

0.48 AC Development Opportunity

For Sale | Western Drive, Brunswick, Ohio 44212



PEARL RD. 13,048 VPD



42

★ COOL BEANS



CUSHMAN & WAKEFIELD

CRESCO
Real Estate



42

OXFORD DRIVE

WESTERN RESERVE DR

PROPERTY HIGHLIGHTS

- 0.48 acres located just off the signalized Pearl Road/ Oxford Drive intersection
- 13,048 VPD on Route 42
- Flexible zoning
- Great opportunity for destination retail



84,148

Population
(2025 | 5 Mile)

43.7

Median Age
(2025 | 5 Mile)

33,551

Households
(2025 | 5 Mile)

\$132,801

Household Income
(2025 | 5 Mile)

2,836

Total Businesses
(2025 | 5 Mile)

30,271

Total Employees
(2025 | 5 Mile)



About Brunswick

Brunswick, Ohio is a well-positioned suburban market in northern Medina County, located along Interstate 71 between Cleveland and Akron. For retailers unfamiliar with Northeast Ohio, Brunswick functions as both a residential growth market and a regional convenience retail node, serving local households as well as consumers traveling along the I-71 corridor.

The city sits at the intersection of I-71 and State Route 303, with additional access to U.S. Route 42 and nearby connections to the Ohio Turnpike, Cleveland Hopkins International Airport, and the broader Cleveland-Akron labor and consumer base. This location gives Brunswick strong regional accessibility while still maintaining the characteristics of a stable, family-oriented suburban community.

From a retail perspective, Brunswick's primary commercial activity is concentrated along State Route 303 / Center Road and Pearl Road, with the I-71 interchange serving as a key traffic driver. The Brunswick Town Center area is a major retail anchor within the community, supported by national tenants, restaurants, service users, and high traffic volumes. The city's commercial corridors also benefit from nearby residential neighborhoods, schools, parks, medical users, and employment centers.

Brunswick is especially relevant for retailers seeking a suburban Cleveland-Akron location with strong incomes, convenient highway access, and a built-in residential customer base. The market is not an urban infill environment and does not rely solely on downtown foot traffic. Instead, it is a car-oriented suburban trade area with strong daily-needs demand, regional accessibility, and continued commercial and residential activity.

WESTERN DRIVE BRUNSWICK, OH 44212

RYAN FISHER
Senior Vice President
+1 216 525 1497
rfisher@crescorealestate.com

Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com



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