

# 2.16 AC SIGNALIZED INTERSECTION DEVELOPMENT SITE

6338 BROADVIEW ROAD, PARMA, OH 44134



**FOR SALE, GROUND LEASE  
OR BUILD TO SUIT**

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**CBRE**

# THE OPPORTUNITY



## QUICK STATS - 5 MILE RADIUS



DAYTIME  
POPULATION



2024  
POPULATION



2024  
HOUSEHOLDS



2024  
POPULATION  
25 & OVER



2024  
AVG. HOUSEHOLD  
INCOME

**212,567**

**224,498**

**97,821**

**163,340**

**\$86,189**

- 2.16 AC signalized development for sale, ground lease or build to suit at the intersection of Ridgewood and Broadview
- Price Reduced!  
» ~~\$1,000,000~~ \$795,000 ~~\$595,000~~
- Zoned: Office Building
- Dimensions: 280' x 352'
- Combined 26,000 VPD at the intersection
- Located in close proximity to the 750,000 SF Shoppes at Parma power center, anchored by Walmart, Dicks Sporting Goods, Burlington, Marc's, Ulta, Five Below and many more
- The property abuts the Cleveland Metro Parks with a park like patio setting potential

## CONTACT US

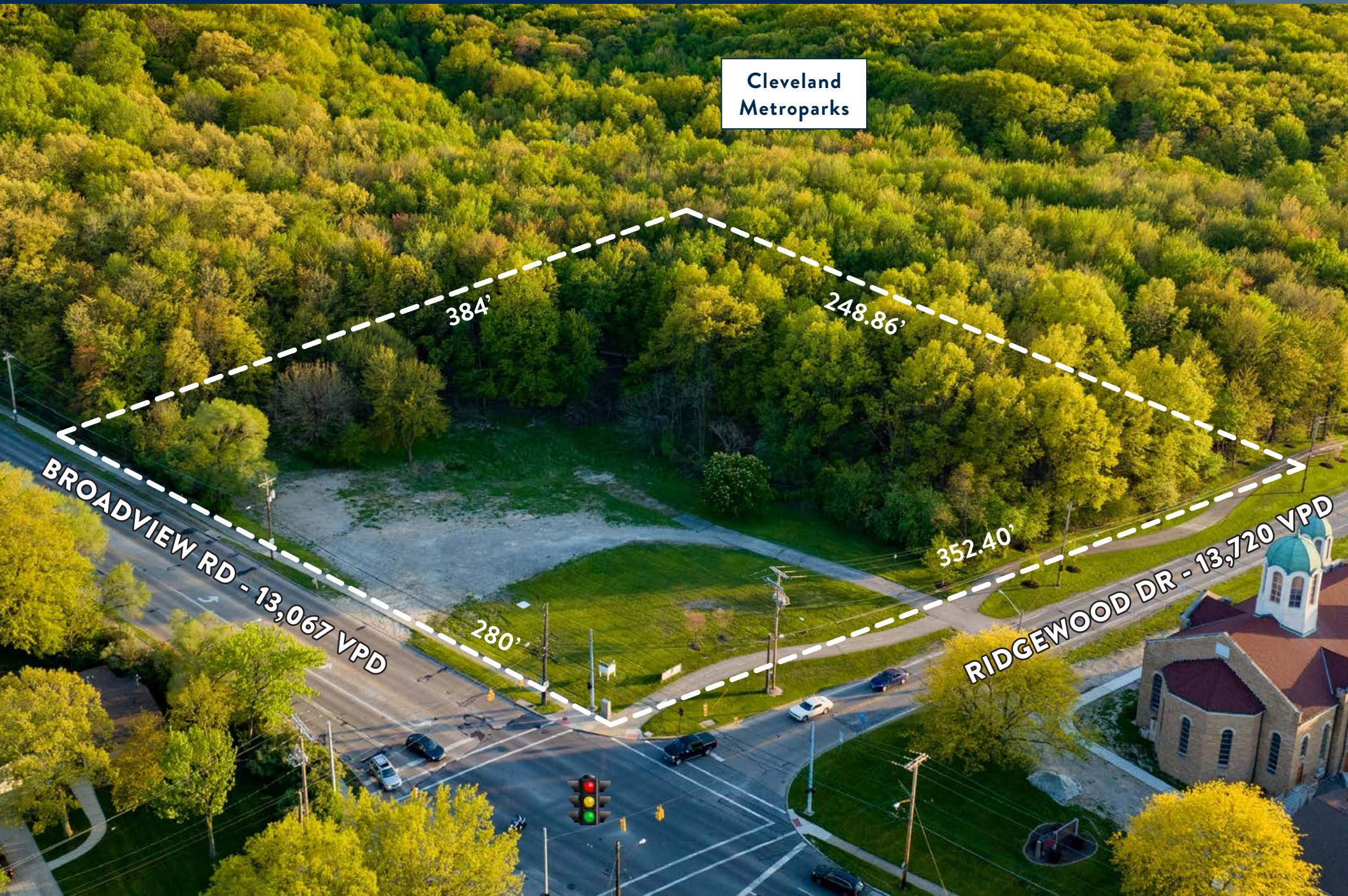
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## TRADE AREA MAP

# SEVEN HILLS - PARMA RETAIL TRADE AREA



## TRADE AREA INFO

State Road & W Ridgewood Drive  
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

## MAJOR OFFICE BUILDINGS

292,087 Total SF

1. UH Parma Education Ctr - 81,416 SF
2. Rockside Plaza - 66,774 SF
3. Medical Arts Center 2 - 50,565 SF
4. Parmatown Medical South - 50,000 SF
5. Medical Arts Center 1 - 43,332 SF

## MAJOR EMPLOYERS

1. University Hospitals Parma Med - 1,328
2. Cuyahoga County Public Library - 600
3. Pleasant Lake Villa - 350
4. Pleasantview Care Center - 300
5. Mount Alverna Village - 250

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Updated: January 19, 2024

# DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2024 Population - Current Year Estimate	8,596	85,903	224,498
2024 Daytime Population	6,975	82,569	212,567
2024 Households - Current Year Estimate	3,788	37,196	97,821
2024 Average Household Income	\$100,170	\$93,708	\$86,189
2029 Average Household Income Projection	\$121,244	\$112,871	\$103,251
2024 Median Household Income	\$82,519	\$73,744	\$63,502
2024 Per Capita Income	\$44,165	\$40,594	\$37,555
2024 Population 25 and Over	6,662	63,869	163,340

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