

Office | For Sale

CBRE

3,060 SF Medical Building

Excellent Location with Great Visibility

508 E. Broad Street,
Elyria, Ohio 44035



3,060 SF Medical Office Building
508 E. Broad Street | Elyria, Ohio 44035

For Sale

PROPERTY DETAILS

- + **Building Size:** 3,060 SF
- + **Land Size:** 0.62 acres (Lorain County)
- + **Parcel ID:** 06-25-016-108-041
- + **Year Built:** 1984
- + **Land Use:** Medical Office Building
- + **Frontage:** 103.85' on E. Broad St
- + **Parking:** Approximately 15 spaces
- + 13 exam rooms
- + Can be divided in 2 separate office spaces
- + 2 separate waiting rooms
- + Plumbing in all exam rooms
- + Close proximity to UH-Elyria Medical Center
- + Excellent location—25 minutes away from the Cleveland Hopkins International Airport
- + Great access to State Route 20, Route 57 and the Ohio Turnpike (I-80)
- + Originally EMH owned
- + **Real Estate Taxes / Yearly:** \$13,264.58



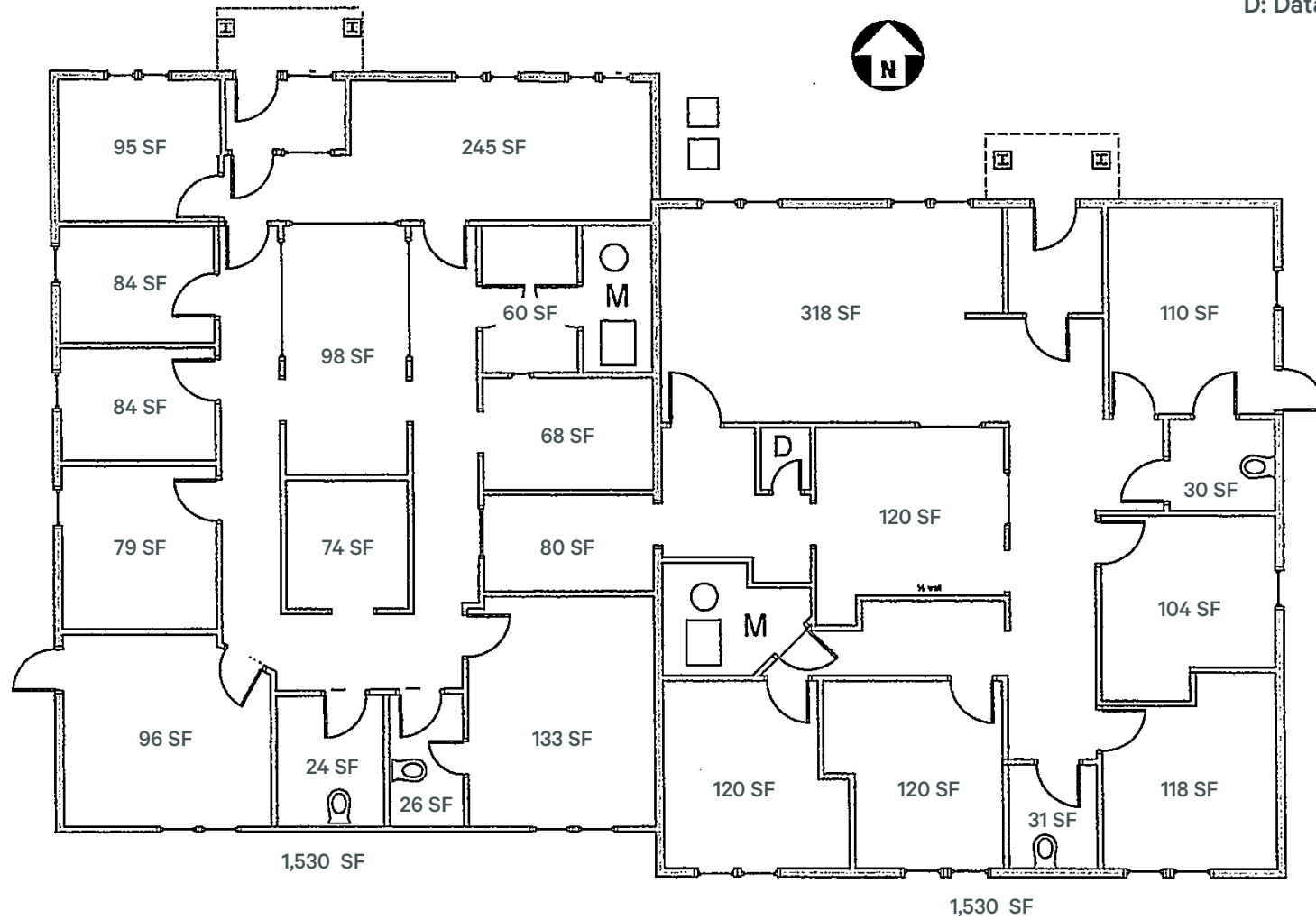
\$265,000

Sale Price

FLOOR PLAN

3,060 Total SF

M: Mechanical Space
D: Data Closet



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PROPERTY PHOTOS



DEMOGRAPHIC OVERVIEW

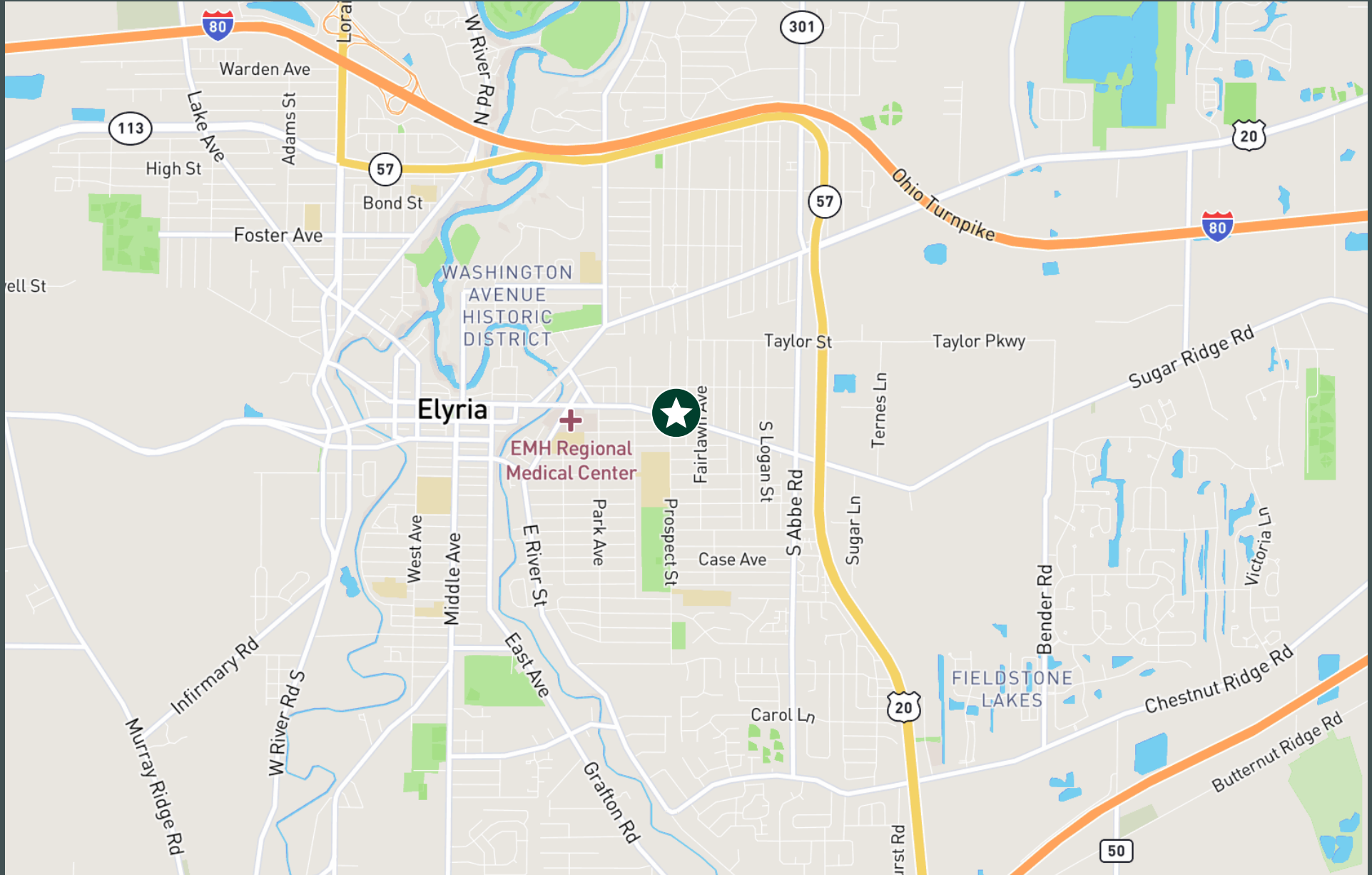
Categories	1 Mile	5 Miles	10 Miles
POPULATION			
Population	13,203	96,406	325,282
2027 Population - Projection	13,226	97,569	326,778
Daytime Population	19,377	96,351	303,741
BUSINESS			
Business	583	2,838	9,290
Employees	13,365	45,975	136,445
Daytime Workers	12,452	44,160	130,580
HOUSEHOLDS			
Households	5,857	40,582	131,571
2027 Households - Projection	5,919	41,373	133,104
Average Household Size	2.25	2.35	2.40
Average Household Income	\$61,826	\$78,572	\$91,090
Owner Occ. Housing Units	3,869	28,942	97,303
Avg. Value Owner Occ. Housing Units	\$152,367	\$193,929	\$227,608

All demographic data is for 2022 unless otherwise noted.

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LOCATION MAP



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PROPERTY AERIAL



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Contact Us

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