

**AVAILABLE**  
**3 ACRES**

23,500 vpd

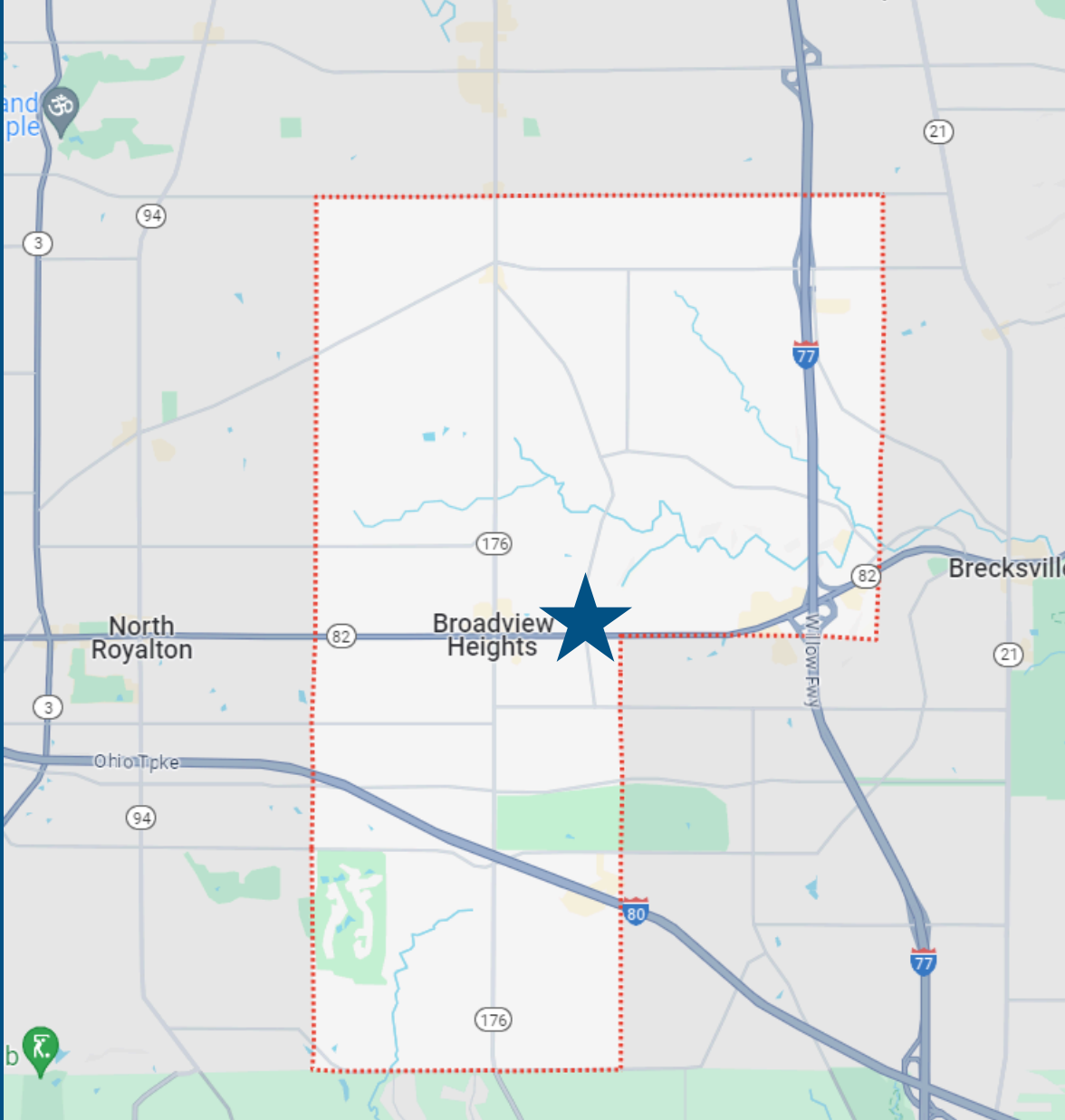
# DEVELOPMENT OPPORTUNITY

1823 E. ROYALTON ROAD, BROADVIEW HEIGHTS, OH 44147

# 1823 E. ROYALTON ROAD BROADVIEW HEIGHTS, OH

## HIGHLIGHTS

- 3 acres of land available for retail/office development
- Located at signalized corner of E Royalton and Avery Road (23,500 vehicles per day)
- Zoned C-3 & C-6, which permits a variety of uses, including executive & financial offices, medical offices, more
- Convenient access to I-77 (over 60,000 vehicles per day)
- Household income of nearly \$200,000 within a 1 mile radius of site
- The city of Broadview Heights has a thriving business community with a mix of large retailers, local establishments and successful restaurants
- Potential to add an additional 2 adjacent parcels to the purchase



**87,306**  
Population  
(2024 | 5 mile)



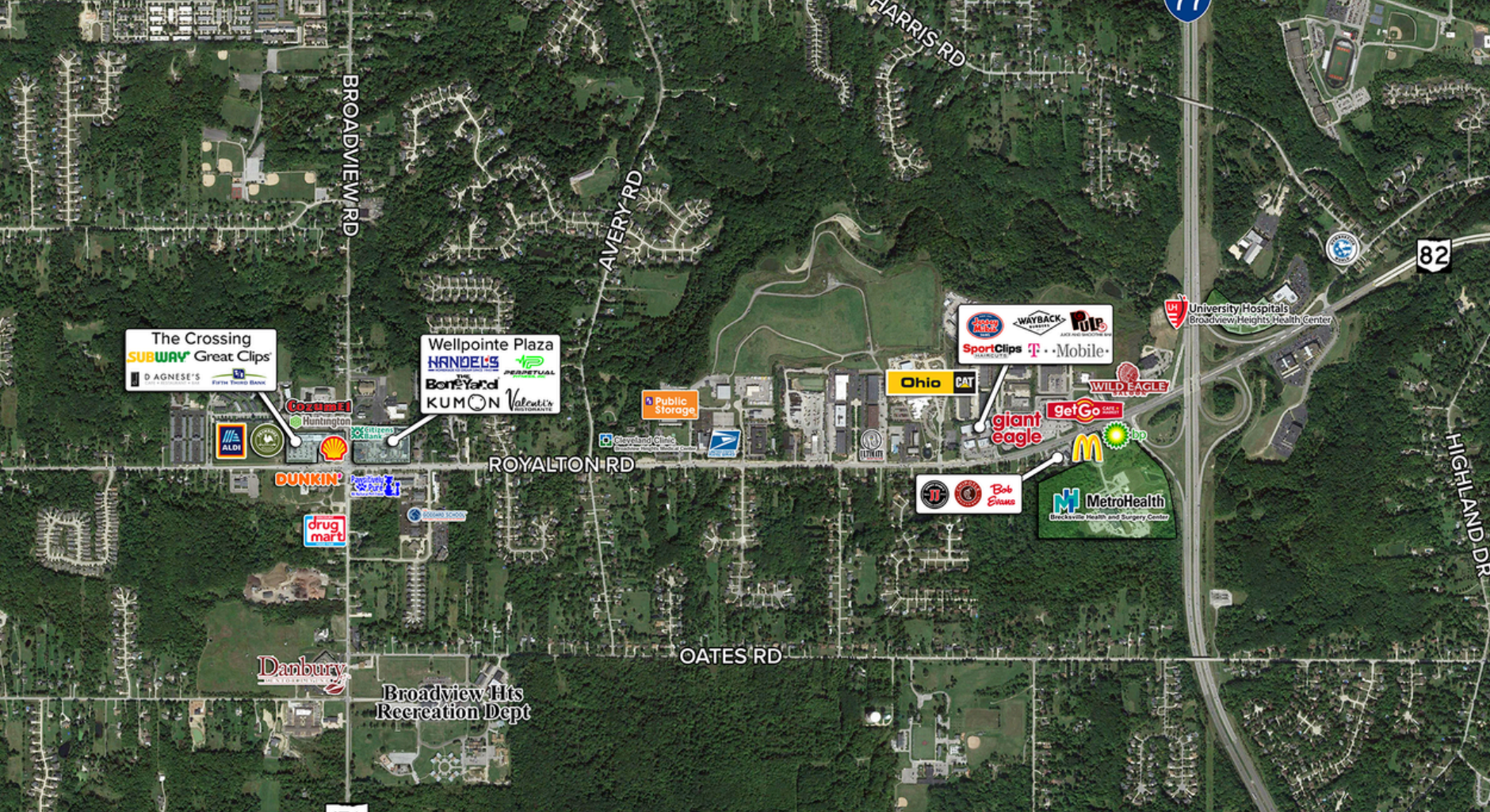
**87,306**  
Households  
(2024 | 5 mile)



**\$97,312**  
Med. House Income  
(2024 | 5 mile)



**31,227**  
Total Employees  
(2024 | 5 mile)



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