

204 E. Broad Street

204 E. BROAD STREET, ELYRIA, OH 44035

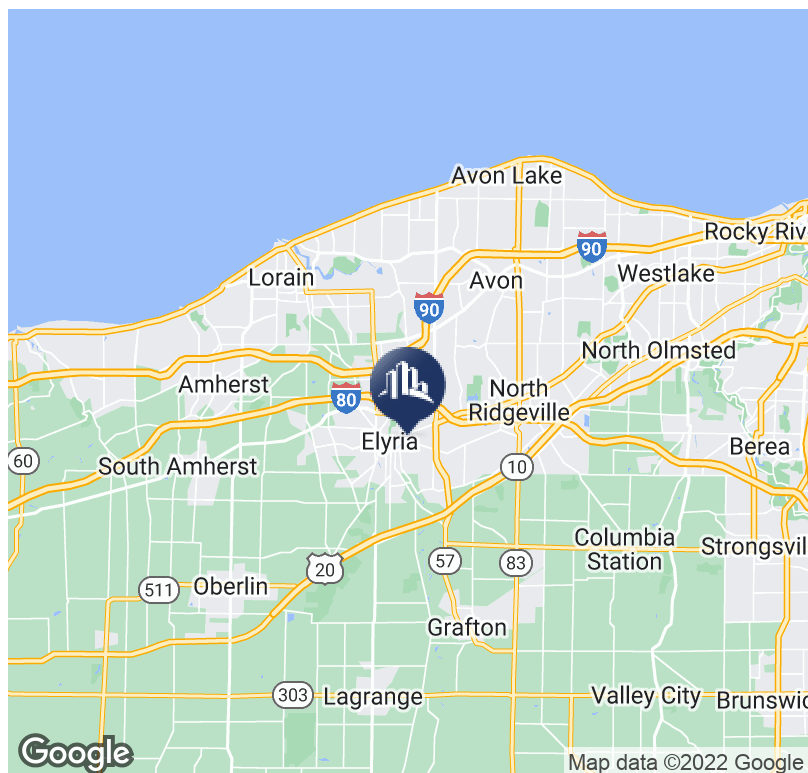
FOR LEASE

Standalone Retail Property



PROPERTY DESCRIPTION

2,584 SF Stand Alone Former Restaurant (with 20+ years in business) at a hard corner with traffic signal on a 0.49-acre site. The building has restaurant equipment - including hoods, coolers, freezers, and kitchen equipment and original booth seating. There are 25 parking spots dedicated to this property. Located directly across from UH/Elyria Medical Center on the outskirts of downtown Elyria with a daily traffic count of approximately 8,574 vehicles. Possible redevelopment site with drive-thru. The Property is currently zoned BG (Business General District).



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,584 SF
Lot Size:	0.49 Acres
Building Size:	2,584 SF
Parking Spaces:	25



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Building Name	204 E. Broad Street
Property Type	Standalone Retail
Property Subtype	Restaurant
APN	06250771092004, 0625077102003, 0625077102002, 0625077102007
Building Size	2,584 SF
Lot Size	0.49 Acres
Year Built	1975
Number of Floors	1
Average Floor Size	2,584 SF
Parking Spaces	25
Construction Status	Existing
Number of Buildings	1

Located on the corner of E. Broad Street and Park Place, this property is approximately 30 minutes from downtown Cleveland and is located in a regional retail trade area. Minutes from US Route 20, quick access to shopping, dining, medical facilities and more. Elyria is a city within the Cleveland MSA and the county seat of Lorain County. 23 miles Southwest of Cleveland.



- 2,584 SF freestanding former "Friendly's" restaurant (20+ years in business)
- High traffic intersection (~8,574 cars per day) with traffic signal
- Existing restaurant equipment, includes hoods, coolers, freezers, kitchen equipment, and original booth seating
- Business General District zoning allows for flexibility of use
- Located directly across from UH/Elyria Medical Center, with Target, Walmart, Giant Eagle, Home Depot, JoAnn Fabrics, PetSmart and more retail nearby



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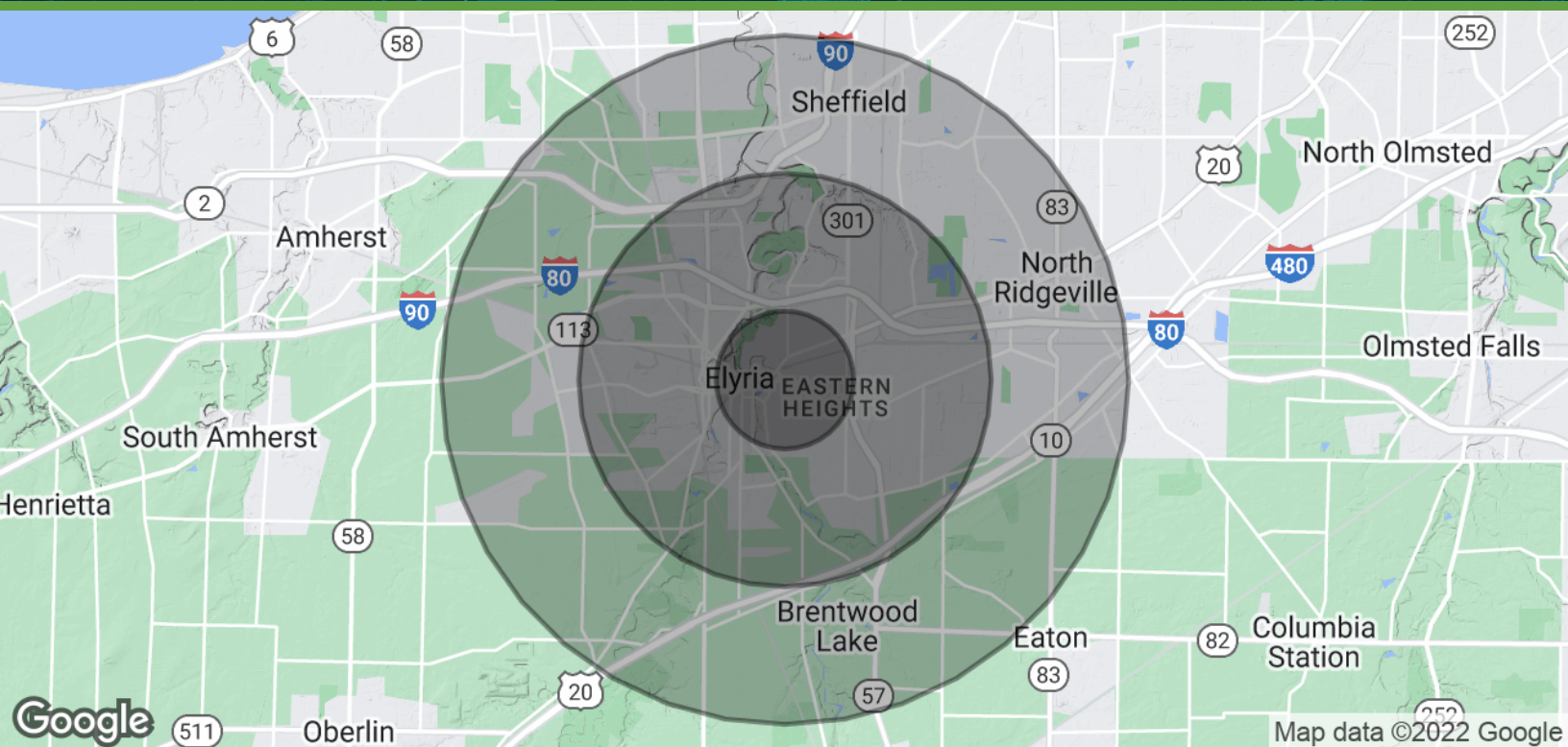
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,920	63,736	101,769
Average Age	39.3	38.7	39.3
Average Age (Male)	36.2	37.0	37.6
Average Age (Female)	40.7	40.1	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,080	25,380	40,429
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$49,484	\$53,489	\$55,108
Average House Value	\$121,319	\$132,988	\$136,971

* Demographic data derived from 2020 ACS - US Census



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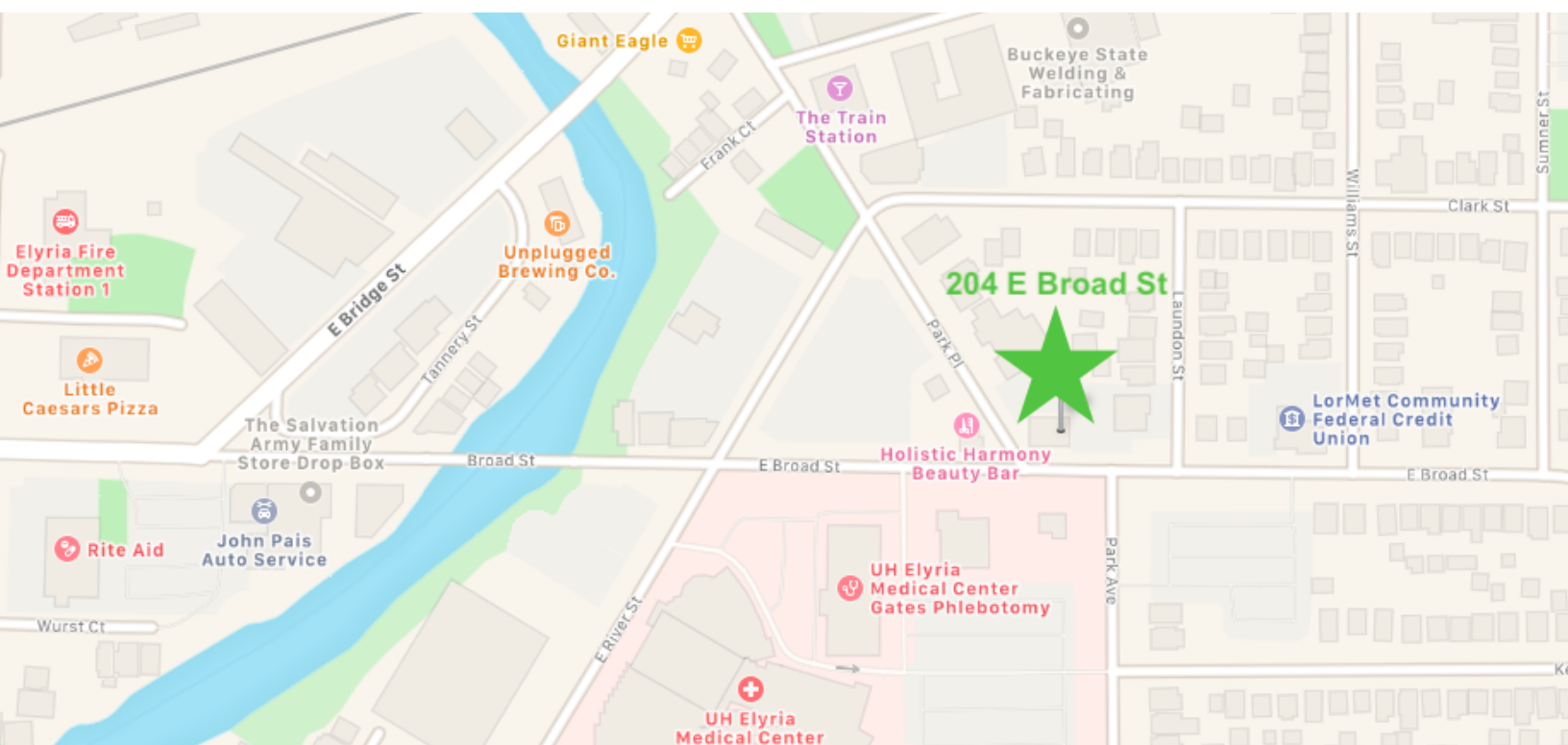
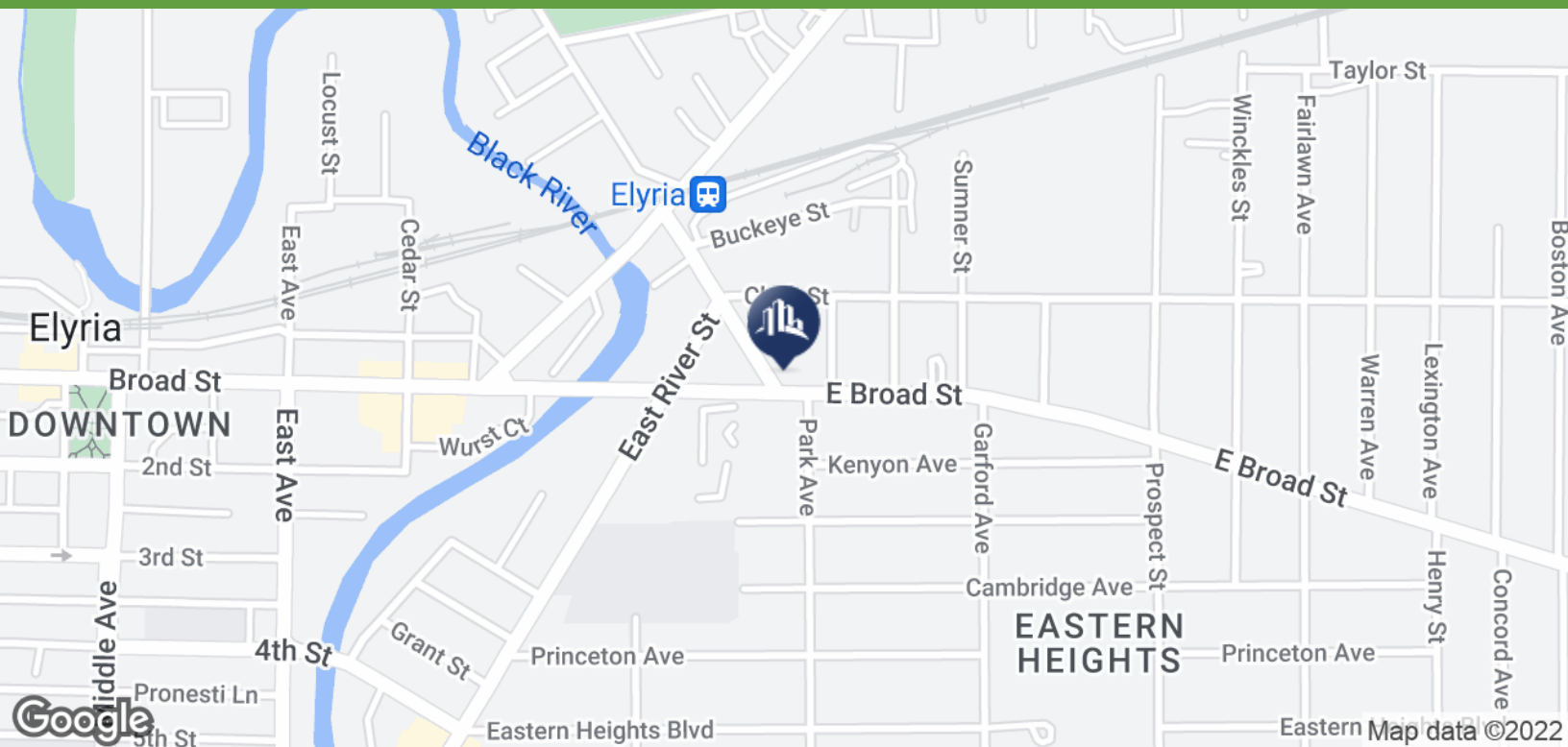
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