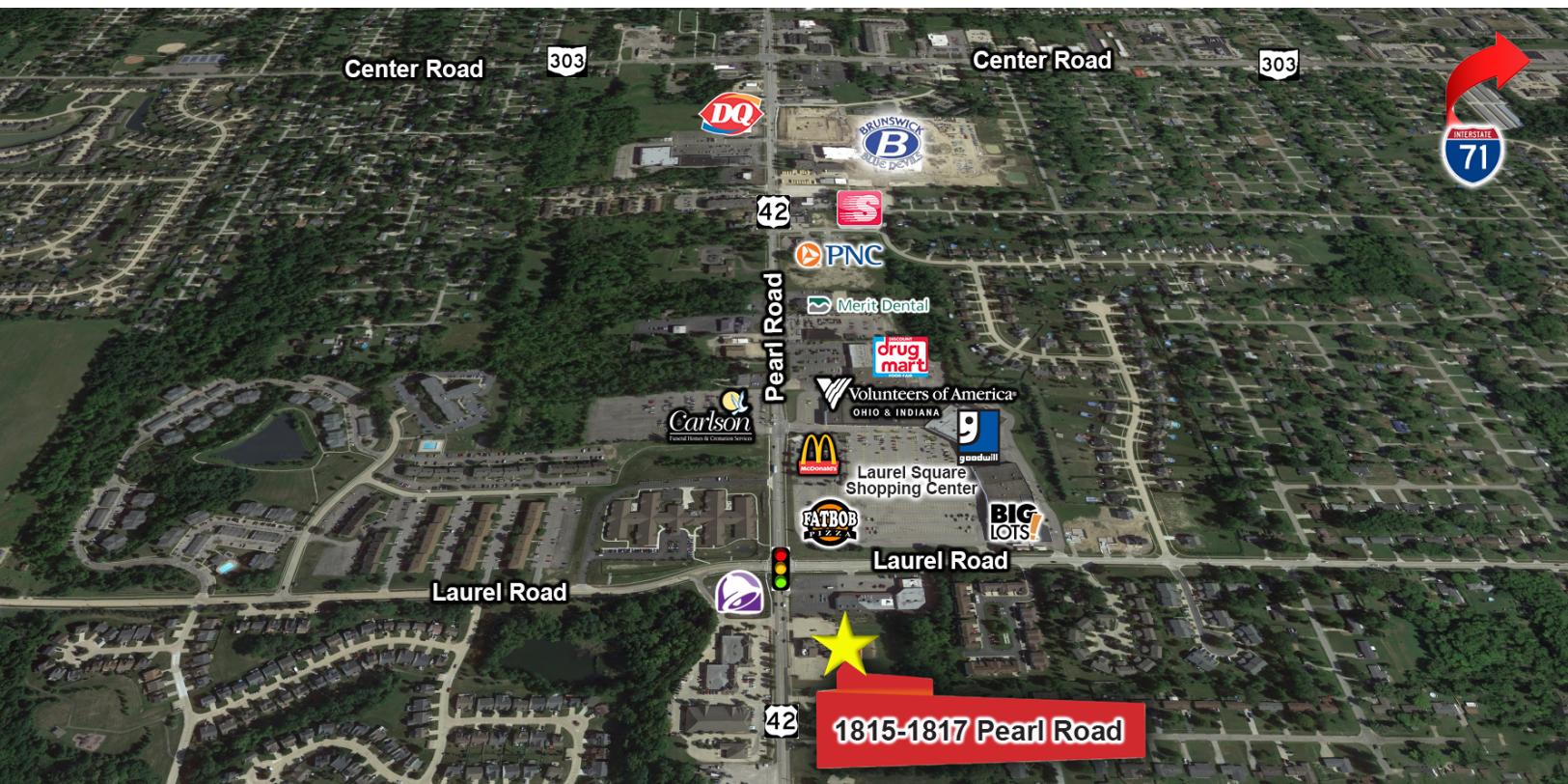
330.722.5002





**1815-1817 PEARL ROAD
BRUNSWICK, OH 44212**

SALE PRICE/LOT: \$699,000 | GROUND LEASE/LOT: \$5,000/MO



PROPERTY OVERVIEW

3.4 acres of land is available for sale or for ground lease. This land is zoned as G-C General Commercial District and permitted uses include quick service restaurants and retail businesses. It offers an excellent opportunity for a variety of business ventures or development projects. This property is subject to completing a successful parcel split.

LOCATION OVERVIEW

1815-1817 Pearl Road is situated at the southeast corner of Pearl Road and Laurel Road in Brunswick, Ohio, along one of Brunswick's busiest corridors. This prime redevelopment opportunity is well-positioned for both local residents and visitors given its proximity to major transportation routes. Being only 3.5 miles west of I-71 at the SR-303 interchange provides convenient access to significant metropolitan areas like Cleveland and Columbus and the Ohio Turnpike for broader regional travel. This location likely serves as a hub for shopping and services, catering to the Brunswick community's and surrounding areas' needs. The accessibility to Cleveland Hopkins Airport also enhances its appeal for travelers.

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.

