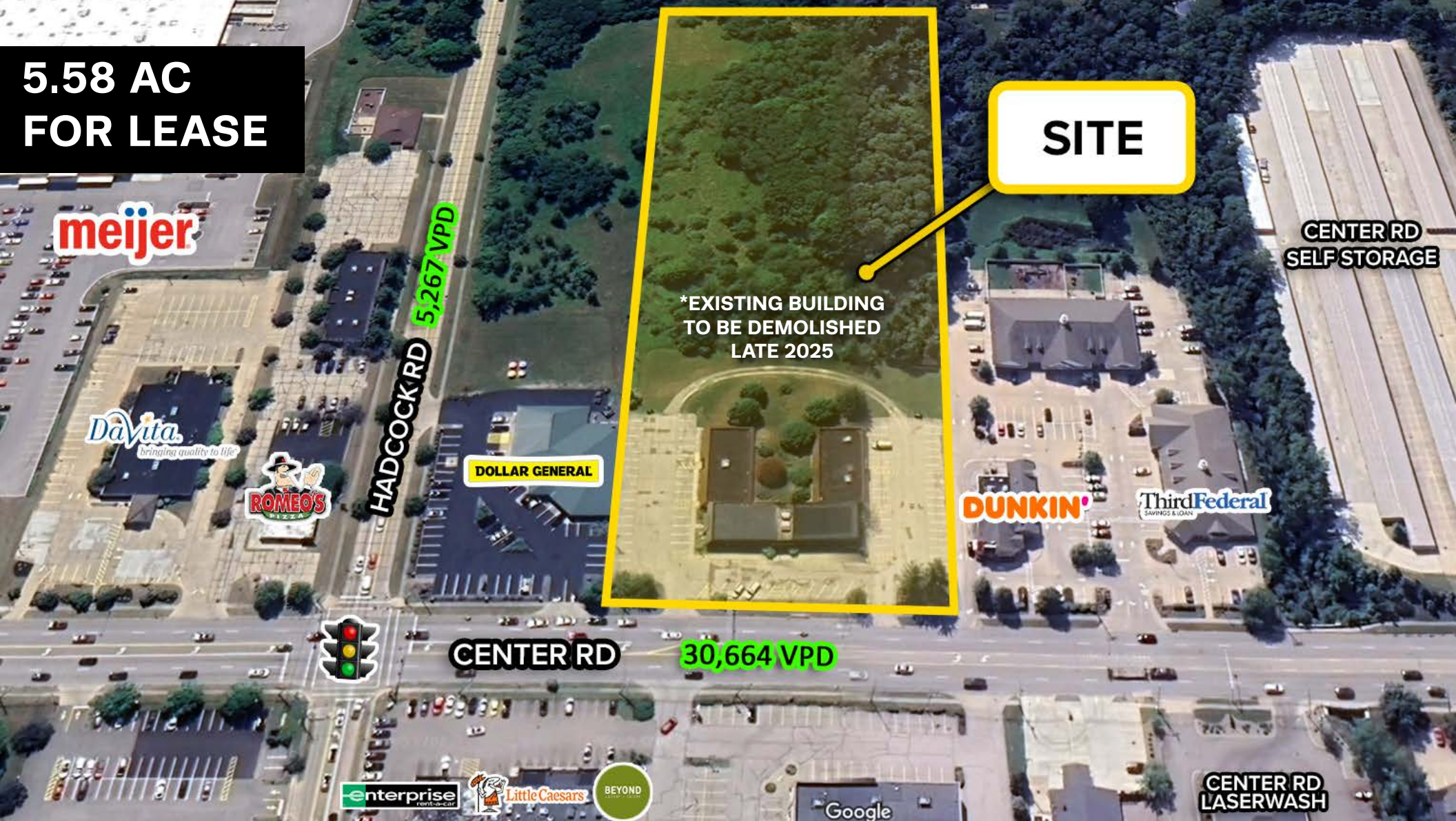


**5.58 AC
FOR LEASE**



RETAIL SITES FOR GROUND LEASE ON CENTER RD
3864 CENTER RD, BRUNSWICK, OH 44212

CONTACT:

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Austin Pay

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RETAIL SITES FOR GROUND LEASE

3864 Center Rd, Brunswick, OH 44212

PROPERTY OVERVIEW

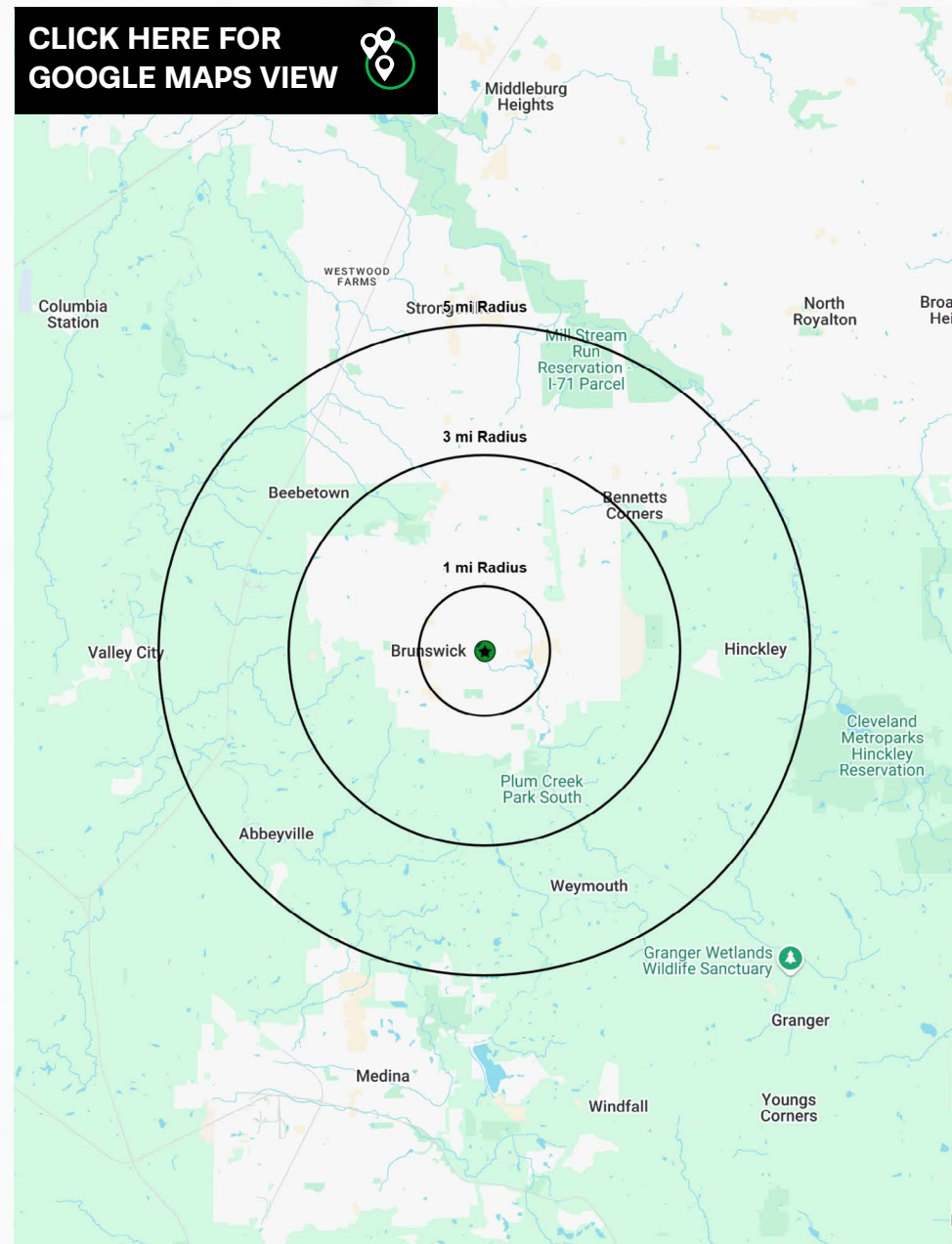
PROPERTY SUMMARY

- Development opportunity on Center Rd – cleared commercial land with parcel flexibility
- **Parcels can be leased together or seperate**
- **Lease price of the site (300 x 300 Frontage): \$145,000/year**
- **Ground lease (entire site 5.58 AC); \$200,000/year**
- **Ground lease (rear site 3.51AC): \$50,000/year**
- Prime location with strong traffic counts and excellent frontage – Over 30,000 vpd on Center Rd (OH-303)
- Close proximity to Meijer (500-1000 ft)
- Ideal for national and regional tenants
- Utilities available at the street

DEMOGRAPHICS

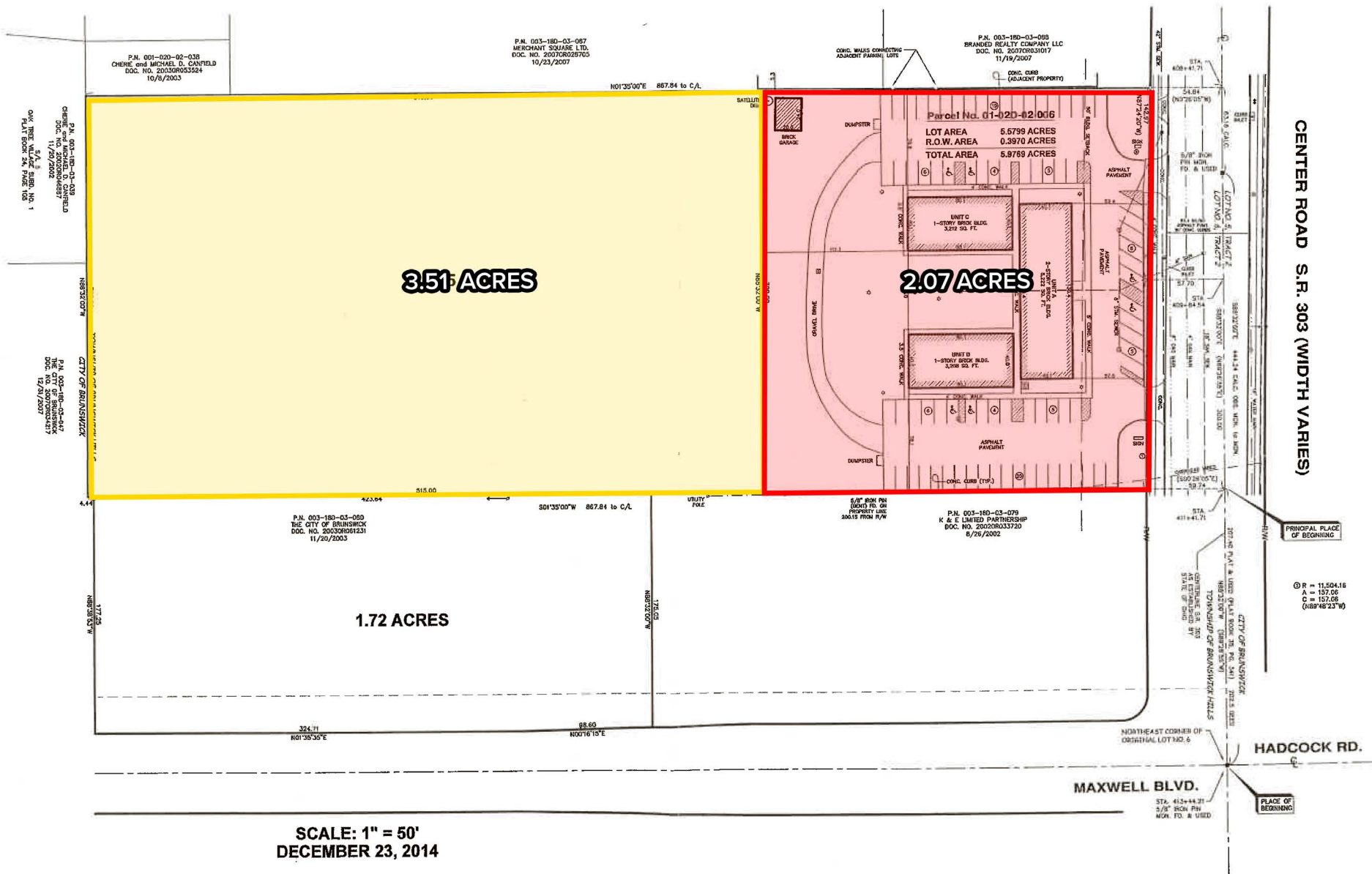
	1-MILE	3-MILE	5-MILE
POPULATION	9,096	47,734	81,535
HOUSEHOLDS	3,972	19,250	32,274
AVERAGE HH INCOME	\$99,568	\$116,441	\$135,454
MEDIAN HH INCOME	\$80,784	\$92,653	\$104,717
DAYTIME POPULATION	5,438	24,918	49,685

CLICK HERE FOR
GOOGLE MAPS VIEW



3864 Center Rd, Brunswick, OH 44212

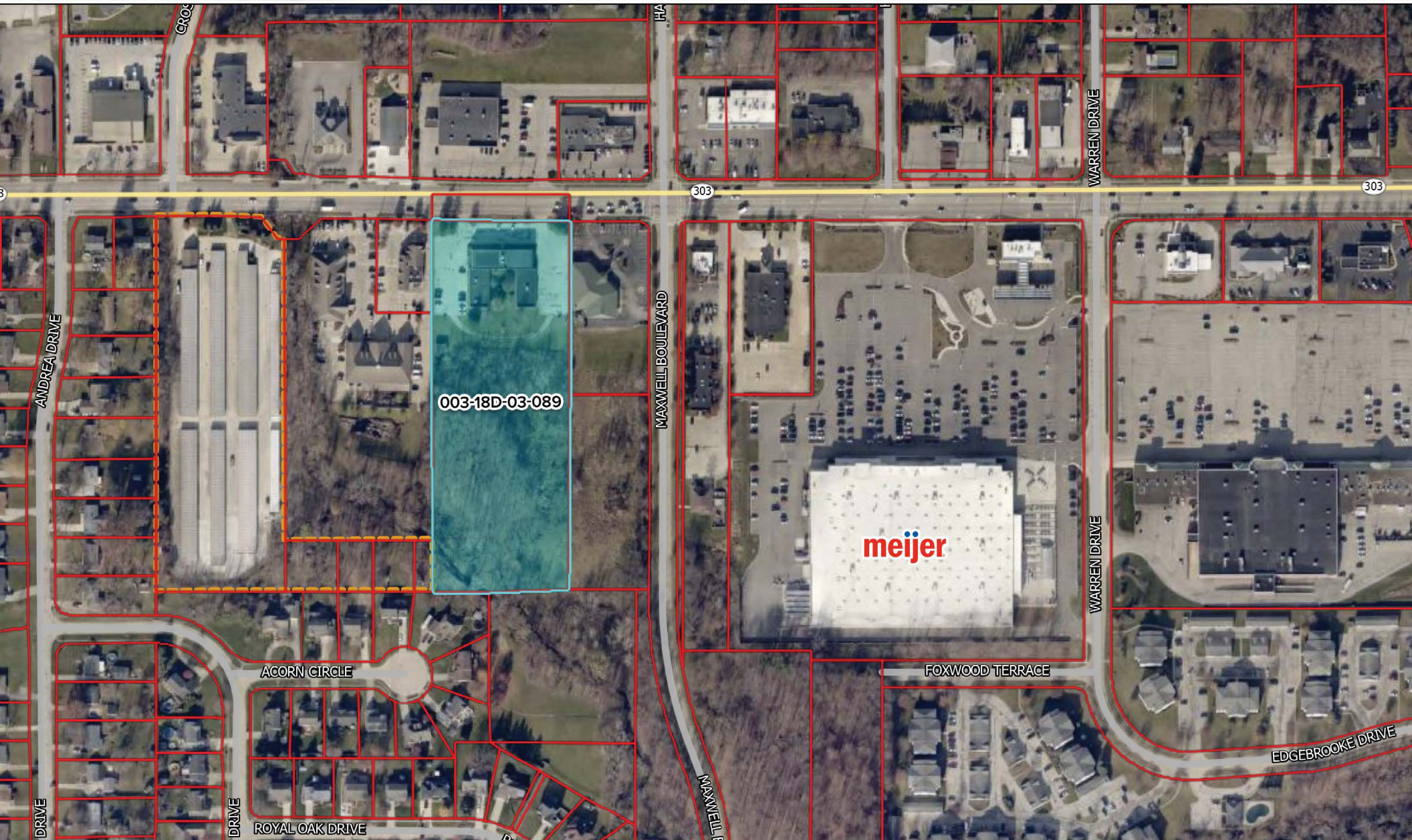
SITE PLAN



RETAIL SITES FOR GROUND LEASE

3864 Center Rd, Brunswick, OH 44212

PARCEL



RETAIL SITES FOR GROUND LEASE

3864 Center Rd, Brunswick, OH 44212

MICRO AERIAL



3864 Center Rd, Brunswick, OH 44212

