



WOODCREST
CAPITAL, LLC

**Hickory Ridge
Shopping Center**
1051-1091 Pearl Rd | Brunswick OH

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
1,283 SF + 5,000 SF
2nd Gen. Restaurant:
4,478 SF



- 130,829 SF Center
- Medina County, Ohio
- New Ollie's Anchor Coming Soon
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 1.48
Lease Rates	Call for Rates

Traffic Counts	
I-71	67,708 VPD
Center Road	34,084 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	11,002	55,472	86,247	165,173
Households	4,206	20,688	32,115	57,039
Average HH Income	\$87,473	\$99,212	\$108,371	\$90,192

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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