

**26383 BROADWAY AVENUE**

TURN-KEY BOWLING & ENTERTAINMENT CENTER

**Hoff & Leigh**







*Eatery • Spirits*



# 26383 BROADWAY AVENUE

BEDFORD, OHIO 44146



**Joe Zumpano**

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**Sale Price**

\$2,800,000



**Type**

50-Lane Bowling &  
Entertainment Center



**Zoning**

Light Industry



**Building Size**

54,438 SF

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# EXECUTIVE SUMMARY

26383 BROADWAY AVENUE, BEDFORD, OHIO 44146

## Rare Investment Opportunity – Turn-Key 50-Lane Bowling & Entertainment Center

An extremely rare chance to acquire one of the largest and best-maintained bowling centers in the region. This 50-lane legacy entertainment complex is fully operational, highly profitable, and positioned for continued growth. Everything is included – making this a true turn-key investment.

### Proven Performance & Growth:

- Family-owned and operated for decades with an outstanding reputation.
- 30+ leagues currently in play this fall and 10+ professional tournaments annually.
- Hosts weddings, schools, corporate events, and community gatherings year after year.

### Diverse revenue streams beyond bowling, driving consistent cash flow.

### Significant Recent Upgrades:

- Ownership has reinvested heavily to ensure long-term success
- New synthetic lanes, pins & scoring systems
- Modern flooring & HVAC systems
- Brand new rental shoe inventory
- Digital LED sign for high-impact advertising & marketing

### Highlights:

- Ample Parking
- Expansion Potential
- Commercial Garage Building
- 2 acre additional parcels included

### Multiple Revenue Centers:

- This is more than just a bowling alley – it's a full-scale entertainment complex with strong earning potential:
- La Casa Bella Event Center – banquet hall with full commercial kitchen, walk-in refrigeration & freezers.
- Papa Pete's Pizza – profitable pizzeria with ovens, coolers, and prep stations.
- Pete's Pub – liquor license, draft system, pool table & jukebox.
- Pete's Café & Grill – serving sandwiches, platters, and more.
- Kids Game Room – arcade with state-of-the-art games & vending.
- Pro Shop – fully outfitted, ready to serve bowlers and league players.





## WHY THIS DEAL IS RARE

**Scale:** Very few 50-lane centers exist – even fewer come to market.

**Turn-Key:**

- Fully operational, well-staffed, and maintained.

**Reputation:**

- Long-standing community anchor with loyal customers.

**Upside:**

- Growth opportunities in tournaments, food/beverage, events, and digital marketing.

This is a unique chance to acquire a high-performing, multi-revenue entertainment business with decades of success and a solid foundation for future expansion. Opportunities of this scale and quality rarely hit the market.

**Contact Joe to schedule a tour and for more information.**

**Do Not Approach Staff or visit without scheduling an appointment.**



# LOCATION OVERVIEW

26383 BROADWAY AVENUE, BEDFORD, OHIO 44146



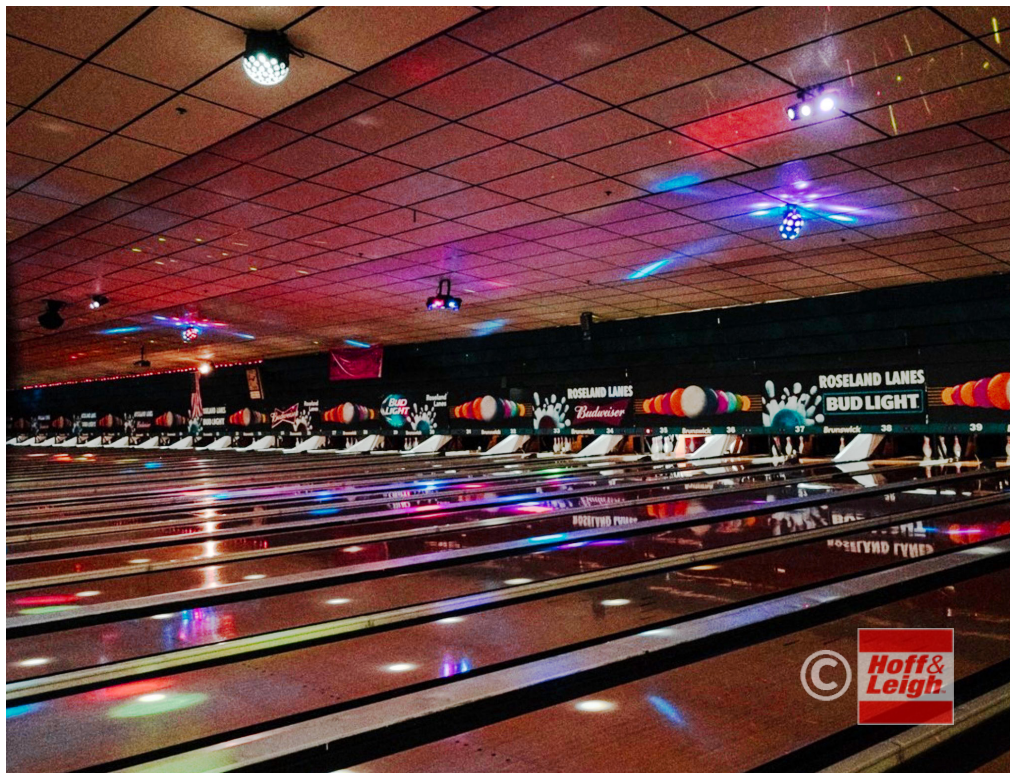












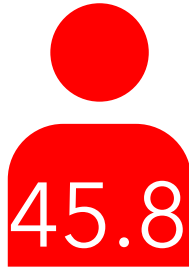


# DEMOGRAPHICS

26383 BROADWAY AVENUE, BEDFORD, OHIO 44146



40,334  
Population



45.8  
Median Age

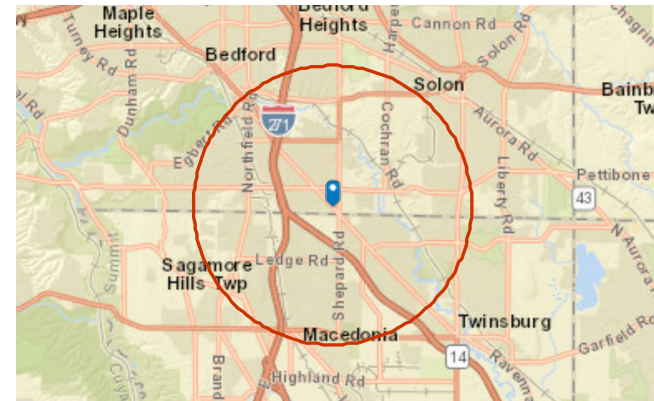


2.4  
Average  
Household Size



\$100,690  
Median Household  
Income

Nearest Cross Steet	VPD	Distance (mi)
Golden Oak Pkwy	9,710	0.1
Richmond Rd	10,964	0.1
Pettibone Rd	6,710	0.2
Oakhill Rd	9,379	0.4
Pettibone Rd	12,150	0.5



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