

# FREESTANDING SELF SERVICE CAR WASH ON 1.83 AC

16601 BROADWAY AVENUE, MAPLE HEIGHTS, OHIO 44137

FOR SALE



Lee Rd - 6,554 VPD

**SITE**

MAPLE HEIGHTS  
HIGH SCHOOL  
1,000+ ENROLLMENT

Broadway Ave - 11,600 VPD

279.11'

285.35'

285.35'

279.11'

**OPERATING CAR WASH INVESTMENT  
OR 1.83 ACRE REDEVELOPMENT**

**Exclusive Contact:**

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**CBRE, Inc.**  
950 Main Ave, Suite 800  
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**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



2024  
HOUSEHOLDS

83,971



2024  
POPULATION  
25 & OVER

134,104



2024  
AVG. HOUSEHOLD  
INCOME

\$78,775

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# EXTERIOR PICTURES





# AERIAL VIEW

**AUTO DEALERS**



A collection of ten automotive brand logos arranged in two rows. The top row includes Mercedes-Benz, KIA, Hyundai, and Toyota. The bottom row includes Honda, Dodge, Jeep, Ram, Acura, and Subaru.

**MAPLE HEIGHTS  
HIGH SCHOOL**  
1,000+ ENROLLMENT

**SITE**



Broadway Ave - 11,600 VPD



# RETAIL TRADE MAP

## Mayfield-Garfield Heights RETAIL TRADE AREA

### TRADE AREA INFO

Turney & Granger Rd  
(3 Miles)

- 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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Updated: April 10, 2024



# 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

## CONTACT US

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