FREESTANDING SELF SERVICE CAR WASH ON 1.83 AC

16601 BROADWAY AVENUE, MAPLE HEIGHTS, OHIO 44137



OPERATING CAR WASH INVESTMENT OR 1.83 ACRE REDEVELOPMENT

Exclusive Contact:

Kevin Moss Senior Vice President 216 363 6453 kevin.moss@cbre.com **CBRE, Inc.** 950 Main Ave, Suite 800 Cleveland, Ohio 441113 216 687 1800

CBRE

THE OPPORTUNITY



- For Sale: \$649,000
- 1.83 AC redevelopment site on Broadway Avenue in front of Maple Heights high school
- High traffic counts of 11,600 VPD on Broadway Ave (source ODOT TIMS)
- Dimension: 285' x 279'
- Zoned: GC Broadway Overlay District
- Dense market of 87,249 people in a 3 mile radius
- Located minutes from the Southgate retail corridor and Bedford Auto mile

QUICK STATS - 5 MILE RADIUS



DAYTIME **POPULATION**

210,071



2024 **POPULATION**

190,043

83,971



2024 **HOUSEHOLDS**

25 & OVER 134,104

POPULATION



AVG. HOUSEHOLD INCOME

\$78,775

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EXTERIOR PICTURES

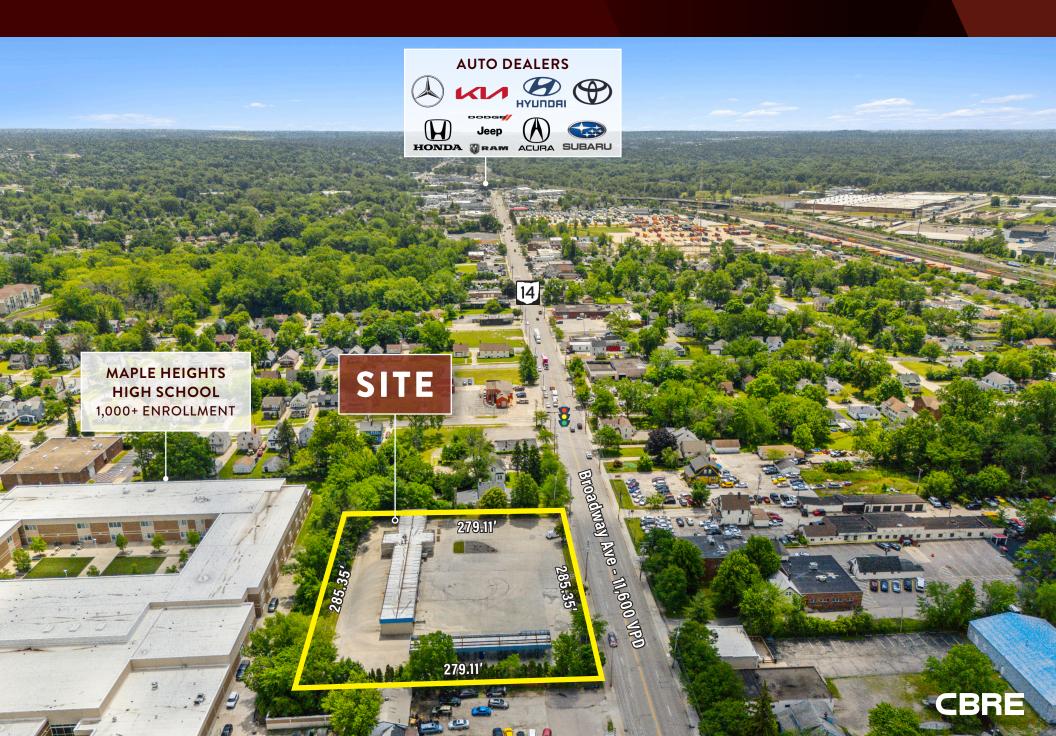








AERIAL VIEW



RETAIL TRADE MAP



Mayfield-Garfield Heights

RETAIL TRADE AREA

TRADE AREA INFO

Turney & Granger Rd

- · Population: 83,202
- Daytime Population: 82,730
- Total Households: 35,276
- Median HH Income: 43,696
- Total Businesses: 2,906
- Total Employees: 41.635

MAJOR OFFICE BUILDINGS

212.888 Total SF

1. Crown Centre 2 - 226,182 SF

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	12,678	87,249	190,043
2024 Daytime Population	9,859	74,511	210,071
2024 Households - Current Year Estimate	5,373	38,872	83,971
2024 Average Household Income	\$64,315	\$63,899	\$78,775
2029 Average Household Income Projection	\$76,954	\$75,792	\$93,065
2024 Median Household Income	\$50,651	\$50,945	\$52,621
2024 Population 25 and Over	8,512	61,469	134,104

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