

FOR SALE

Retail/Office Space

8409 GARFIELD BOULEVARD, GARFIELD HEIGHTS, OHIO 44125

RETAIL



PROPERTY INFO

EXCELLENT LOCATION

Great corner location with high visibility on main street. Exceptionally maintained one-story building with ample off-street parking and possible expansion opportunities.

- + New Price: \$59,900
- + Building Size: 1,775 SF
- + Two restroom areas
- + Lot Size: 0.2364 acres (10,296 SF)
- + Lot Frontage: 124.5 feet
- + Parcel Number: 541-12-077
- + Year Built: 1937
- + Excellent highway access to I-77 and I-480



CONTACT US

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PROPERTY INFO

NEW PRICE | \$59,900

Meticulously maintained commercial building located on busy main street in Garfield Heights. Currently used as auto repair facility, but also excellent opportunity for redevelopment to another use: convenience store, neighborhood grocer, restaurant, general retail, office, contractor/landscaper, office/warehouse.

Corner of Garfield Boulevard and East 85th Street in Garfield Heights.

The 1,775 square foot building includes a separate office area with heat and air conditioning. The shop area is heated, and there are two restroom areas.

Recent improvements include a new roof, new windows, replaced hot water heater and replaced heating furnace.



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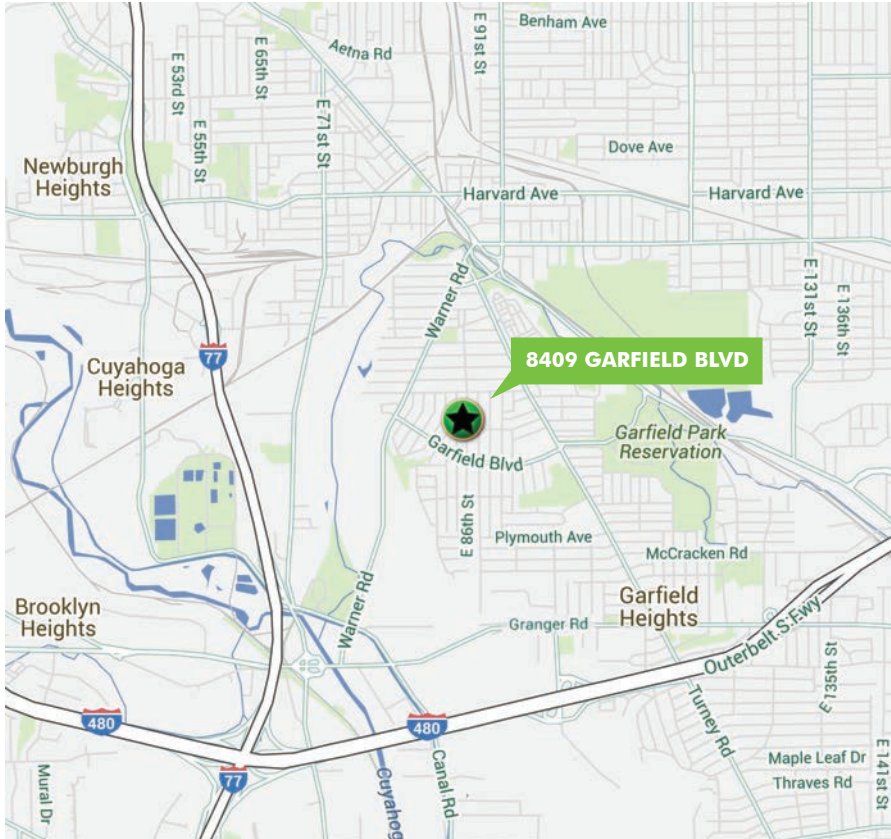
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Demographics

	1 Mile	3 Miles	5 Miles
Population	13,563	82,755	274,158
Households	25,406	33,920	116,131
Average Age	37.1	38.9	39.4
Median Household Income	\$42,303	\$32,808	\$34,527
Daytime Employees	4,228	65,187	148,813
Population Growth 2016-2021	-2.7%	-3.1%	-2.1%
Household Growth 2016-2021	-2.4%	-2.7%	-1.4%

Traffic Counts

Garfield Blvd & East 86th Street	5,842 vehicles per day
Garfield Blvd & Warner Rd, NW	7,172 vehicles per day
Warner Rd & Garfield Blvd, NE	10,262 vehicles per day

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