

## RETAIL FOR SALE

# BEST FRIENDS FAMILY RESTAURANT

1741 S Broadway (Sr 534), Geneva, OH 44041



### PROPERTY DESCRIPTION

5,169 SF retail building on 1.47 acres of land. Best Friends Family Restaurant currently operates and owns the property. Additional land available, offers exceptional redevelopment potential, with prominent interstate visibility in a high-traffic area. Ideal for Retail and Restaurant investors seeking a strategic location, the existing building provides a strong foundation for a range of business ventures. Don't miss the chance to capitalize on this versatile property, perfectly positioned for success in the newly thriving Geneva market near SPIRE Academy!

### PROPERTY HIGHLIGHTS

- Great for redevelopment
- Existing 5,169 SF building
- 1.47 acres of land
- Additional land available
- Interstate visibility in a high traffic area

### OFFERING SUMMARY

Sale Price:	\$3,000,000
Number of Units:	3
Lot Size:	1.47 Acres
Building Size:	5,169 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	113	297
Total Population	88	286	760
Average HH Income	\$82,350	\$83,261	\$89,682

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.

### RICK OSBORNE JR.

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Each Office Independently Owned and Operated [osbornegrouphio.com](http://osbornegrouphio.com)

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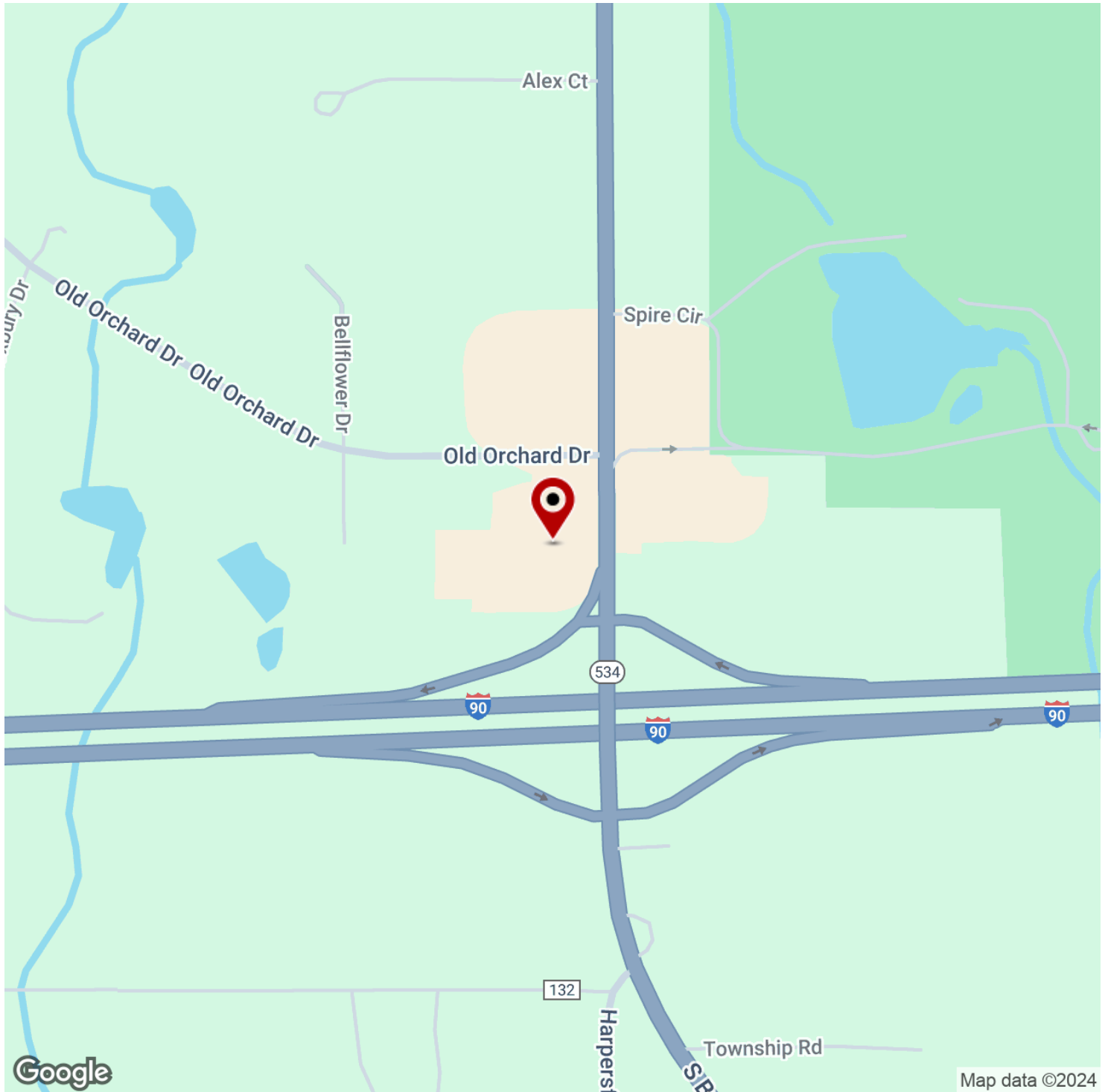
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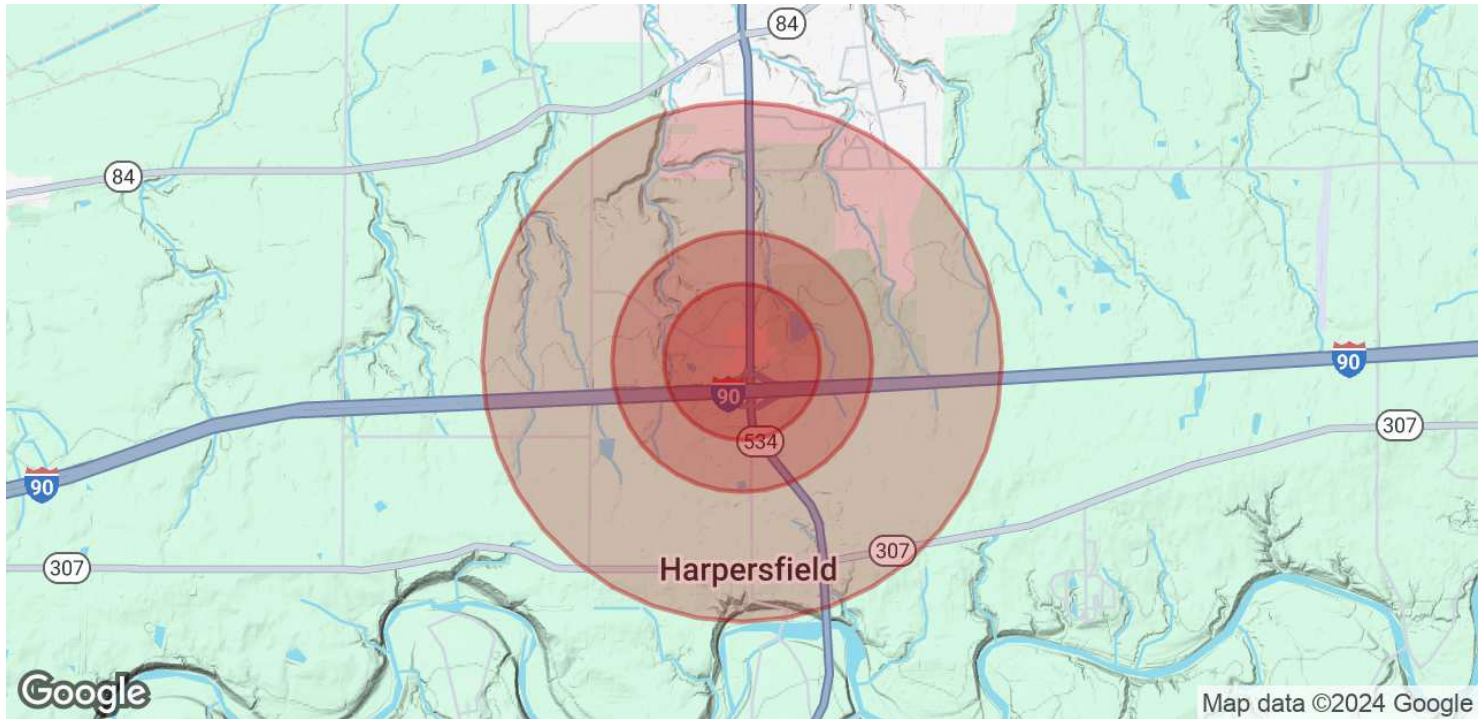
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	88	286	760
Average Age	44	44	44
Average Age (Male)	42	42	43
Average Age (Female)	46	46	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	35	113	297
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$82,350	\$83,261	\$89,682
Average House Value	\$228,417	\$228,555	\$228,789

*Demographics data derived from AlphaMap*

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