



203 E ROYALTON RD, BROADVIEW HEIGHTS, OH 44147

Broadview Road (SR 176)

Royalton Road (SR 82)

FOR MORE INFO: 216.831.8100

Ann Ertle | aertle@passovgroup.com

 **PASSOV GROUP**
COMMERCIAL BROKERAGE

WELLPOINT PLAZA

PROPERTY HIGHLIGHTS

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- Beautiful state of the art retail center, including Handel's Ice Cream and The Boneyard, with high foot traffic
- Brecksville Broadview Hts Schools Top 20 in State of Ohio
- 5 Minutes / 1.9 Miles from 77
- Within walking distance to City Hall and the Rec Center
- Located within Wellpoint Plaza

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimate	4,141	28,950	94,125
BUSINESS	1 MILE	3 MILE	5 MILE
2022 Estimated Total Businesses	303	1,383	3,125
2022 Estimated Total Employees	3,396	16,520	36,195
INCOME	1 MILE	3 MILE	5 MILE
2022 Estimated Average Household Income	\$133,380	\$119,915	\$110,466
2022 Estimated Median Household Income	\$88,676	\$89,480	\$83,907



WELLPOINT PLAZA

TRADE AERIAL



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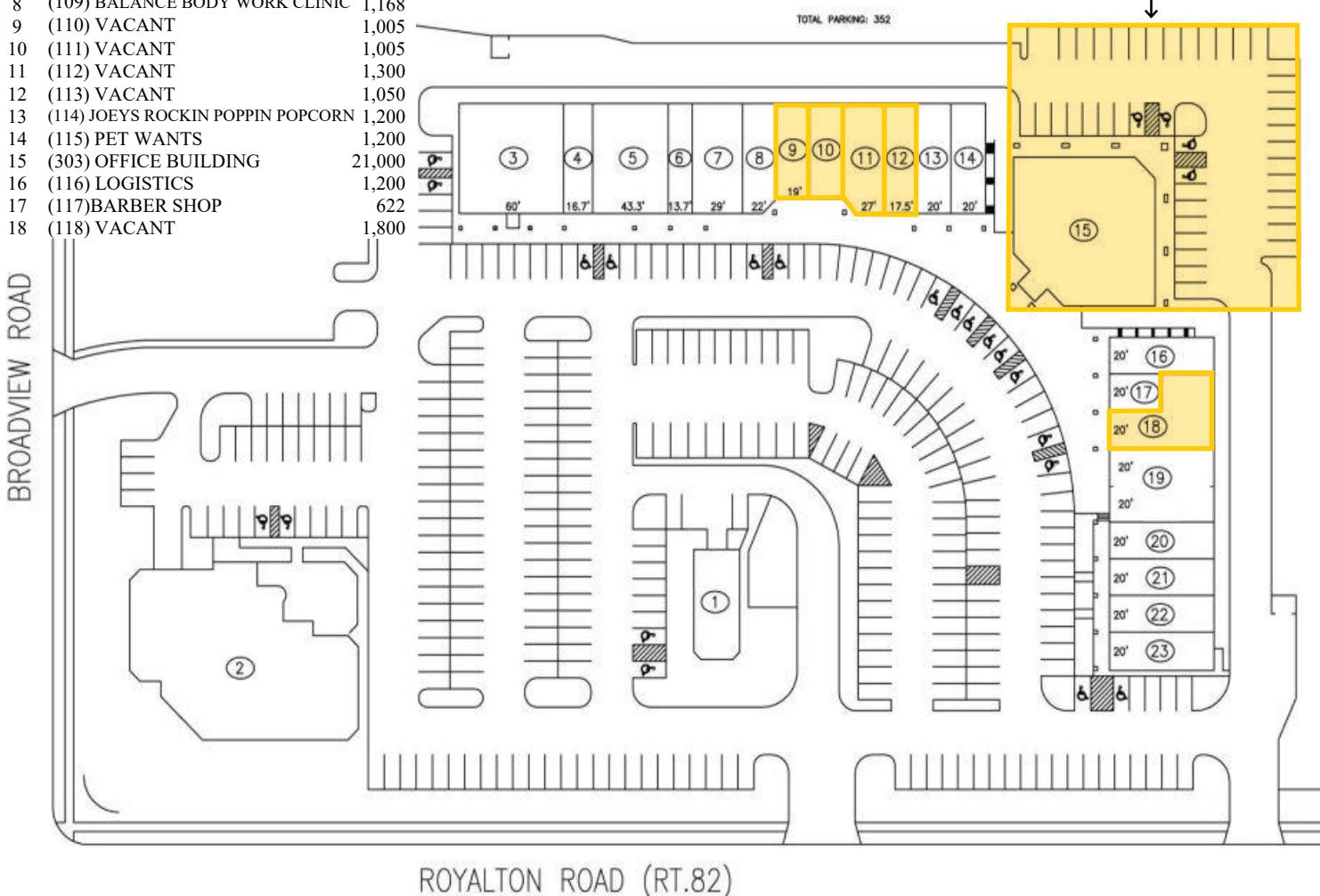
WELLPOINT PLAZA

TENANT MAP

#	(Suite#) TENANT	SF	#	TENANT	SF
1	HANDEL'S ICE CREAM	1,550	19	(121) M-FUSION	2,400
2	BONEYARD	9,828	20	(122) ELEGANT NAILS	1,200
3	(101-103) VALLENTIS	3,600	21	(123) KUMON	1,200
4	(104) PERPETUAL FITNESS	1,000	22	(124) THE FRUIT STAND	1,200
5	(105&106) PERPETUAL FITNESS	2,600	23	(125) NIKO'S GYROS	1,200
6	(107) PERPETUAL FITNESS	654			
7	(108) BALANCE BODY WORK CLINIC	1,750			
8	(109) BALANCE BODY WORK CLINIC	1,168			
9	(110) VACANT	1,005			
10	(111) VACANT	1,005			
11	(112) VACANT	1,300			
12	(113) VACANT	1,050			
13	(114) JOEYS ROCKIN POPPIN POPCORN	1,200			
14	(115) PET WANTS	1,200			
15	(303) OFFICE BUILDING	21,000			
16	(116) LOGISTICS	1,200			
17	(117) BARBER SHOP	622			
18	(118) VACANT	1,800			
TOTAL: 60,710					

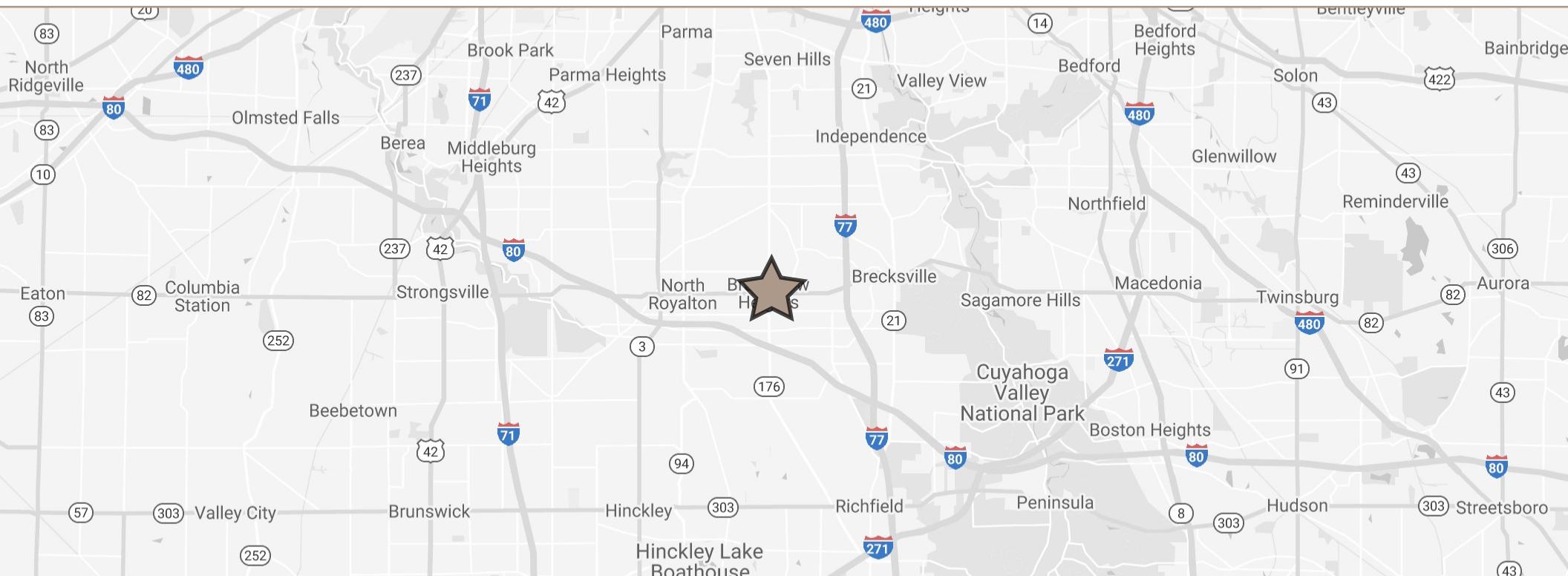
AVAILABLE FOR LEASE

Parcel # - 583-12-010
22,000 SF
1.50 Acres
3 Levels



WELLPOINT PLAZA

LOCATION MAP



Broadview Heights, Ohio, nestled in Cuyahoga County, offers compelling opportunities for commercial real estate investment. Its strategic location near major highways, including Interstate 77 and the Ohio Turnpike, positions the city as a key transportation hub. With a mix of residential and commercial zones, Broadview Heights is experiencing steady growth, creating demand for diverse retail developments. Investors can explore opportunities in developing shopping centers, restaurants, and entertainment venues to cater to the expanding community.

The city's commitment to community development and a business-friendly environment opens doors for commercial real estate ventures, particularly in office spaces. As professionals seek convenient locations within the Greater Cleveland area, investors can capitalize on the demand for modern and efficient

office complexes. Additionally, Broadview Heights presents potential for mixed-use developments, blending commercial and residential spaces to create vibrant, interconnected communities.

Furthermore, the city's scenic surroundings and proximity to recreational areas contribute to the potential for tourism-related commercial real estate ventures. This includes opportunities for hotels, restaurants, and entertainment facilities that can leverage the natural attractions of the region. In summary, Broadview Heights, Ohio, offers a spectrum of opportunities for commercial real estate investment, encompassing retail, office spaces, mixed-use projects, and those aligned with the city's natural charm, reflecting its strategic location and growth-oriented community.