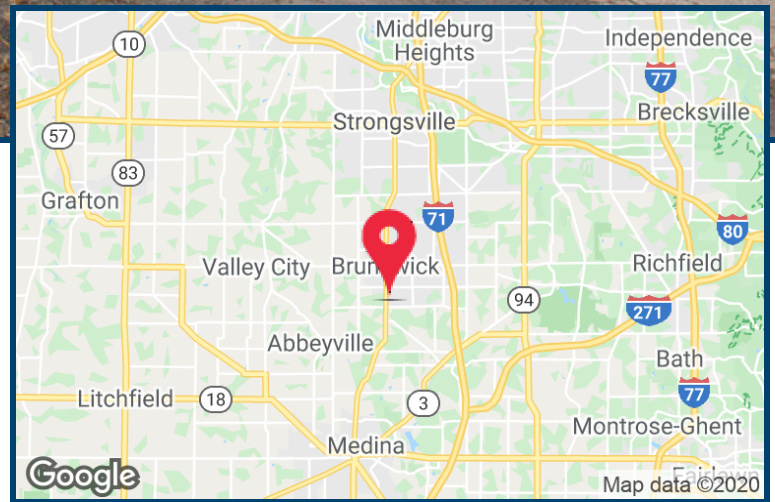




**SALE PRICE: \$229,000**

### Property Highlights

Lot Size:	8.22 Acres
Commercial Acreage:	3.87+/-
Residential Acreage	4.35+/-
Price Per Acre:	\$27,858
Frontage:	256'
Depth:	420'
Former Use:	Landscaping Business
Building Size:	784 SF
Year Built:	1963
Zoning:	Commercial/ Residential
Water And Sewer	At Pearl Road & Molly Drive
Annual Taxes:	\$12,268



### LISTING AGENT

SAM TECCA  
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**330.722.5002**

**GERSPACHER REAL ESTATE GROUP**  
5164 Normandy Park Drive, Suite 285  
Medina, OH 44256



### PROPERTY OVERVIEW

The property was formerly used as a Landscaping Supply Store with Outdoor Storage space. 3.87 +/- Acres Zoned CG General Commercial/Gateway Commercial with possible uses including Retail, Personal Services, Fast Food, Bank, Financial Institution, Beverage, Dollar Store, Auto Parts Store, Medical/Dental Clinics, Veterinary Hospitals and numerous others. Also offered is the adjacent-rear 4.35 +/- Acres Zoned Low Density Residential (2 units per acre) with access off Glenmont Drive and Molly Drive.

### LOCATION OVERVIEW

Located just North of the corner of Pearl Road and Sleepy Hollow Road in Brunswick

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	13,575	31,638	54,733
Total Population	35,006	83,657	145,167
Average HH Income	\$70,589	\$79,779	\$82,597