



SITE



30,363 VPD

16,883 VPD

BROOKPARK ROAD



**AVAILABLE SAM'S CLUB
OUTPARCEL**

10260 Brookpark Road
Brooklyn, Ohio 44130

FOR LEASE

SAM'S CLUB OUTPARCEL

10260 Brookpark Road | Brooklyn, Ohio 44130



HIGHLIGHTS

- ▶ +/- 3,433 SF freestanding former QSR with drive-thru on 0.79 acres available for lease
- ▶ High profile Sam's Club outlot opportunity in the densely populated Brooklyn Trade Area
- ▶ Near the highly trafficked intersection of Brookpark Road and Tiedeman Road
- ▶ Zoned GB General Business
- ▶ Located near major retailers including: Mendards, Home Depot, Walmart, Aldi, Best Buy, Starbucks, Chipotle, McDonald's and many more!
- ▶ Disclosure: Property is located in a Zone A floodplain and up to buyer to perform due diligence to determine feasibility of development

AR | **ANCHOR**
RETAIL

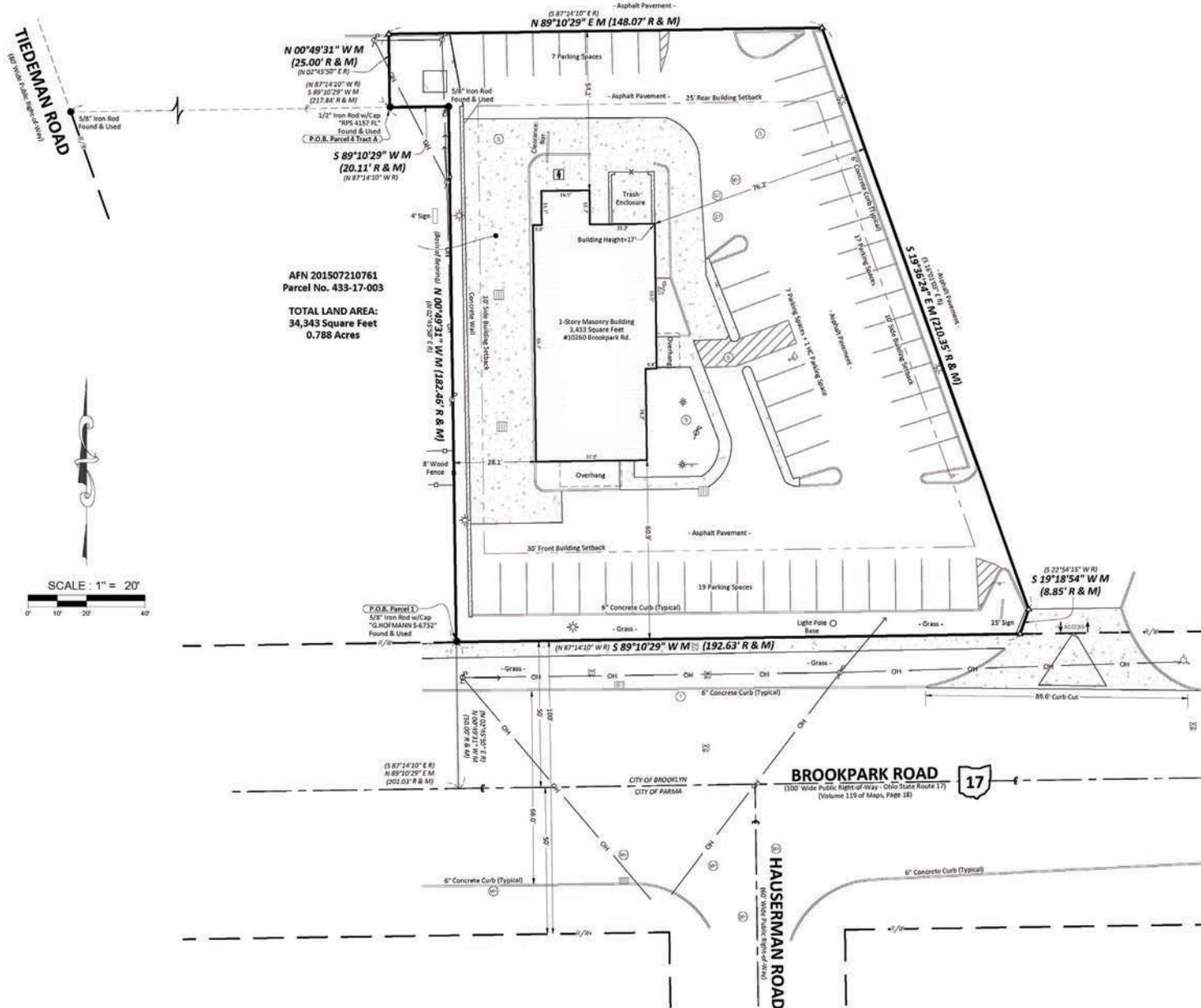
REALTY
RESOURCES
MEMBER

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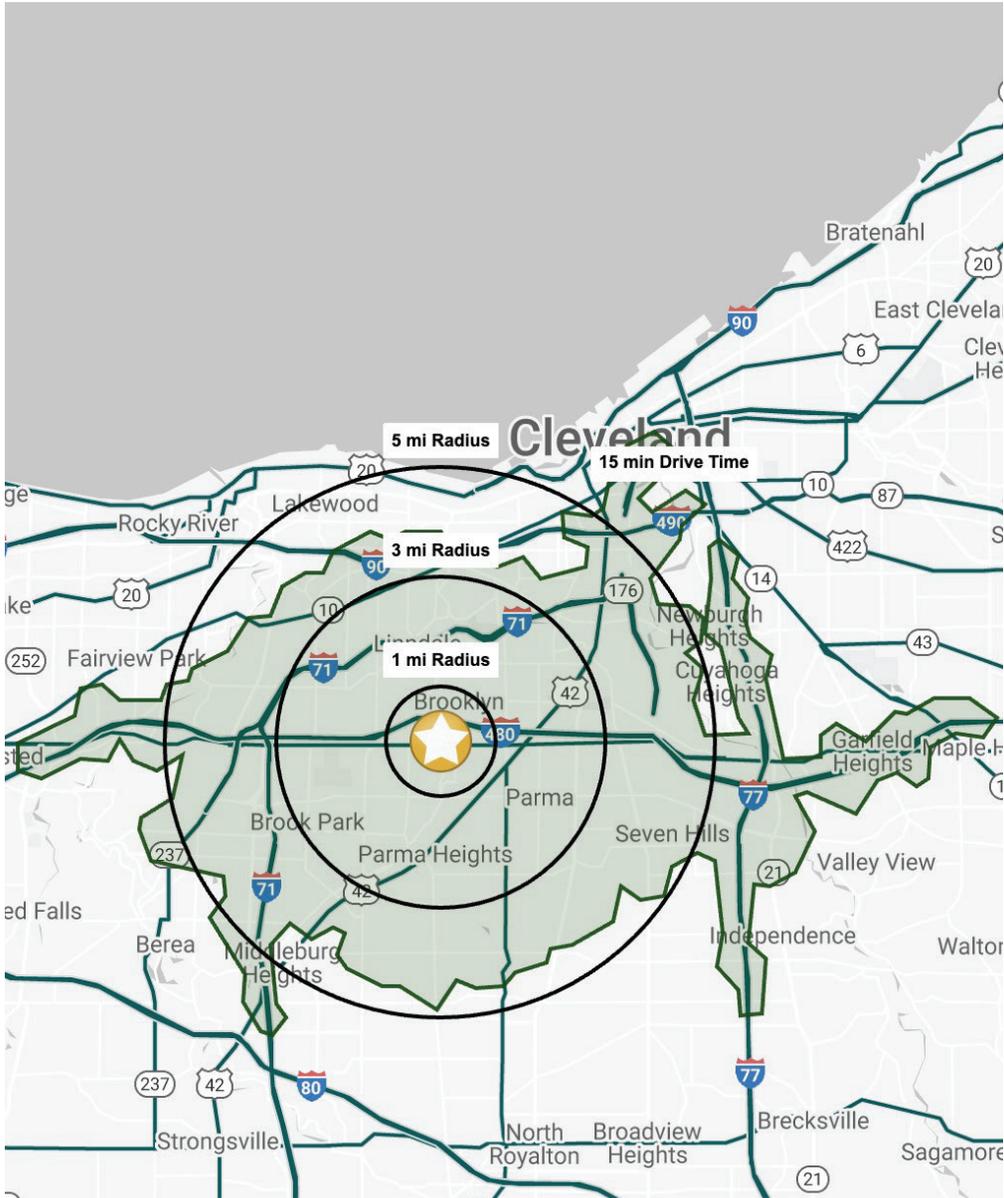
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	12,796	46,331	113,732	186,255
HOUSEHOLDS	6,798	21,292	49,789	83,902
MEDIAN AGE	41.4	44.7	44.3	43.8
AVERAGE HH INCOME	\$96,797	\$128,777	\$136,134	\$118,172
MEDIAN HH INCOME	\$63,543	\$92,949	\$96,053	\$83,120
BUSINESSES	406	2,143	5,610	10,229
EMPLOYEES	6,255	40,869	76,618	138,681
EDUCATION: BACHELORS +	43.0%	51.5%	51.2%	42.3%



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