

1 ACRE SIGNALIZED DEVELOPMENT SITE

1200 S BROADWAY, GENEVA, OHIO 44041

PRICE REDUCED!



SITE

11,380 VPD

S Broadway

2,260 VPD
7,658 VPD

181.3'

183.6'

98.7'

294.2'

122.4'

South Ridge Rd West

3,851 VPD



EXCLUSIVE CONTACT:

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CBRE

THE OPPORTUNITY

- For Sale: ~~\$429,000~~ \$389,000
- 1 AC Signalized Development site at Geneva's busiest intersection with over 20,000 VPD
- Dimensions: 183' x 294'
- Zoned: B-2 Limited Service District
- Located minutes from SPIRE Institute (1m annual visitors), Geneva on The Lake, and in the heart of wine country
- Ideal for fast food, gas station, auto related, etc.



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
15,126



POPULATION
16,601



HOUSEHOLDS
6,995



POPULATION
25 & OVER
12,159



AVG. HOUSEHOLD
INCOME
\$80,549

AERIAL VIEW



DOWNTOWN
GENEVA

GOTL
Geneva-on-the-Lake, Ohio
5 MILES

GENEVA
HIGH SCHOOL

MR. HERO
O'Reilly
AUTO PARTS

giant eagle
DG

verizon
SUBWAY

KFC

UNITED STATES
POSTAL SERVICE

SITE

DUNKIN'

South Ridge Rd West

294.2'

181.3'

183.6'

98.7'

122.4'

S Broadway

2,260 VPD

South Ridge Rd East

11,380 VPD

3,851 VPD

7,658 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	3,372	9,976	16,499
2025 Daytime Population	3,234	9,560	15,126
2025 Households - Current Year Estimate	1,412	4,270	6,997
2025 Average Household Income	\$76,749	\$78,229	\$83,038
2030 Average Household Income Projection	\$85,291	\$86,513	\$92,175
2025 Median Household Income	\$58,214	\$60,249	\$62,928
2025 Population Over 25	2,457	7,293	12,193

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