



## Property Highlights

**FOR SALE: \$299,000**

- 784+/- SF Retail/Commercial Building on 3.87 acres of land zoned Commercial
- 4.35 acres zoned Residential
- Frontage- 345'
- Depth- 1,286'
- Property can be split
- Water and sewer are at Pearl Road and Molly Drive
- Annual Taxes-\$10,460
- Located just North of the corner of Pearl Road and Sleepy Hollow Road in Brunswick
- Great development opportunity for strip center
- Adjacent 8.77 acres zoned commercial available under different ownership

**LISTING AGENT**

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An additional Commercial Zoned 8.77 acres, in blue is available

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Possible uses are Retail, Personal Services, Fast Food, Bank, Financial Institution, Beverage, Dollar Store, Auto Parts Store, Medical and Dental Clinics, Offices, Veterinary Hospitals and Clinics



**DEMOGRAPHICS**

	5 Mile	7 Miles	10 Miles
Population	76,324	130,249	225,112
Number of Households	29,291	49,940	88,316
Annual Income	\$91,827	\$95,263	\$96,641

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