



For Sale

6,240 SF Freestanding Office Building
672 E Royalton Rd, Broadview Heights, OH

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JLL SEE A BRIGHTER WAY

For Sale

Freestanding Office Building

Property Details

- For Sale: \$600,000
- 6,240 SF Freestanding Office Building
- Year Built: 1953 / 1986
- Land: 0.92 Acres
- Zoning: Special Planning District B (SPDB)
- 5 Private Offices
- 1 Conference Room
- 3 Bathrooms
- Kitchenette included
- Furniture included in sale
- 19 Parking Spaces
- Desirable frontage along E Royalton Rd (estimated 20,000 VPD)
- Well-maintained and ready for immediate occupancy



Demographics

| 2025 Total Population | | |
|-----------------------|---------|----------|
| 1-miles | 5-miles | 10-miles |
| 3,759 | 92,748 | 477,488 |

| Daytime Population | | |
|--------------------|---------|----------|
| 1-miles | 5-miles | 10-miles |
| 5,363 | 77,514 | 452,954 |

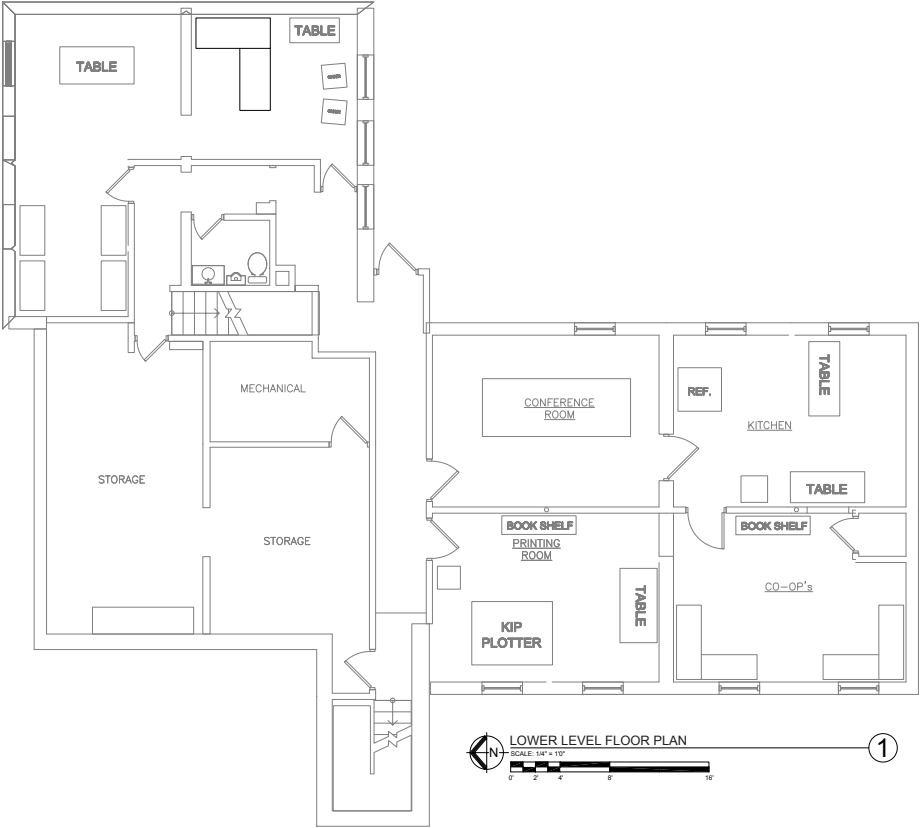
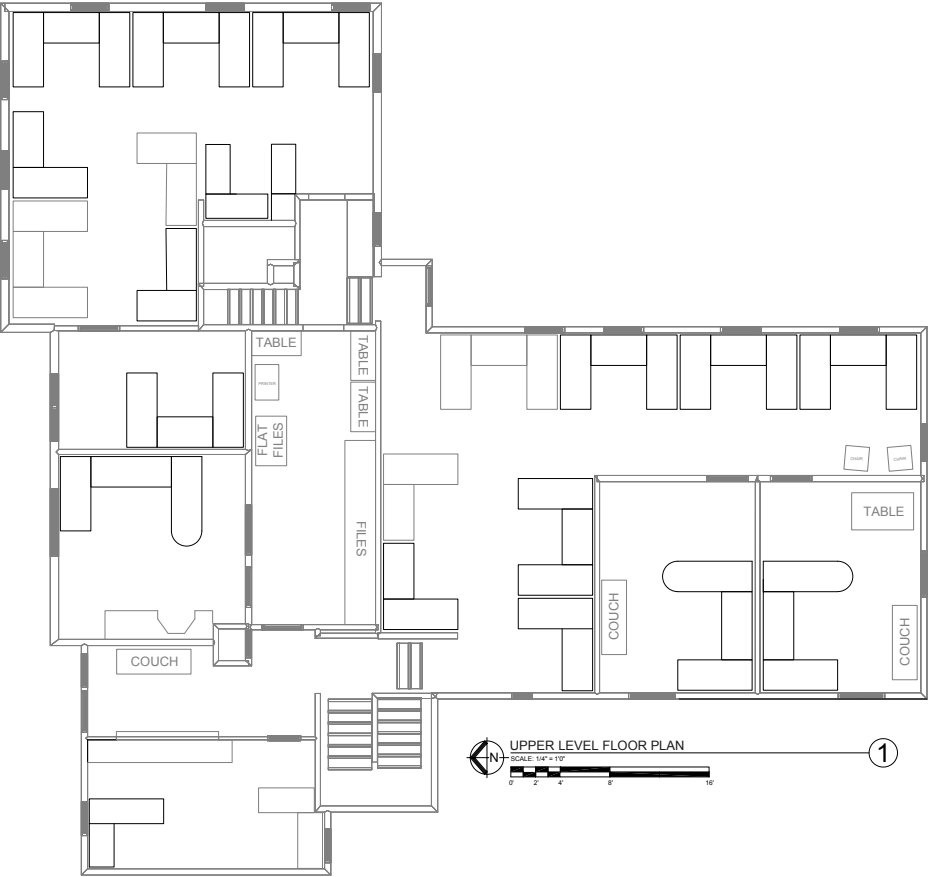
| 2025 Average Household Income | | |
|-------------------------------|-----------|-----------|
| 1-miles | 5-miles | 10-miles |
| \$135,342 | \$134,420 | \$103,793 |

| 2025 Median Age | | |
|-----------------|---------|----------|
| 1-miles | 5-miles | 10-miles |
| 37.4 | 46.4 | 43.8 |

Property Photos



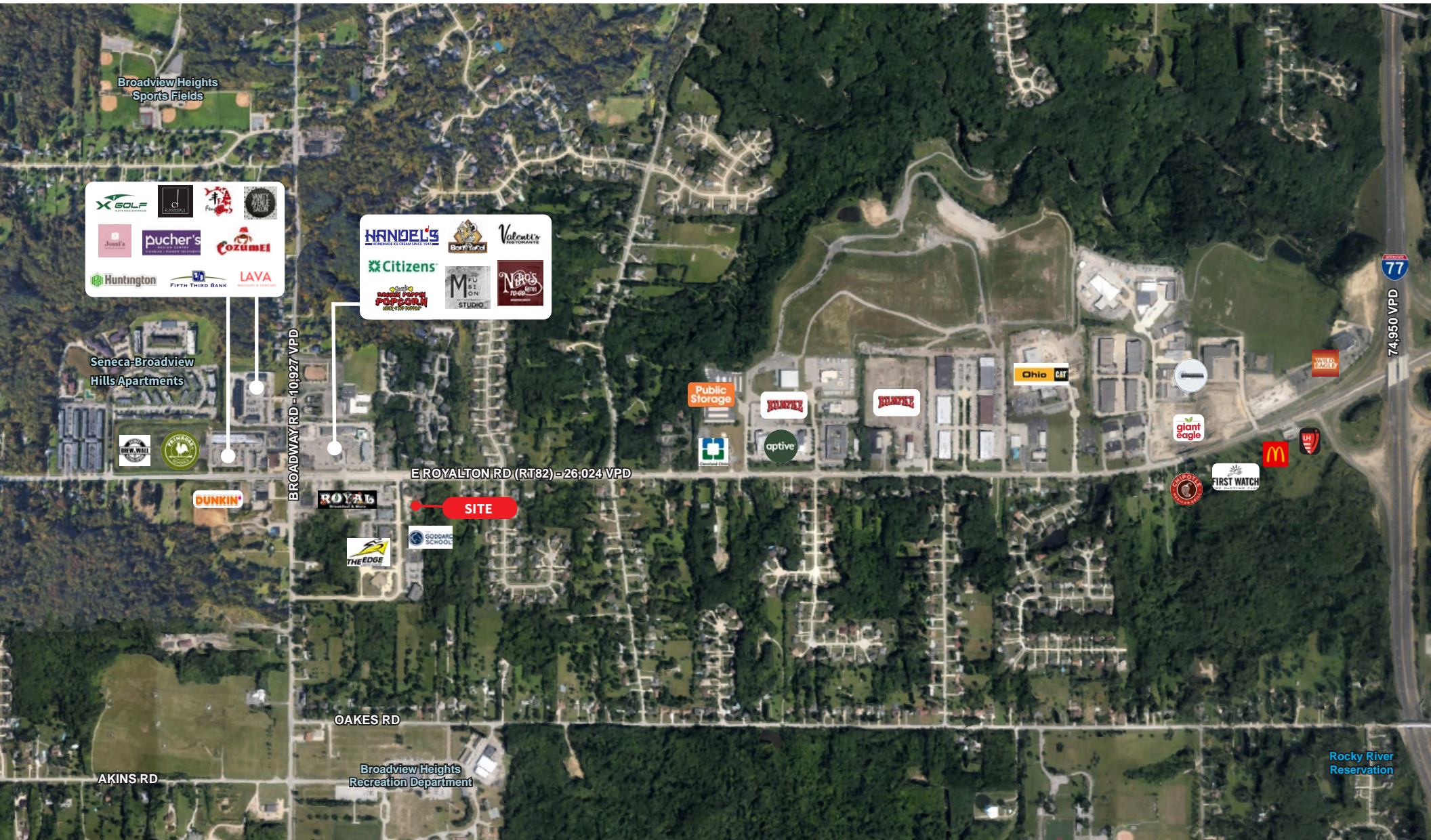
Floorplan



Aerial View



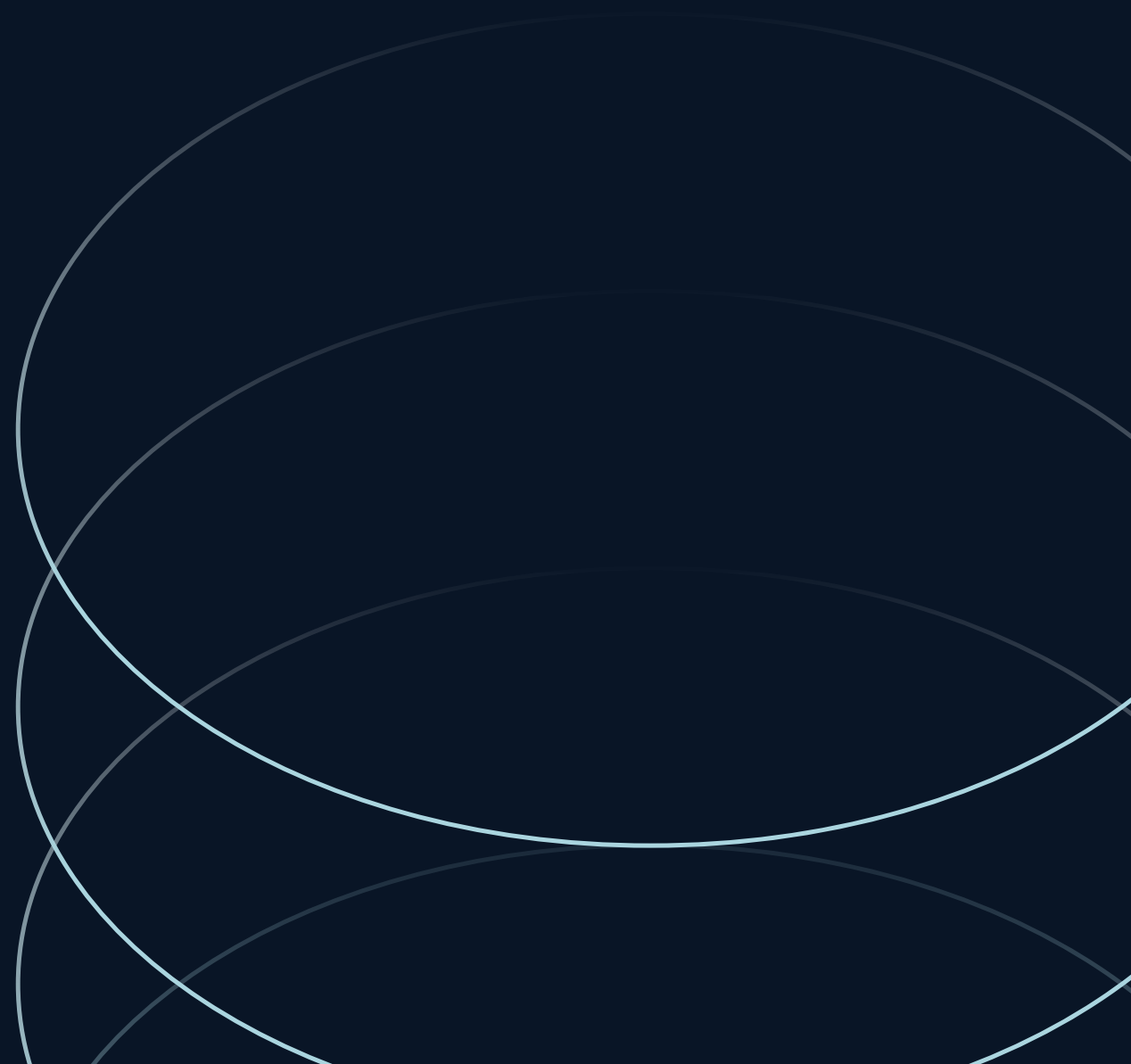
Retail Trade Map



Market Overview

Broadview Heights represents a dynamic commercial center in Cleveland's southern suburbs, anchored by established retail corridors along Broadview Road and offering excellent connectivity via I-77 and proximity to Cleveland Hopkins International Airport. Major arterials including Broadview Road and Royalton Road generate substantial daily traffic counts, providing exceptional exposure for retail and service businesses. The market is supported by a robust demographic profile featuring an affluent residential base within a five-mile radius and median household incomes significantly above the regional average. A diverse tenant mix of established national brands, professional services, and specialty retailers create a stable foundation for continued commercial investment and growth throughout this well-positioned suburban market.



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