

Also For Sale

3.9 Acres

Also For Sale
6.07 Acres

Approx.
3 Acres

SALE

3 Acres For Multifamily Development

THREE ACRES OF REAR LAND AT PEARL RD.

Brunswick, OH 44212

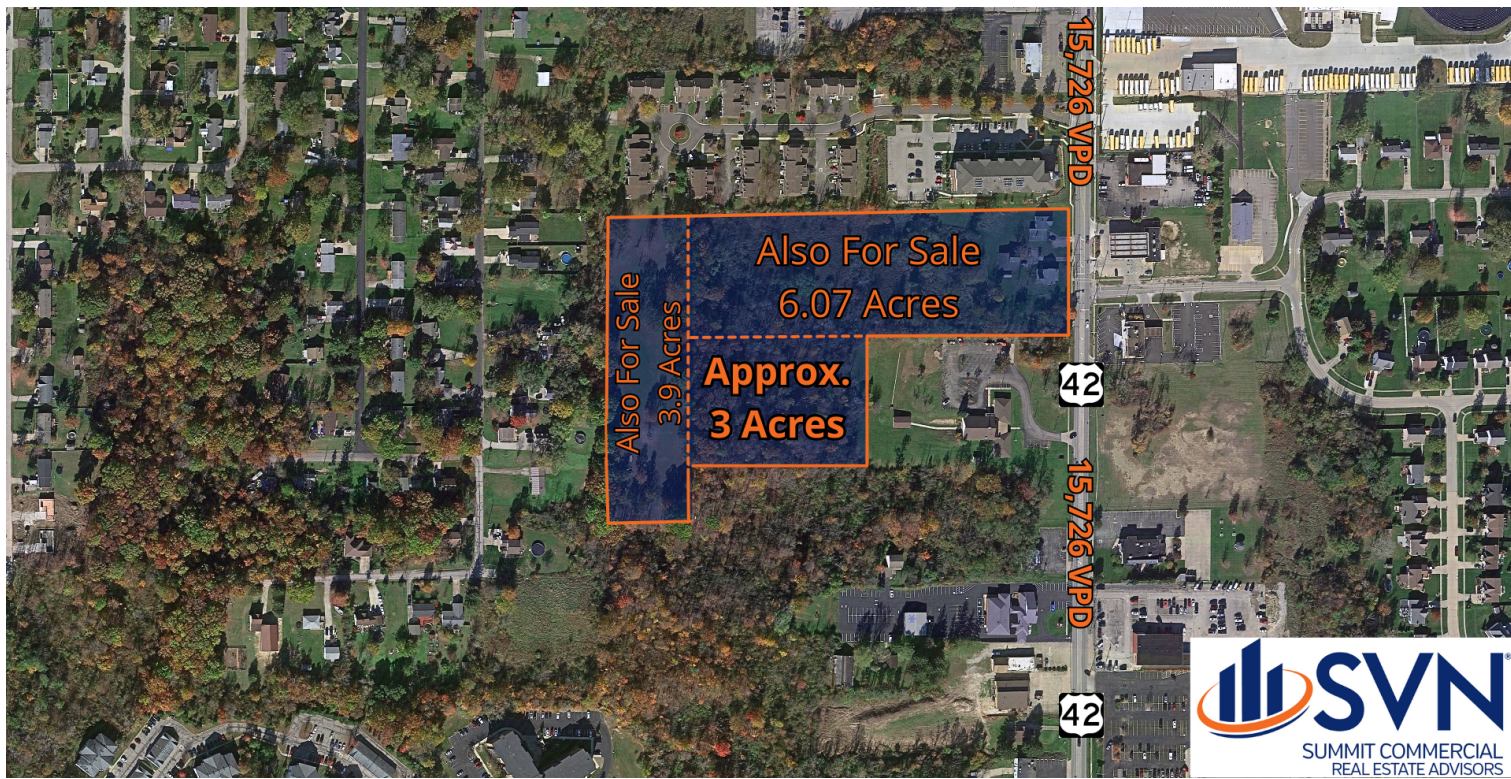
PRESENTED BY:

TYLER ROBIN

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------|-------------------------------|
| SALE PRICE: | Subject To Offer |
| LOT SIZE: | 3 Acres |
| ZONING: | RM-Medium Density Residential |
| MARKET: | CLE-Southwest |
| SUBMARKET: | Akron/Canton-West |
| APN: | 003-18C-04-119 |

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PROPERTY OVERVIEW

The Subject Property is situated in an environment that is highly conducive to multifamily development with nearby apartments, heavy commercial development, and Brunswick Schools. According to the City of Brunswick, the Subject Property is zoned R-M Medium Density Residential. The Subject Property is not serviced with city water and sewer. However, water and sewer are available to the West beneath Jefferson Ave, North beneath Southwick Boulevard, and East behind Carlson’s Funeral Home.

PROPERTY HIGHLIGHTS

- High traffic count along Pearl Rd.
- Utilities are all close by making infrastructure costs minimal.
- 7-Minute Drive to I-71.
- Property Resides within Brunswick Community Reinvestment Area.
- High-Speed Medina County Fiber Network Accessible.

CITY INFORMATION



LOCATION DESCRIPTION

Brunswick is a welcoming home to business, community, and economic growth. Explore all the wonderful opportunities Brunswick has to offer, from outstanding business sites and established locations for both industrial and commercial, to great educational opportunities, fantastic available workforce, and training options, within a growing community and region. Strategically located in the northern tier of Medina County, with direct access to I-71, just 15 minutes south of CLE International Airport, Brunswick has a population of more than 37,000 to assist in workforce solutions. With three industrial parks, two large commercial corridors, and ample opportunity for growth, as well as three major medical support systems within the community and two hospitals within minutes. Brunswick is pro-business, smart manufacturing, and community-engaged, always willing to lend a hand, a foot, or whatever it takes to help support business success.

CITY HIGHLIGHTS

- Great access to Interstate 71.
- Business Friendly City government.
- Growing Community with several new projects in the works.
- Highly Rated School System.
- Access to Cleveland Clinic and University Hospitals health care systems.
- Big city amenities and attractions in nearby Cleveland.
- High-speed county fiber network available throughout the business parks
- Workforce and skill development alliances
- Large available workforce
- Location and networking within our business sectors
- Education resources, including our Brunswick University Center with Tri-C as an anchor to higher education and workforce training.

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ADDITIONAL PHOTOS



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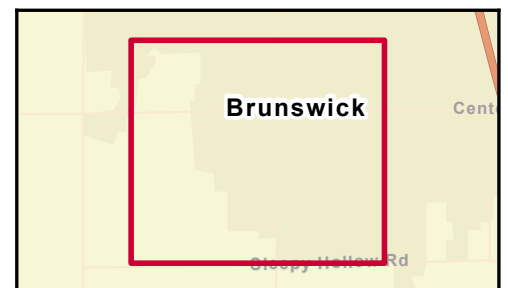
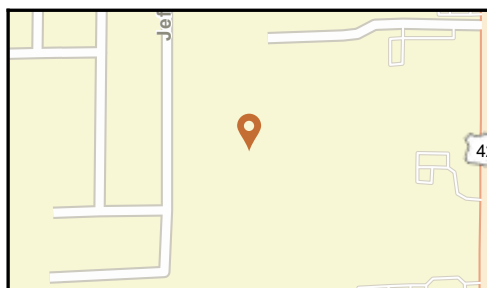
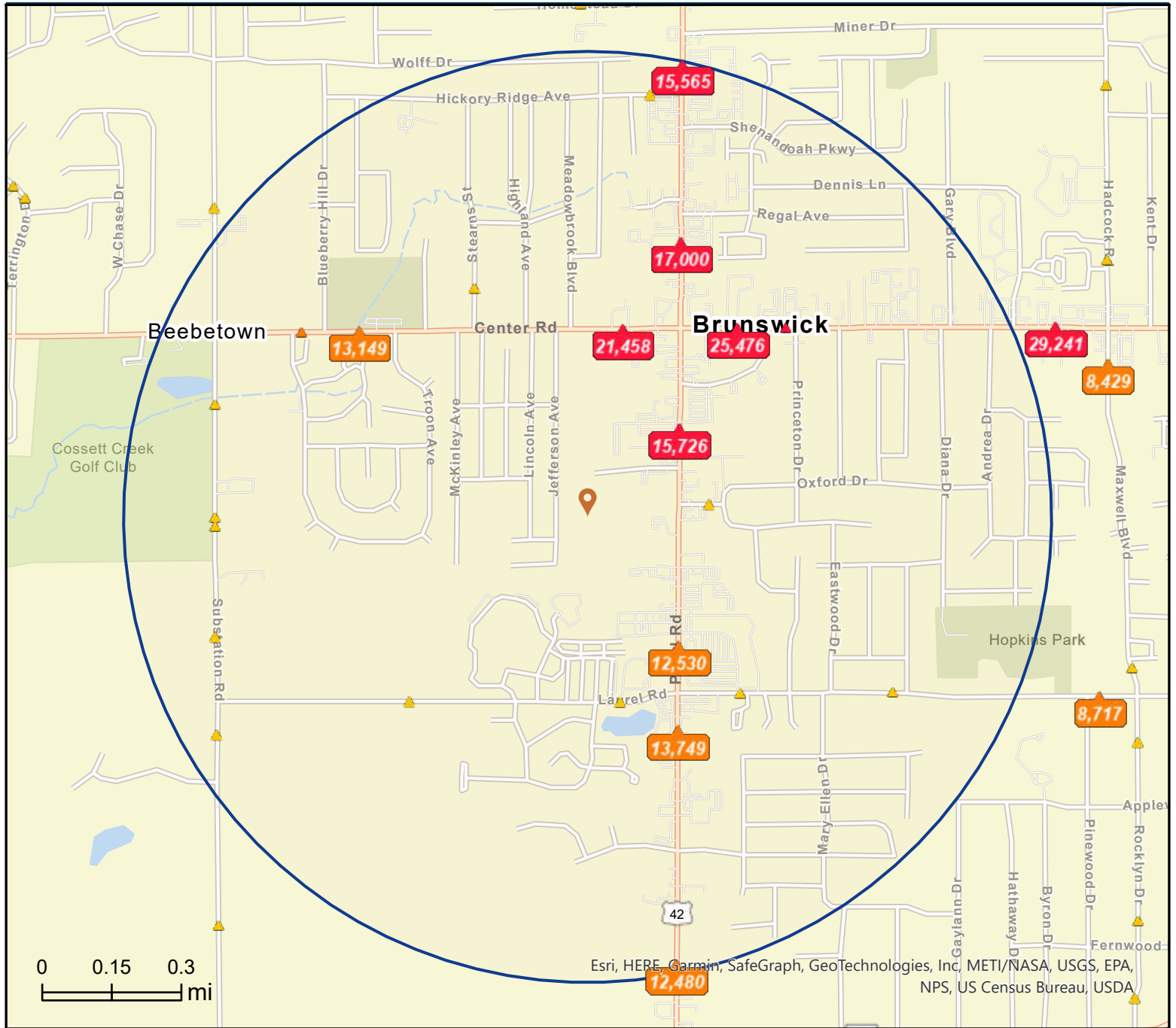
RETAILER MAP



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Brunswick
Brunswick, Ohio
Rings: 1 mile radii

Prepared by Esri
Latitude: 41.23238
Longitude: -81.84517



Source: ©2022 Kalibrate Technologies (Q3 2022).

May 02, 2023

DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 7,831 | 40,432 | 78,200 |
| AVERAGE AGE | 42.0 | 40.9 | 42.4 |
| AVERAGE AGE (MALE) | 39.8 | 40.4 | 42.0 |
| AVERAGE AGE (FEMALE) | 44.5 | 41.7 | 42.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,539 | 16,696 | 31,295 |
| # OF PERSONS PER HH | 2.2 | 2.4 | 2.5 |
| AVERAGE HH INCOME | \$68,444 | \$81,850 | \$96,661 |
| AVERAGE HOUSE VALUE | \$171,081 | \$194,178 | \$226,692 |

* Demographic data derived from 2020 ACS - US Census

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TYLER ROBIN

ASSOCIATE ADVISOR

BACKGROUND & EXPERIENCE

SVN Summit Commercial Real Estate Advisors

Associate Advisor

2021 - Present

- Experienced Industrial advisor with superb client retention.
- Highly Competent in "Value-Add" Industrial leasing strategies to improve the overall performance of a client's asset.
- Exceptional track record of utilizing creative strategies, optimizing investments, and leveraging opportunities.
- Experience in multiple land development scenarios, including Apartment, Single-family, Industrial, and Retail.
- Highly skilled in correctly underwriting and valuing Industrial and Land development properties in the marketplace.
- Corporate clients worked with include West Shore Homes, Laszeray Technology, Redwood Apartment Neighborhoods, Pride One Construction, CAM INC, Janotta & Herner, KTM-North America, Protective Life Corp, H & M Metal Processing Co, Pulte Homes, and BTCM Group.

Sandridge Food Corp.

Area Leader

2014 - 2021

- Directly Managed and coached 15+ employees processing high-volume manufacturing.
- Worked with C-suite level management to provide resources to other departments while maintaining production levels within my own department.
- Provided daily schedules to meet the needs of my department and others within the factory.
- Managed the reception of Raw goods for my department by balancing incoming orders with current production levels.
- Trained teams of 100% new hires to effectively execute busy season schedules while working 11-14 hour days up to 21 days straight.

INVOLVEMENTS & ACCOMPLISHMENTS

- **Member**, Medina County Economic Development Corporation. 2022 - PRESENT
- **Member**, Made In Medina County 2022 - PRESENT
- **Member**, SVN Industrial Council 2021 - PRESENT
- **Member**, SVN Land Development Council 2021 - PRESENT
- **Member**, The Fisher Sales Society, University of Akron 2020 - PRESENT



CONTACT



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svnsummitcommerical.com

SPECIALTIES

- INDUSTRIAL SALES & LEASING
- LAND DEVELOPMENT
- INVESTMENT

EDUCATION

THE UNIVERSITY OF AKRON

Bachelor of Business Administration
Sales Management
GRADUATED: 2021

HOCKING COLLEGE

General Study of the Arts & Sciences
GRADUATED: 2017

MY LISTINGS

