



1991 PEARL ROAD
BRUNSWICK, OH 44256
SALE PRICE: \$169,000



PROPERTY HIGHLIGHTS

- Total Acreage: 1.31 acres
- Frontage: ±145' on Pearl Road
- Depth: ±375'
- Conditionally Permitted Uses Include: Automobile Repair, New Vehicle Sales and Building Materials, Lumber or Garden Sales, etc.
- Zoning C-G (General Commercial District) Brunswick City
- Traffic Count: ±15,726
- Highway Access: 3.3 miles to I-71
- Annual Real Estate Taxes: \$3,453.28

Permitted Uses Include

Retail Businesses | Financial Institutions
 Personal Services | Professional Offices
 Educational Institutions | Medical Clinic
 Dental Clinic | Educational Institutions
 Restaurants

LISTING AGENTS

Troy Gerspacher, CCIM, SIOR
troy@gerspachergroup.com

Vinnie Ciulla
vinnie@gerspachergroup.com

330.722.5002



VACANT LAND 1.31 ACRES FOR SALE



**1991 PEARL ROAD
BRUNSWICK, OH 44256
SALE PRICE: \$169,000**



PROPERTY OVERVIEW

This 1.31 acres of vacant land for sale is in close proximity to the Laurel Square Shopping Center and surrounded by a variety of commercial uses in a busy area on Pearl Road. The property has flexible zoning in the General-Commercial District (C-G), allowing for variety of uses making it attractive for a wide range of potential commercial users. This is a great development opportunity for business owners and investors looking to make their mark in a strong Brunswick City and Medina County market. The frontage is 145' on Pearl Rd and the depth is 375'. All utility services are on the site: gas, electric, water and sewer and annual taxes are \$3,453.28.

LOCATION OVERVIEW

Located in a desirable retail and commercial area on Brunswick's busy Pearl Road and only 4 minutes away from Center Road/303 and 1-71.

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.

