



7565 BROADVIEW ROAD  
SEVEN HILLS, OH 44131

LEASE RATE: \$2,000/MO + UTILITIES



## PROPERTY HIGHLIGHTS

- Available: 1,440 SF
- Price per SF: \$16.67/SF
- The suite consists of an open floor plan with 1 restroom and conversion potential
- Permitted Uses: merchandise sales, hardware store, general or medical office, convenience store, café, dance or music studio, martial arts, and fitness club
- Storefront & pylon signage available
- Parking Spaces: ±22 Spaces
- Zoning: General Business (GB) in Seven Hills
- Traffic Count: ±23,000 daily at Broadview Road and E Pleasant Valley intersection
- Highway Access: minutes from I-77



## LISTING AGENTS

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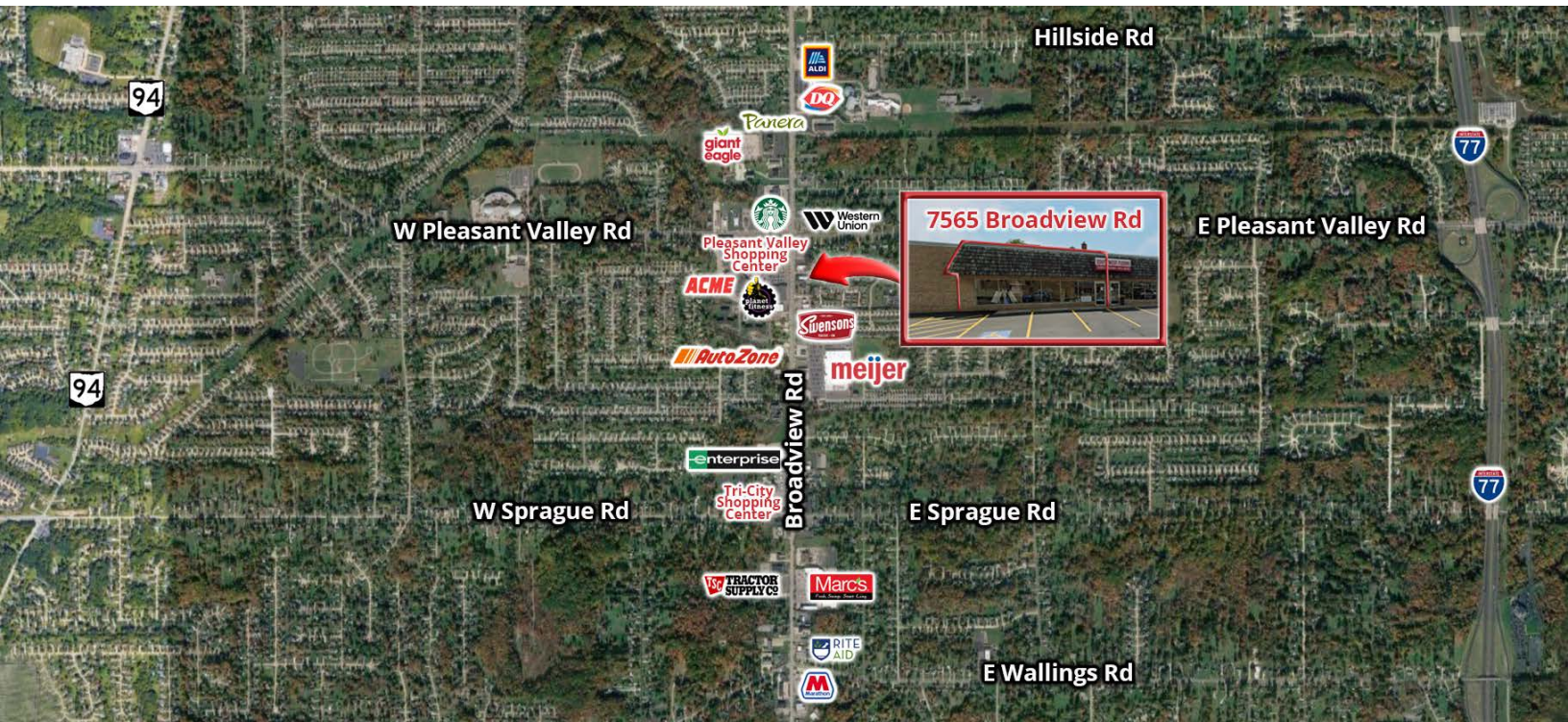






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## PROPERTY OVERVIEW

This 1,440 SF retail space is available for lease in the heart of Seven Hills, OH, surrounded by a dense residential and consumer base. Featuring an open floor plan currently built out as a bright, modern showroom with large windows and excellent natural lighting, the unit offers seamless adaptability for a variety of business types. Zoned General Business (GB), permitted uses include general retail, office, convenience store, café, dance or music studio, fitness center, or martial arts studio. Located along Broadview Road, the property boasts high visibility, prominent signage opportunities, ample parking, and easy access, making it ideal for both new ventures and established businesses. With its flexible layout and prime location, this versatile space is available immediately and ready for you to bring your vision to life.

## LOCATION OVERVIEW

7565 Broadview Rd is located a block before the intersection of E Pleasant Valley Rd & Broadview Rd in Seven Hills, OH. This space is in the middle of great daily traffic counts of  $\pm 23,000$ . Additionally, this space is conveniently located just minutes from I-77, providing direct access to downtown Cleveland and southern suburbs, and close to I-480, offering easy east-west travel across the Greater Cleveland area, making the location highly accessible.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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### FLOORPLAN

