

303 E ROYALTON RD, BROADVIEW HEIGHTS, OH 44147

YOUR
SIGN
HERE

FOR MORE INFORMATION, CONTACT: 216.831.8100

Ann Ertle / aertle@passovgroup.com

OPPORTUNITY HIGHLIGHTS

- Beautiful state of the art office medical building within neighborhood 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
- Ideal Medical Office Use Investment
- Freestanding Building
- 3 Levels
- 22,000 SF

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimate	4,141	38,950	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



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176

82

W ROYALTON RD

E ROYALTON RD

17,075 VPD

82

13,749 VPD

176

2000 PROFESSIONAL REALTY

SAINT ALBERT THE GREAT
 Assumption Academy

WELLPOINT PLAZA

ELEGANT NAILS
 MAIN STREET BARBER SHOP
 BALANCED BODYWORK CLINIC

Great Clips Edward Jones GANTINE
 tru north FENG LZ

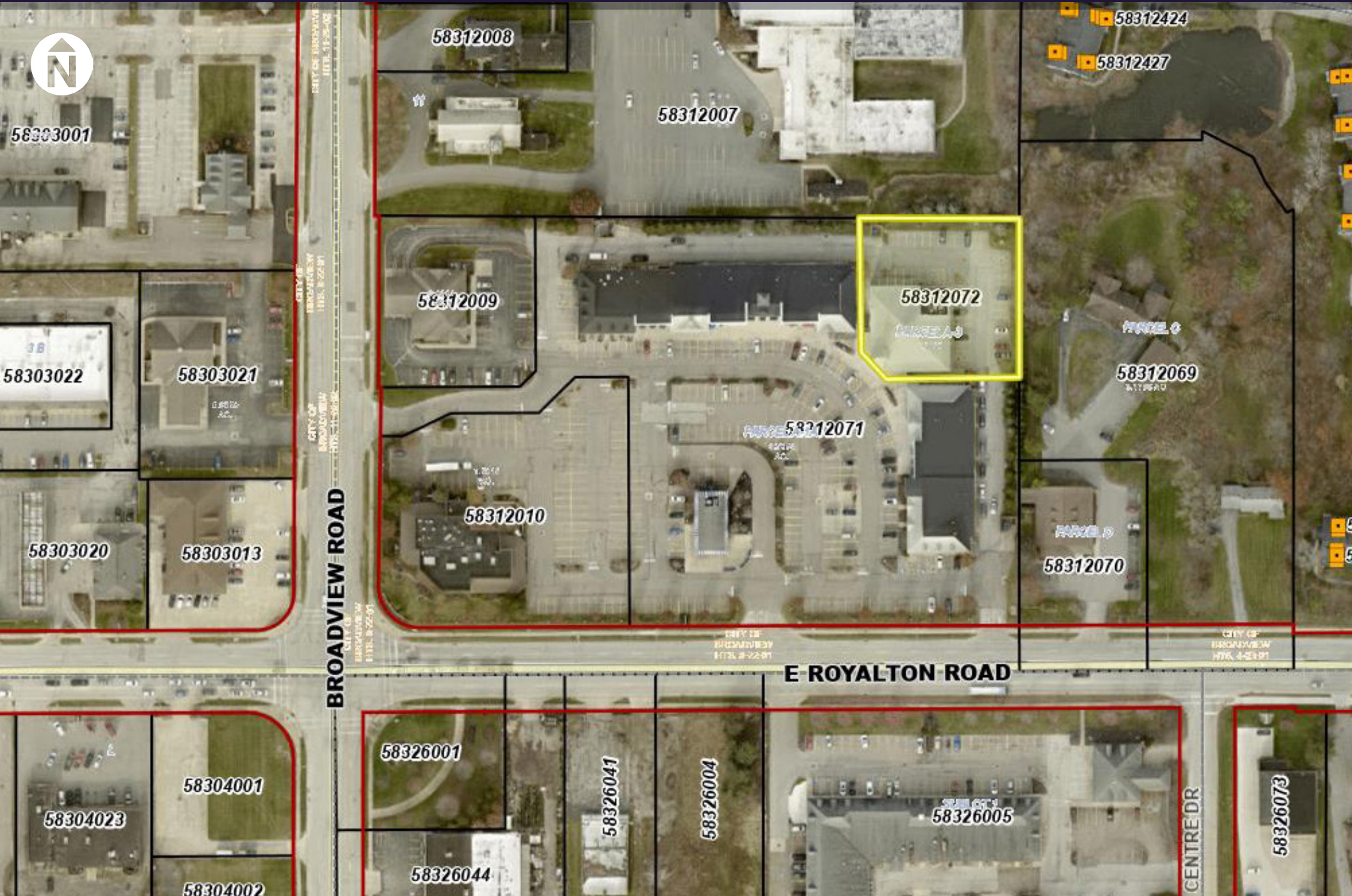
DE NIGRIS GARDEN CENTER

COFFEE CLUB
 STATE BLINDS
 SIDDIQUI JEWELERS
 NIRVANA RETREAT
 SPA SALON & NAILS



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#	<u>(Suite#)TENANT</u>	<u>SF</u>	#	<u>TENANT</u>	<u>SF</u>
1	HANDEL'S ICE CREAM	1,550	19	(121) AVAILABLE FOR LEASE	1,200
2	BONEYARD	9,828	20	(122) ELEGANT NAILS	1,200
3	(101-103) VALENTI'S	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) BALANCED BODY WORK	1,750	TOTAL: 60,710		
8	(109) BALANCED BODY WORK	1,168			
9	(110) DANCE STUDIO	1,005			
10	(111) DANCE STUDIO	1,005			
11	(112) DANCE STUDIO	1,300			
12	(113) MACARON TEA ROOM	1,050			
13	(114) MACARON TEA ROOM	1,200			
14	(115) MACARON TEA ROOM	1,200			
15	AVAILABLE FOR SALE	21,000			
16	(116) CRAFT STORE	1,200			
17	(117) BARBER SHOP	622			
18	(118-120) AVAILABLE FOR LEASE	2,978			

TOTAL PARKING: 352

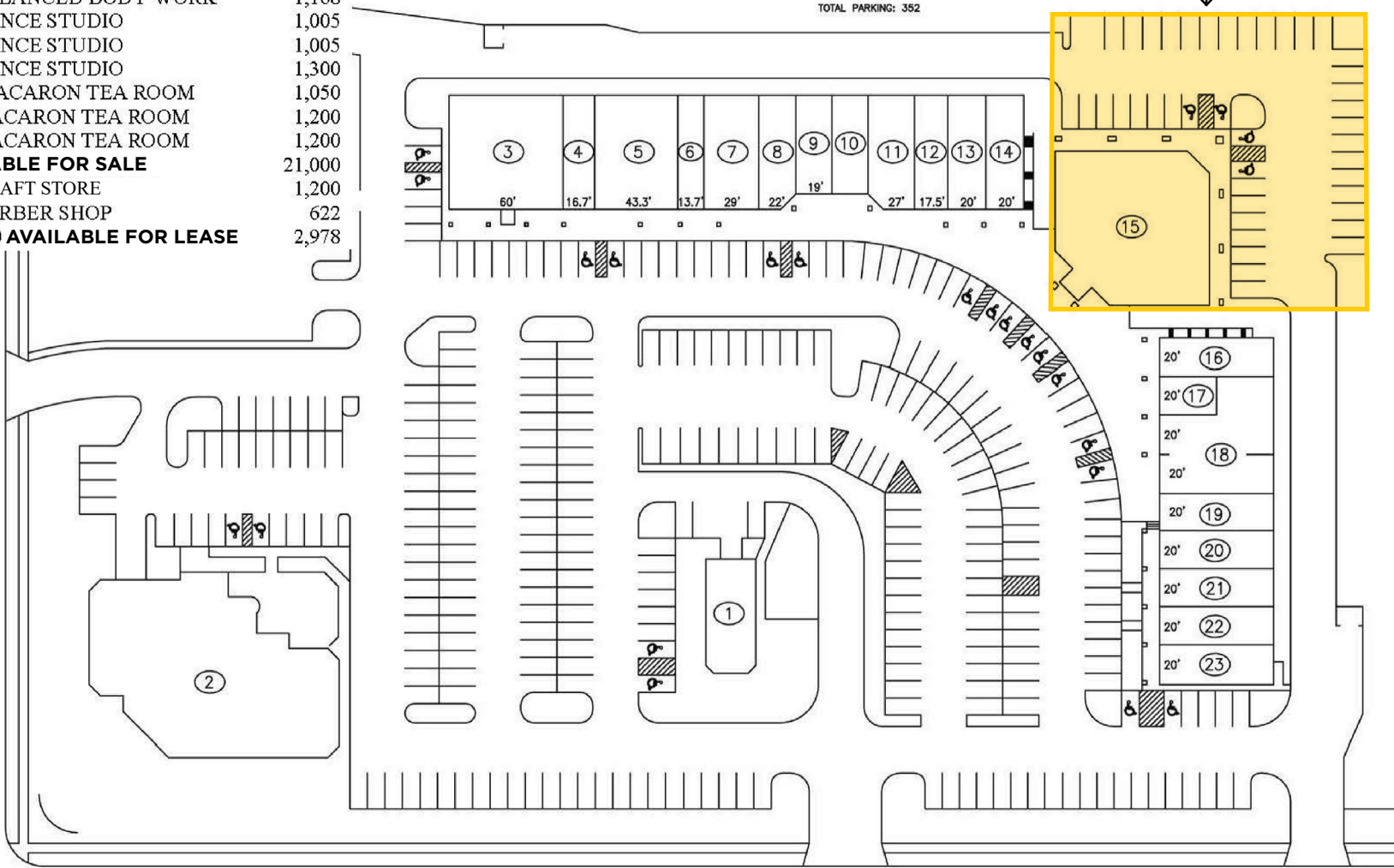
AVAILABLE FOR SALE
 Parcel # - 583-12-010
 22,000 SF
 1.50 Acres
 3 Levels

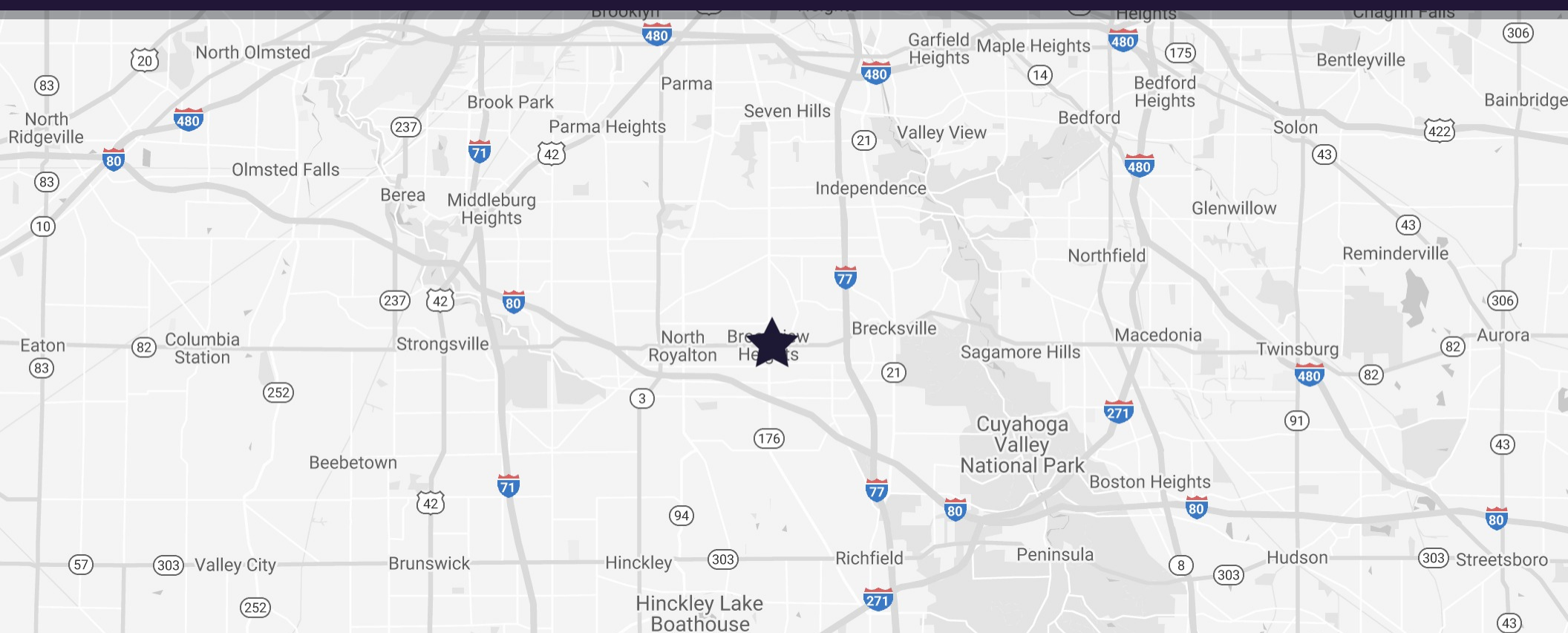
BROADVIEW ROAD

ROYALTON ROAD (RT.82)

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Broadview Heights is a city in Cuyahoga County, Ohio, United States, and a suburb in the Greater Cleveland area. Native Americans once occupied the land that is now part of Broadview Heights. In 1811, Seth Paine, a surveyor sent by Colonel John Breck, became the first white man to settle the area. At the time, land now part of Brecksville, Broadview Heights, and North Royalton was known as Brecksville Township. A school was established in 1815 in a since-demolished building located at the intersection of Broadview Road and Avery Road.

Broadview Heights was officially incorporated as a village on December 17, 1926 after a petition and an election among residents of the western portion of Brecksville Township. In 1927, Floyd C. Harris took office as the first mayor of Broadview Heights. In 1960, on the basis of census results indicating population growth, Broadview Heights became a city.

The current City Hall campus was purchased by the city in 1996 for \$750,000. At the time, Broadview Developmental Center, a hospital which had closed in the 1980s, stood on the site. Following the purchase, the site became known as Broadview Center and was renovated. In 1998, Recreation and Human Services moved to the Thorin Building, and City Hall was moved onto the campus in 1999. Buildings on the campus also came to be used by the police department and other local organizations. In 2006, the city demolished the unused portion of the former hospital and reclaimed the land. During the 2018 year, the city renovated and added on to the dated recreation center by adding new basketball courts, a new work out area, and a new pool.

Source: https://en.wikipedia.org/wiki/Broadview_Heights,_Ohio

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