



1655 Pearl Rd.
Brunswick, OH

Property Features

- Available: 1,925 SF
- 44,500 SF busy neighborhood shopping center anchored by Discount Drug Mart
- Located near the intersection of Pearl Rd. & SR 303 (Center Road)
- Tenants include: Kelly's Crepe's, Old World Deli, Synergy Chiropractic & Dino Maria's Hair Salon
- Traffic Count: Pearl Road: 26,279 (CPD)
- Traffic Count: Center Road: 25,476 (CPD)



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*Site plan not to scale



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Executive Summary

1655 Pearl Rd, Brunswick, Ohio, 44212 2
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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.22976
Longitude: -81.84000

	1 mile	3 miles	5 miles
Population			
2010 Population	8,429	41,240	77,569
2020 Population	8,686	42,633	81,597
2022 Population	8,748	43,104	81,866
2027 Population	8,823	43,644	81,885
2010-2020 Annual Rate	0.30%	0.33%	0.51%
2020-2022 Annual Rate	0.32%	0.49%	0.15%
2022-2027 Annual Rate	0.17%	0.25%	0.00%
2022 Male Population	48.6%	49.1%	49.1%
2022 Female Population	51.4%	50.9%	50.9%
2022 Median Age	40.1	40.9	43.3

In the identified area, the current year population is 81,866. In 2020, the Census count in the area was 81,597. The rate of change since 2020 was 0.15% annually. The five-year projection for the population in the area is 81,885 representing a change of 0.00% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 43.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	88.6%	90.3%	89.6%
2022 Black Alone	2.2%	1.3%	1.5%
2022 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2022 Asian Alone	1.4%	1.5%	2.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.3%	1.0%	0.9%
2022 Two or More Races	6.4%	5.7%	5.3%
2022 Hispanic Origin (Any Race)	3.6%	3.3%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	66	89	118
2010 Households	3,461	15,715	28,711
2020 Households	3,788	17,101	31,450
2022 Households	3,838	17,397	31,738
2027 Households	3,898	17,776	32,049
2010-2020 Annual Rate	0.91%	0.85%	0.92%
2020-2022 Annual Rate	0.58%	0.77%	0.41%
2022-2027 Annual Rate	0.31%	0.43%	0.20%
2022 Average Household Size	2.25	2.46	2.56

The household count in this area has changed from 31,450 in 2020 to 31,738 in the current year, a change of 0.41% annually. The five-year projection of households is 32,049, a change of 0.20% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2020. The number of families in the current year is 23,401 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	16.2%	14.3%	14.2%
Median Household Income			
2022 Median Household Income	\$63,386	\$77,114	\$88,261
2027 Median Household Income	\$69,011	\$86,954	\$100,670
2022-2027 Annual Rate	1.71%	2.43%	2.67%
Average Household Income			
2022 Average Household Income	\$86,961	\$100,543	\$114,511
2027 Average Household Income	\$97,055	\$113,939	\$130,790
2022-2027 Annual Rate	2.22%	2.53%	2.69%
Per Capita Income			
2022 Per Capita Income	\$36,871	\$40,382	\$44,650
2027 Per Capita Income	\$41,460	\$46,180	\$51,483
2022-2027 Annual Rate	2.37%	2.72%	2.89%

Households by Income

Current median household income is \$88,261 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$100,670 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$114,511 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$130,790 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$44,650 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$51,483 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	135	152	152
2010 Total Housing Units	3,721	16,529	30,055
2010 Owner Occupied Housing Units	2,411	12,487	24,168
2010 Renter Occupied Housing Units	1,050	3,228	4,543
2010 Vacant Housing Units	260	814	1,344
2020 Total Housing Units	3,956	17,776	32,620
2020 Vacant Housing Units	168	675	1,170
2022 Total Housing Units	4,009	18,089	32,935
2022 Owner Occupied Housing Units	2,478	13,451	26,209
2022 Renter Occupied Housing Units	1,360	3,946	5,530
2022 Vacant Housing Units	171	692	1,197
2027 Total Housing Units	4,067	18,478	33,426
2027 Owner Occupied Housing Units	2,560	13,887	26,655
2027 Renter Occupied Housing Units	1,338	3,888	5,394
2027 Vacant Housing Units	169	702	1,377

Currently, 79.6% of the 32,935 housing units in the area are owner occupied; 16.8%, renter occupied; and 3.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 32,620 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.43%. Median home value in the area is \$238,177, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.67% annually to \$271,754.

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