

# Lender Ordered Sale

## **SALE PRICE ONLY \$95K!**

**0.83± AC COMMERCIAL LAND**

**9427 Broadview Road  
Broadview Heights, Ohio 44147**



**0.83± AC**

For more information please contact



**216-239-5060**

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# PROPERTY DETAILS

Welcome to 9427 Broadview Road, located in the thriving business community of Broadview Heights, OH. Positioned in Special Planning District Zone B, this 0.83 AC parcel of land presents a prime opportunity for a variety of office, retail, and other commercial uses with the city's business-friendly development processes.

- 108.5' Frontage on Broadview Road
- 1.8 miles from the I-77/SR-82 Exit & 500 yards south of 82
- Traffic counts over 11,000 VPD
- Fully Entitled
- Engineering and Planning Completed



## Demographics



1 mile - 3,500  
3 miles - 35,877  
5 miles - 90,681



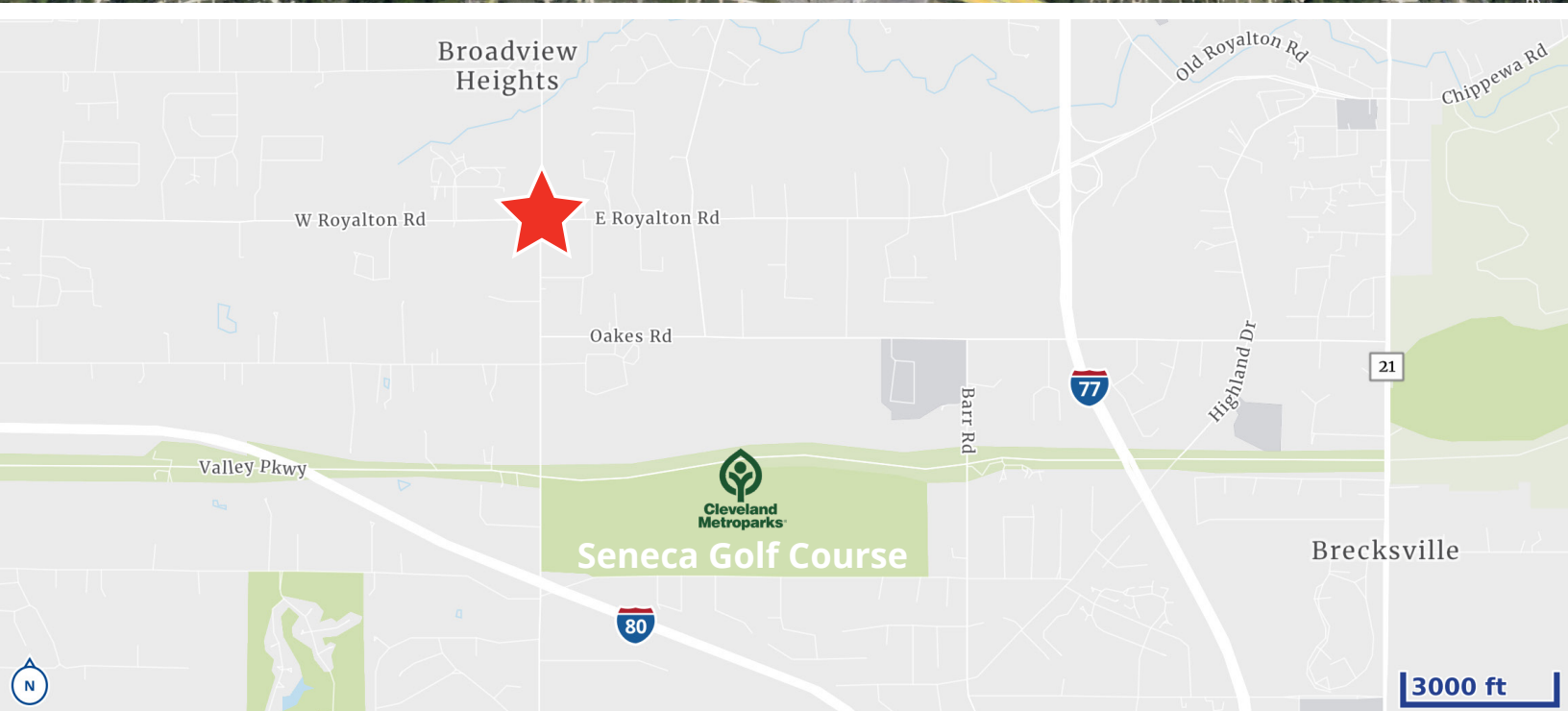
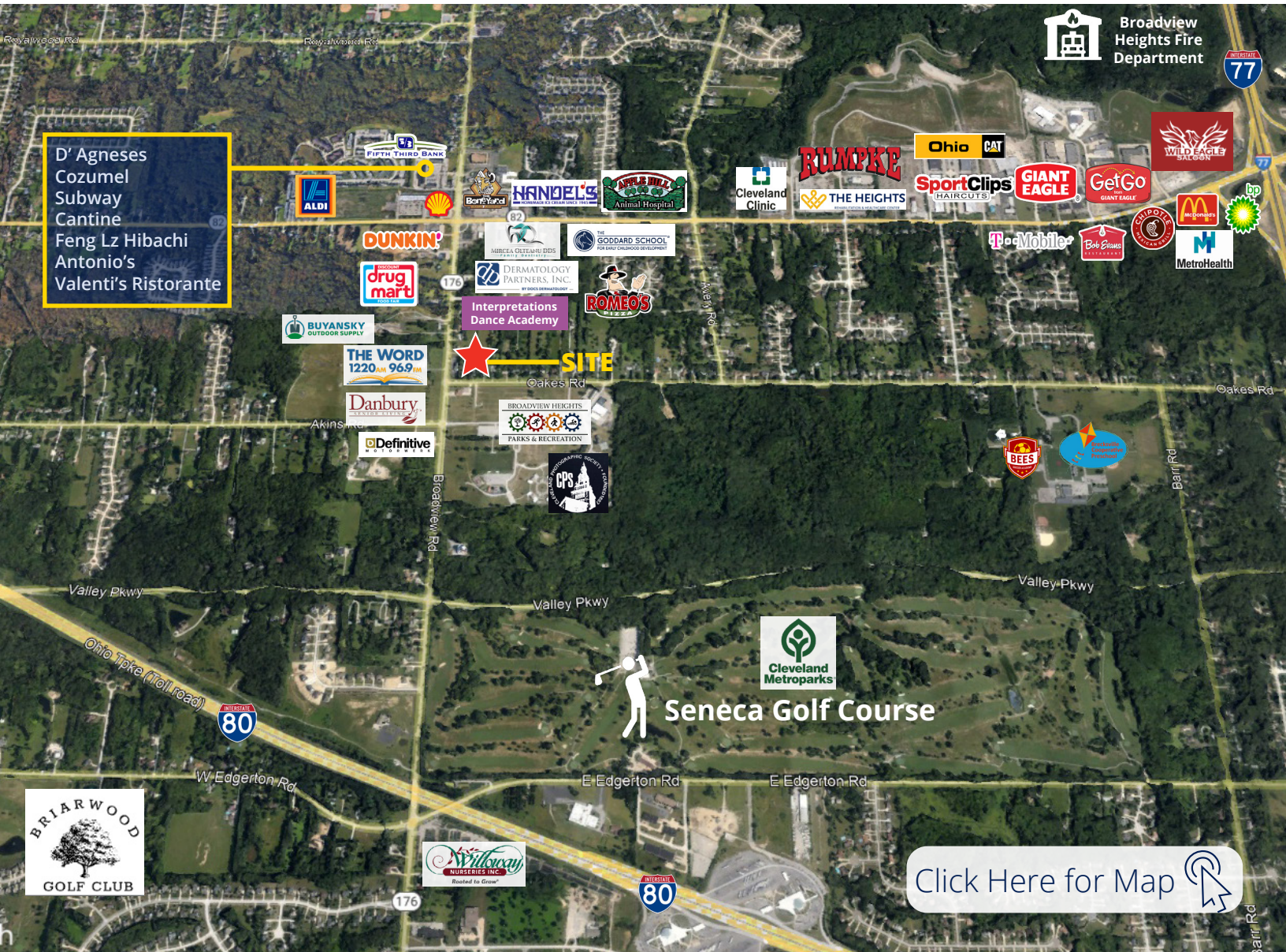
1 mile - \$130,979  
3 miles - \$142,011  
5 miles - \$125,839



1 mile - 1,664  
3 miles - 13,324  
5 miles - 32,541

 [View Full Demographics](#)

# AERIAL VIEW



# AVAILABLE LAND FOR DEVELOPMENT

Address	9427 Broadview Road, Broadview Heights, Ohio 44141
Lot Size	0.83 ± Acres
Zoning	Special Planning District - Zone B
Parcel	583-26-032
Topography	Flat, rectangular parcel
Freeways	Excellent access to I-77, I-71 & I-80 (OH Turnpike)



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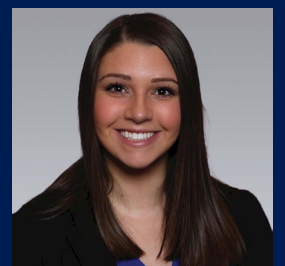
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For more information about listing  
your property, please contact



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