

# 2.16 AC SIGNALIZED INTERSECTION DEVELOPMENT SITE

6338 BROADVIEW ROAD, PARMA, OH 44134

FOR SALE, GROUND LEASE  
OR BUILD TO SUIT



GROUND LEASE OR  
BUILD TO SUIT

Kevin Moss  
First Vice President  
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CBRE, Inc.  
950 Main Avenue  
Suite 200  
Cleveland, OH 44113

CBRE

# THE OPPORTUNITY



- 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
- 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, Marcs, Ulta, Five Below and many more
- The property abuts the Cleveland Metro Parks with a park like patio setting potential

## QUICK STATS - 5 MILE RADIUS



DAYTIME  
POPULATION

**212,567**



2024  
POPULATION

**224,498**



2024  
HOUSEHOLDS

**97,821**



2024  
POPULATION  
25 & OVER

**163,340**



2024  
AVG. HOUSEHOLD  
INCOME

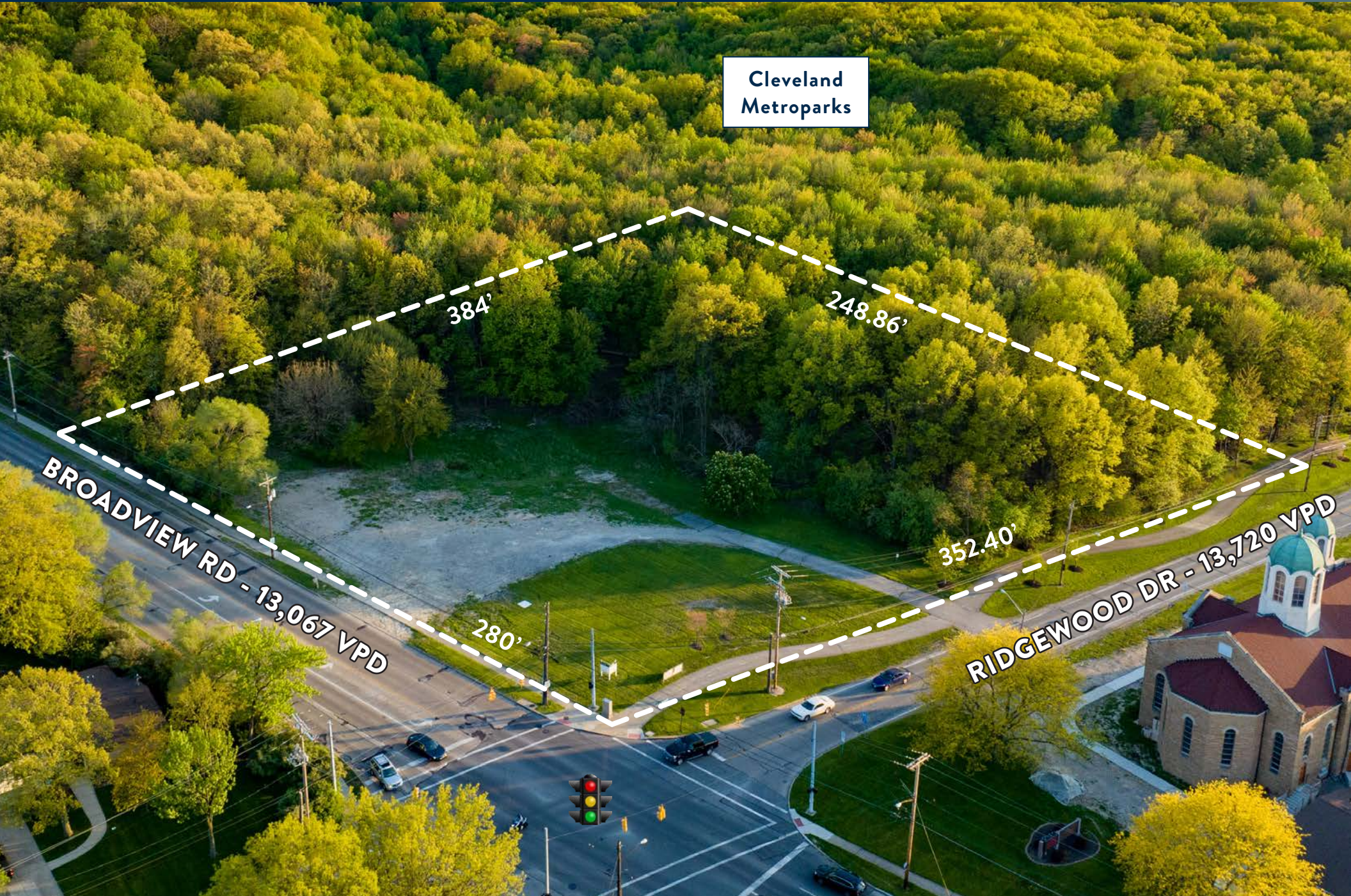
**\$86,189**

## CONTACT US

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# THE OPPORTUNITY



Cleveland  
Metroparks

384'

248.86'

BROADVIEW RD - 13,067 VPD

280'

352.40'

RIDGEWOOD DR - 13,720 VPD



# SURVEY

## RECORD DESCRIPTION

SHEET 1 OF 1

### SCHEDULE B-II ITEMS

- ① PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC HIGHWAY AND ROAD PURPOSES GRANTED BY PETER AND ANNA SKINTK, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS: TO BE BOUND AND DESCRIBED AS FOLLOWS: PARCELS 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- ② EASEMENT AGREEMENT BY AND BETWEEN DENNIS B. EGUT AND JOYCE L. EGUT, MARRIED (CREATIVITY AND THE BEAR) OF PARK COMMERCIALS OF THE CLEVELAND METROPOLITAN PARK DISTRICT (CLEVELAND METROPARKS), DATED AUGUST 7, 2006. FILED AUGUST 14, 2006 AT 3:34 PM AND RECORDED AS CUYAHOGA COUNTY OHIO RECORDER INSTRUMENT NO. 200608140550. NOTE: WE HAVE MADE NO FURTHER EXAMINATION. PERTAINS TO SUBJECT PROPERTY. SHOWN HEREIN.

PARCEL NO. 1  
SITUATED IN THE CITY OF PARMA, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 1 IN PLAT OF SURVEY PREPARED FOR PETER SKINTK, AS SHOWN BY THE RECORDED PLAT IN VOLUME 223 OF MAPS, PAGE 91 CUYAHOGA COUNTY RECORDS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 2  
SITUATED IN THE CITY OF PARMA, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL PARMA TOWNSHIP LOT NO. 17, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:  
BEGINNING IN THE CENTER LINE OF BROADVIEW ROAD AT THE SOUTHEASTERN CORNER OF LAND CONVEYED TO PETER AND ANNA SKINTK, BY DEED RECORDED IN VOLUME 8651, PAGE 296 OF CUYAHOGA COUNTY DEED RECORDS;  
THENCE FROM SAID PLACE OF BEGINNING, NORTH 89° 21' 35" WEST ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO PETER AND ANNA SKINTK, 241.37 FEET TO A POINT THEREIN;  
THENCE NORTH 14° 33' 45" WEST, PARALLEL WITH SAID CENTER LINE OF BROADVIEW ROAD, 120.00 FEET TO A POINT;  
THENCE SOUTH 89° 21' 35" EAST, PARALLEL WITH SAID SOUTHERLY LINE OF LAND CONVEYED TO PETER AND ANNA SKINTK, 241.37 FEET TO A POINT IN SAID CENTER LINE OF BROADVIEW ROAD;  
THENCE SOUTH 46° 33' 45" EAST ALONG SAID CENTER LINE OF BROADVIEW ROAD, 120.00 FEET TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS, ACCORDING TO A SURVEY BY CHARLES E. MCKINNEY AND ASSOCIATES, INC., CIVIL ENGINEERS AND SURVEYORS, DATED REVISED JUNE 6, 1979.

### SURVEY REFERENCES

- DEEDS AS SHOWN HEREIN
- PLAT VOLUME 223 PAGE 91
  - PLAT VOLUME 329 PAGE 18/AFN NO. 200312170243
  - STATE OF OHIO DEPT. OF HIGHWAYS, I.C.H. NO. 499, SECTION 8, FT. 04.060, DATED DECEMBER, 1927
  - OHIO AERIAL PHOTOGRAPHIC SURVEY, 1927
  - STATE OF OHIO DEPT. OF HIGHWAY - CUY-176-7.88 DATED 1964
  - STATE OF OHIO DEPT. OF HIGHWAY - CUY-176-4.55 DATED 1965
  - STATE OF OHIO DEPT. OF HIGHWAY - CUY-176-5.10 DATED 1964
  - CUY 176-5.10 BROADVIEW ROAD RESURFACING & STREETSCAPE DATED, 2011

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. FC-19-1749, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2019.

### GENERAL SURVEY NOTES

1. ALL STATEMENTS WITHIN THIS CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREIN, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BELONGING PARTY WALLS, PAVERS, FOUNDATIONS, SEWERLINES, AND ENCROACHMENTS ARE BASED SOLELY ON NOTES HEREIN, VISIBLE AND OTHERWISE AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
2. THIS SURVEYING WORK OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 1 OF THE CUYAHOGA COUNTY SURVEYING REQUIREMENTS.
3. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF BURIALS.
4. THE BASIS OF BEGINNING FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLATE COORDINATE SYSTEM (EPS ZONE 8101), ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). GPS OBSERVATIONS WERE USED TO ESTABLISH A BASIS OF BEGINNING FOR THIS SURVEY.
5. THE SURVEY PROPERTY HAS ACCESS TO AND FROM BROADVIEW ROAD AND WEST RIDGEWOOD DRIVE.
6. AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS SHOWN BY WHITE CRIMP, SAND, OR SANDFILL MATERIAL.
7. IN REGARDS TO TABLE "A" ITEM 1A, THE BUILDING AREA SHOWN HEREIN IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GRADING LEVEL.
8. IN REGARDS TO TABLE "A" ITEM 1A, THE NEAREST INTERESTING STREET IS SHOWN ON THIS SURVEY.
9. IN REGARDS TO TABLE "A" ITEM 1A, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
10. IN REGARDS TO TABLE "A" ITEM 11, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF ANY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF EXISTENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. IN REGARDS TO TABLE "A" ITEM 1A, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR METRANS WERE OBSERVED TO REFERENCE TO THIS SURVEY.

### ALTA/NSPS LAND TITLE SURVEY

WEST CREEK TAVERN  
6338 BROADVIEW ROAD  
CUYAHOGA COUNTY, OHIO

### SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY AND GCS GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, PROMPTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2020.

DATE OF PRELIMINARY PLAT OR MAP: FEBRUARY 8, 2020  
DATE OF FINAL PLAT OR MAP: FEBRUARY 27, 2020

Edward E. Northrop, PS  
Digitally signed by Edward E. Northrop  
Date: 2020.02.27 17:32:18 -05'00'

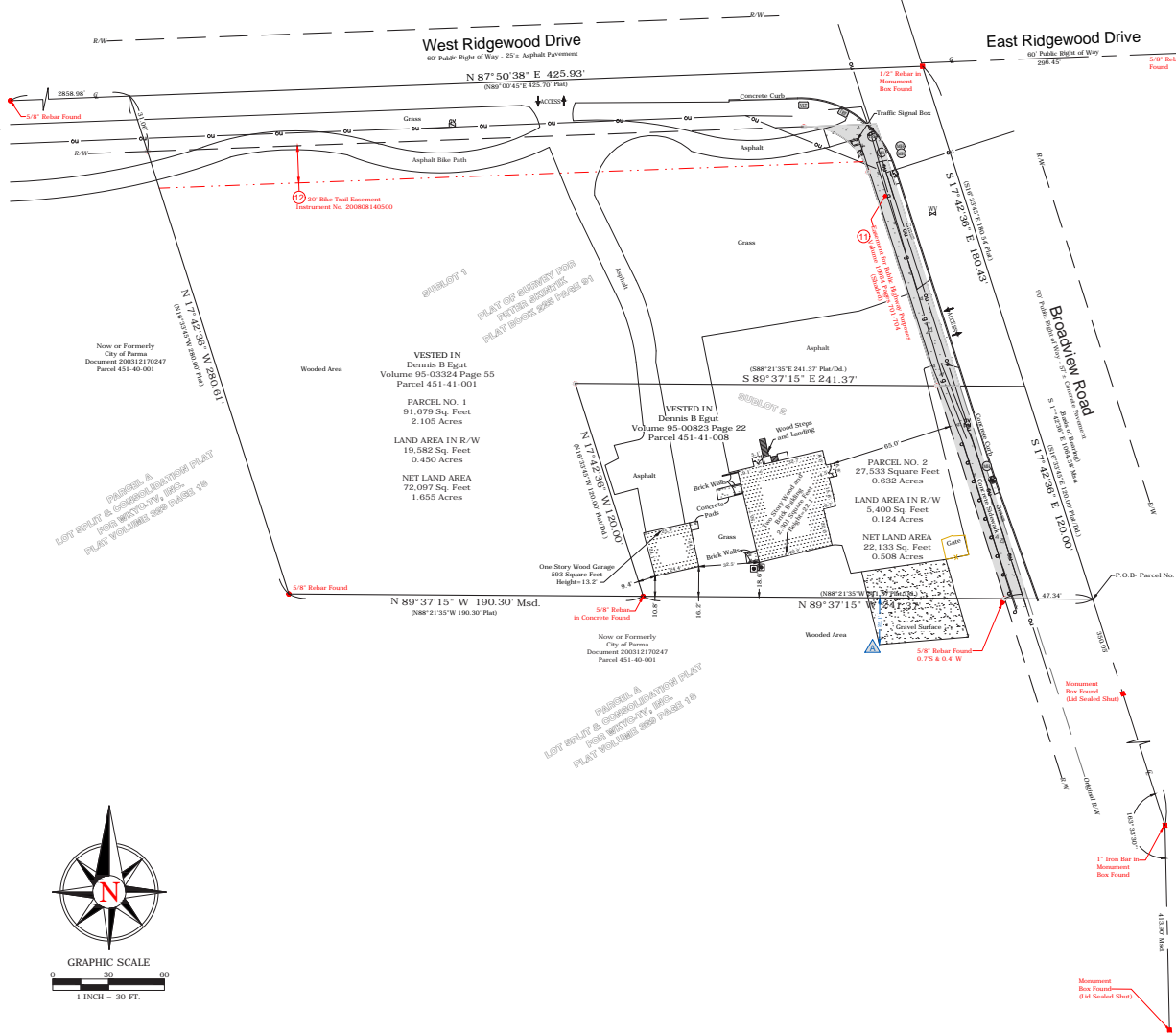
Edward E. Northrop, PS  
Ohio Professional Surveyor No. 8199  
(He and on behalf of Titan USA Commercial Real Estate Services, LLC)

TITAN USA COMMERCIAL REAL ESTATE SERVICES  
10000 W. 12th Street, Suite 100, Parma, OH 44130  
Phone: 330-849-7000  
Fax: 330-849-7001  
www.titanusa.com

STATE OF OHIO  
EDWARD E. NORTHROP  
8199  
OHIO PROFESSIONAL SURVEYOR

DATED 2019 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GCS GROUP, LLC.

SERVITS COORDINATED BY: GCS GROUP



LAND AREA
PARCEL 1 91,670 SQUARE FEET - 2.105 ACRES
PARCEL 2 27,533 SQUARE FEET - 0.632 ACRES
TOTAL 119,212 SQUARE FEET - 2.737 ACRES

**PARKING SPACES**  
THERE ARE NO STRIPPED PARKING ON THE SUBJECT PROPERTY

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	XXXXX	PARKING
PERMITTED USE	XXXXX	XXXXXXXXXXXXXXXXXXXX
MINIMUM LOT AREA (SQ. FT.)	XXXX	
MINIMUM LOT WIDTH	XXXX	
MINIMUM LOT DEPTH	XXX	
MINIMUM LOT FRONTAGE	XXX	
MAXIMUM DENSITY	XX	
MAXIMUM FLOOR AREA RATIO	XX	
MAXIMUM IMPERVIOUS COVER	XX	
MAX BUILDING HEIGHT	XX	
BUILDING SETBACKS	XX	
FRONT	XX	PHONE/EMAIL XXX
SIDE	XX	REPORT DATE XXX
REAR	XX	LAST REVISED XXX
STREET USE	XX	LAST PROJECT END XXX

**FLOOD NOTE**  
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND GEOPAC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 39050005C, WHICH BEARS AN EFFECTIVE DATE OF 12-03-2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMENTARY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

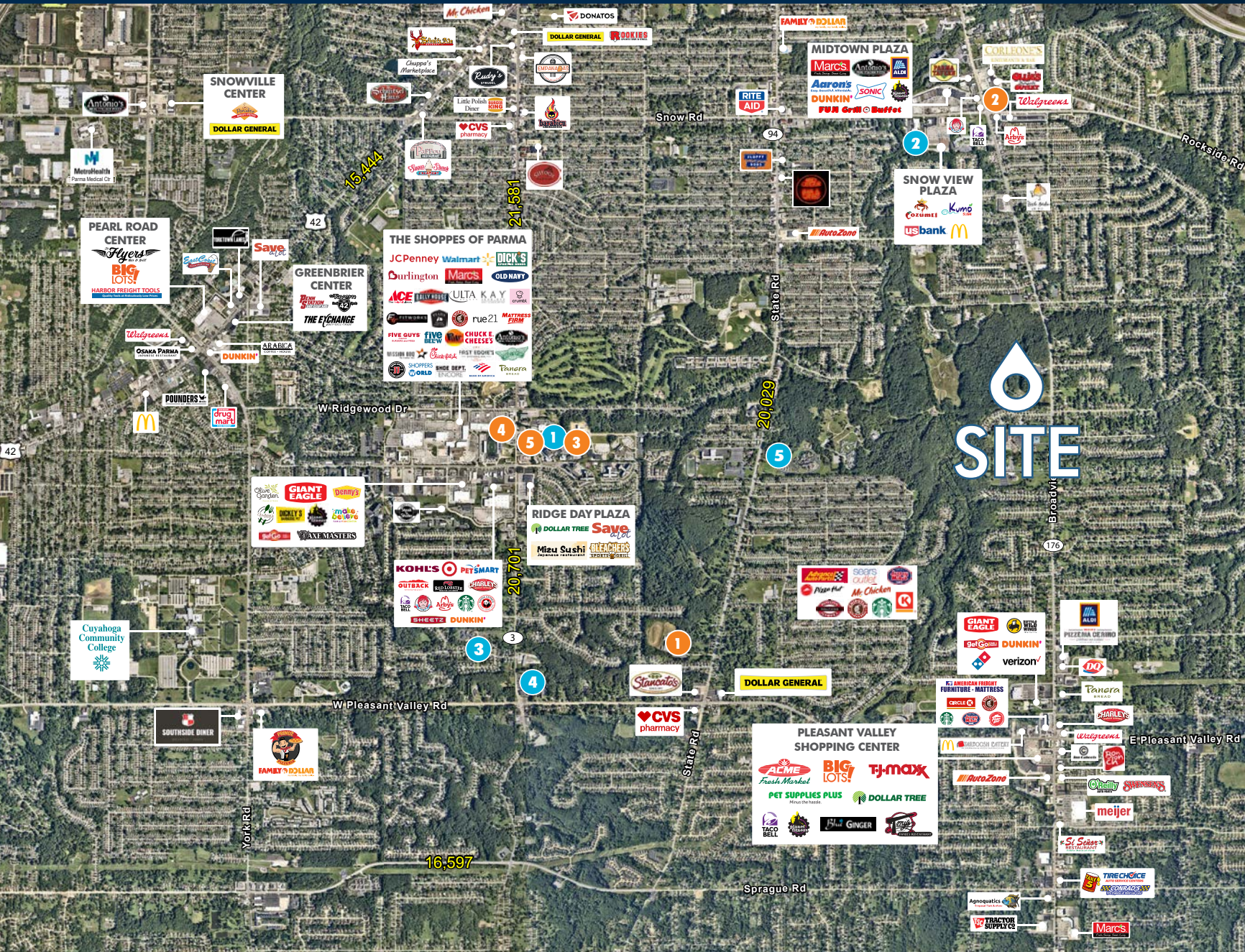
**SIGNIFICANT OBSERVATIONS**  
Information noted below is simply a statement of fact regarding the location of observed improvements relative to boundary, easement, and setback lines, and is not a legal opinion or determination of encroachments.

The subject property gravel patch extends beyond the subject property by no more than 25.1'.

LEGEND	
R/W	Right-of-Way
P-1	Adjacent Property Line
C	Centerline
P.O.B.	Point of Beginning
△	Survey Station
○	Schedule B-Section II Item
○	Monumentation Found on Ground
○	5/8" Iron Pin with Cap Set
○	Stamped "WESTROPS 08 02 010"
○	PK-MAG Nail or Railroad Spike
○	Round on Nail
○	MAG Nail with Washer Stamped "WESTROPS 08 02 010"
○	Stainless Metal
○	Curly Iron Bands with Grip
○	Water Meter
○	Gas Valve
○	Air Condition Unit
○	Traffic Marking
○	Utility Vault
○	Sign
○	Mail Box
○	Traffic Vault
○	Utility Pole
○	Traffic Signal Crosswalk Pole
○	Stop Sign
○	Concrete
○	Frame (Wood)
○	Overhead Gas Pipeline
○	Gravel Area
○	Concrete Slab
○	Building Area
○	Easement Line
○	Property Line



# 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

## CONTACT US

**Kevin Moss**  
First Vice President  
216 363 6453  
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**CBRE**