



**COLDWELL  
BANKER  
COMMERCIAL**

SCHMIDT FAMILY OF COMPANIES

## 2.0 ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY

\$299,000

455 Pearl Road  
Brunswick, OH 44212

### AVAILABLE SPACE

2 Acres

### FEATURES

- - Perfect for many uses, including contractor businesses, retail, and more.
- - Great location between SR 303 and Boston Road. Located on Pearl Road just north of Grafton Road on east side of street.
- - Two primary structures on site, including 1.5 story 1,287 SF home and 1,585 SF 1-story converted management company
- office in excellent condition. Storage building/garage also on site.
- - Businesses can move right in and use as HQ, or land can be turned into new development.
- - Adjacent to 7.14 acres of vacant land between property and Grafton Road.
- - Great location between SR 303 and Boston Road. Located on Pearl Road just north of Grafton Road on east side of street.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FOR SALE

CBCWORLDWIDE.COM

### OFFICE

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COLDWELL BANKER COMMERCIAL  
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15380 Pearl Rd , Cleveland, OH 44136  
440.572.0220



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455 Pearl Road, Brunswick, OH 44212

SALE



### OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	2.0 Acres
Zoning:	Commercial
Market:	Cleveland Southwest
Submarket:	Brunswick
Price / SF:	\$3.43

### PROPERTY OVERVIEW

Prime Commercial Development Opportunity in Brunswick.

### PROPERTY HIGHLIGHTS

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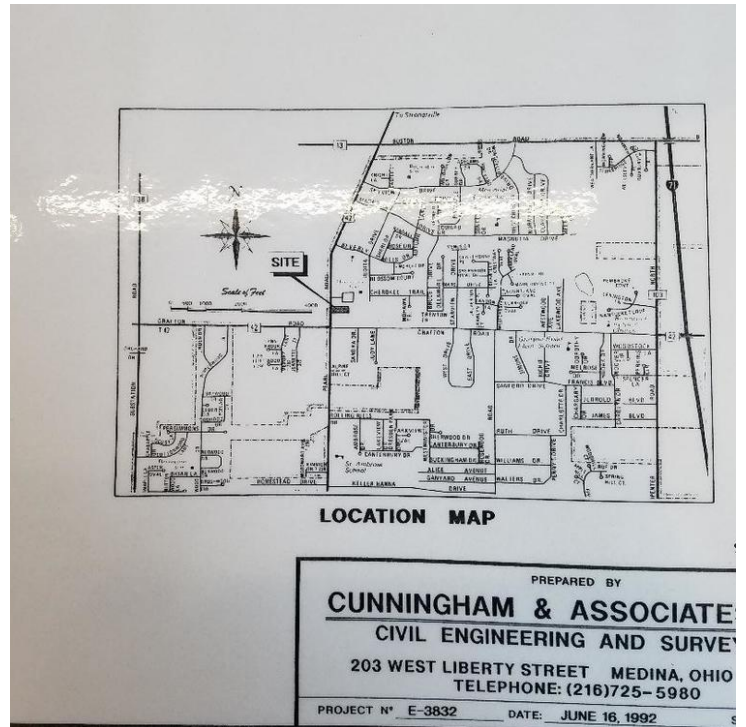




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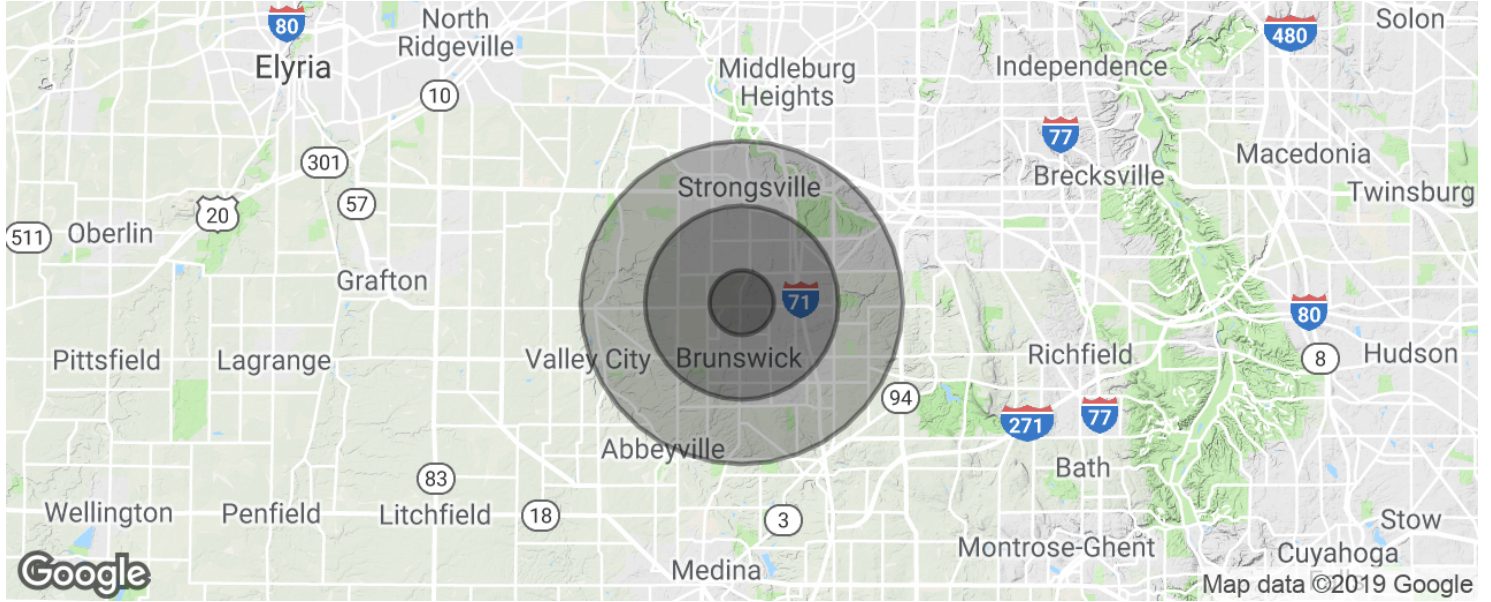
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,518	60,466	107,763
Median age	38.6	39.3	40.1
Median age (Male)	38.9	38.8	39.3
Median age (Female)	38.2	39.8	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,202	22,194	40,422
# of persons per HH	2.7	2.7	2.7
Average HH income	\$70,936	\$81,610	\$81,232
Average house value	\$169,353	\$216,161	\$222,495

\* Demographic data derived from 2010 US Census

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