

FOR SALE

# GREAT OPPORTUNITY FOR SMALL BUSINESS OWNER

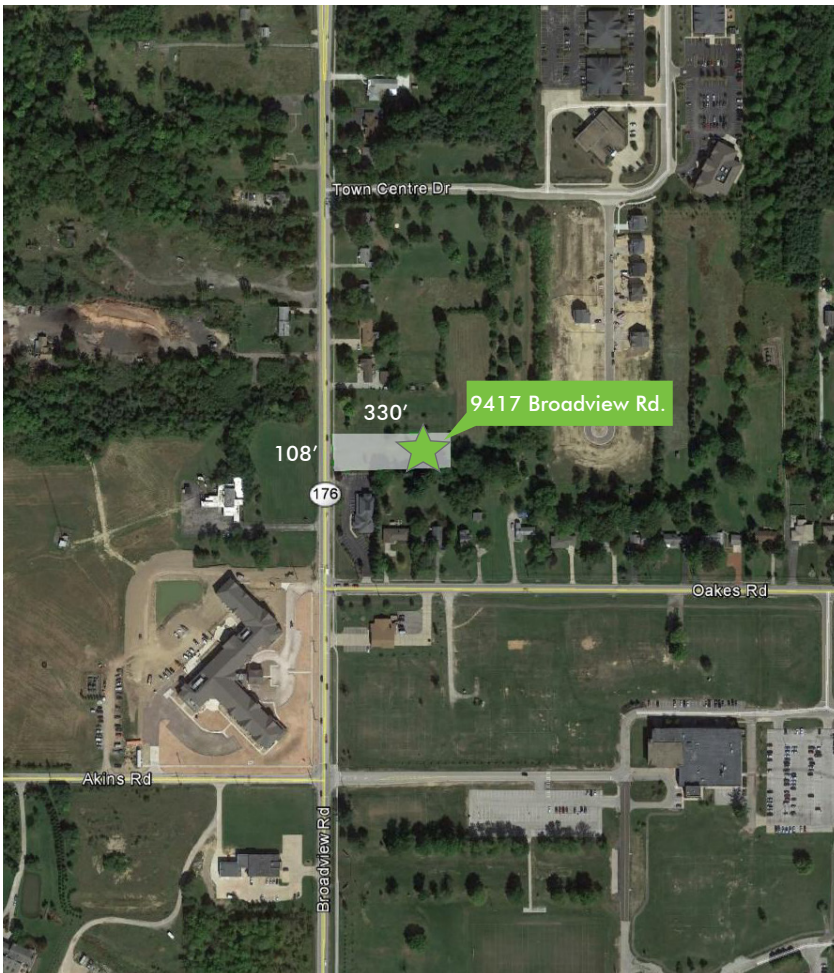
± 0.82 ACRES WITHIN MINUTES OF MAJOR HIGHWAYS

9417 BROADVIEW ROAD  
Broadview Heights, OH 44147



## PROPERTY SUMMARY

Excellent opportunity to buy .82 acres of C-1 Commercial-zoned land in Broadview Heights as development activity accelerates in the recently passed Town Center Special Planning District - approximately 100 acres in the Broadview and Royalton (SR82) Roads area. The District focus is on office and retail uses (excluding fast food). This is currently a vacant parcel, with the owner constructing a medical office building on the adjacent parcel to the immediate north. Lot has 108' of frontage. Commercial buildings already up across the street and next door. Prime opportunity to be positioned for economic development in the area.



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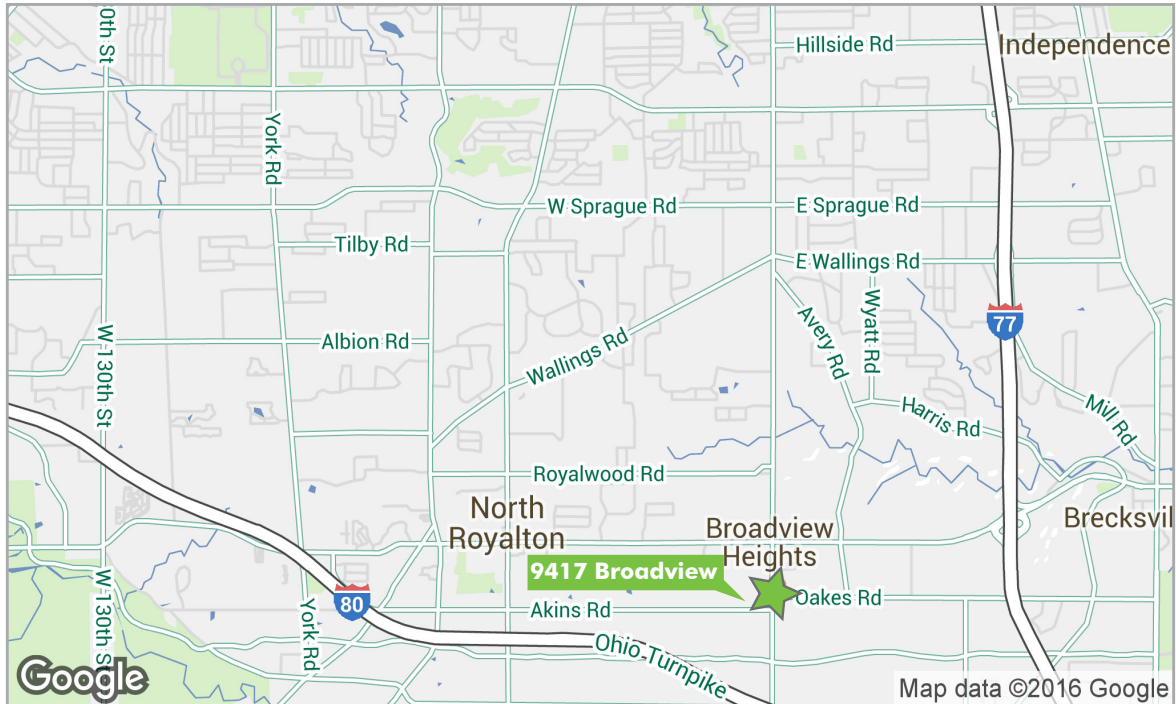
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### LOCATION MAP



Demographics	1 mile	3 miles	5 miles
Population	3,412	37,011	93,724
Daytime Population	2,070	13,508	41,143
Avg. HH Income	\$94,556	\$104,743	\$93,655
Traffic Count	Broadview Road and Royalton Road - 31,734 VPD		



### CONTACT US

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## PROPERTY HIGHLIGHTS



Part of Town Center Planning District	Infrastructure to Site
Approximately 10,000 Cars Per Day	Ideal Lot Size for Office Building or Retail
Area of Positive Economic Development	Public Water & Sewer
<b>SALE PRICE: \$224,000.00</b>	



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