

96  
S BROADWAY  
GENEVA, OHIO



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FOR SALE  
8,515 SF MEDICAL OFFICE BUILDING

NEWMARK

Terry COYNE.com

# Property Highlights



## Sale Price

Contact our team for sale price



## Space

1st Floor	1,365 SF
1st Floor	3,575 SF
Basement	3,575 SF
<hr/>	
Total:	8,515 SF



## Year Built

1935



## Acreage

.245 acre site



## Layout

Open floor plan, multiple private offices, reception area, ADA accessible entry and facilities, restrooms



## Ideal Uses

Professional office, medical, retail, service business, or light commercial



## Nearby Amenities

Close proximity to retail, dining, wineries, parks and hospitality options in Geneva city center

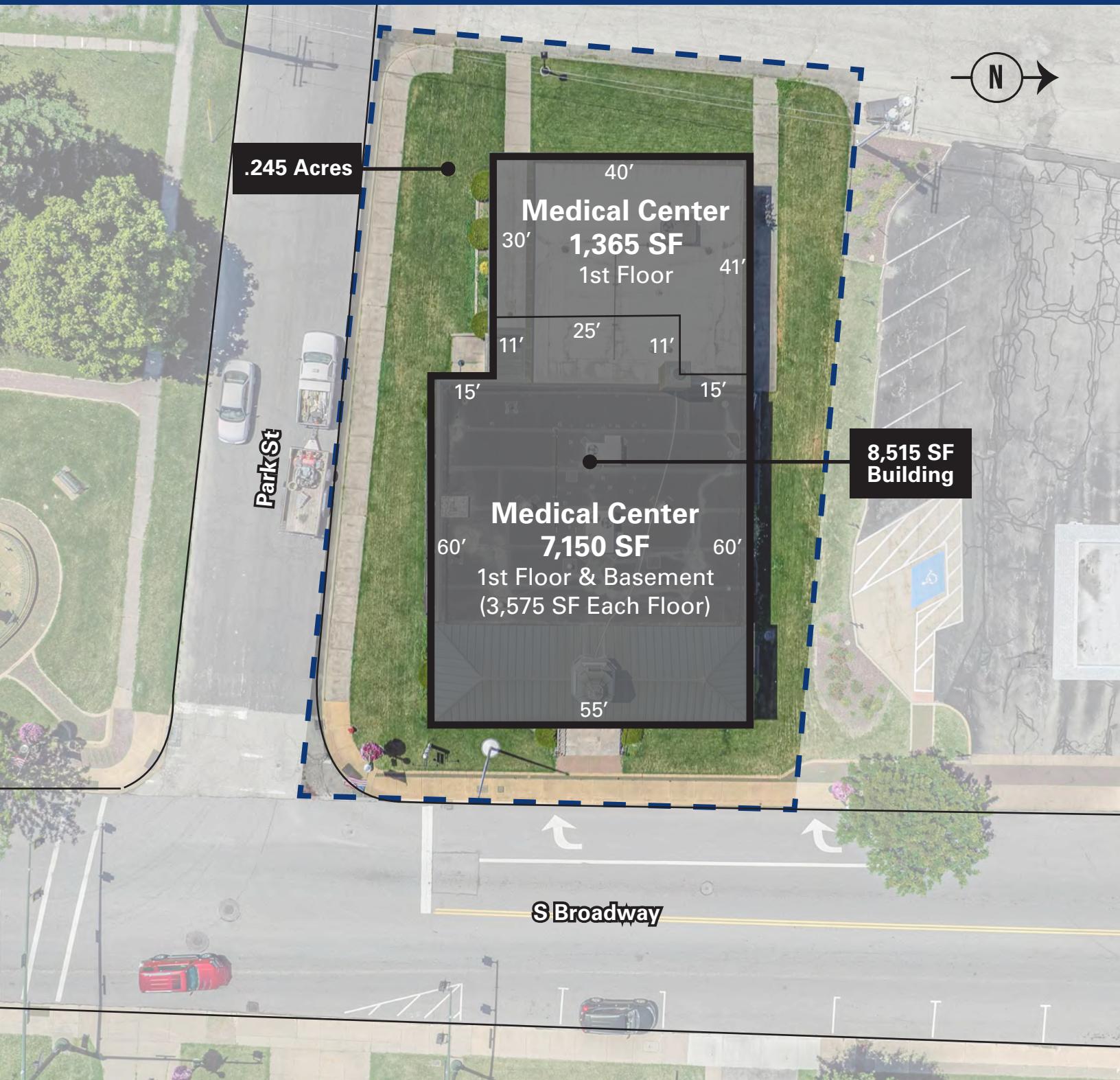


## Location & Visibility

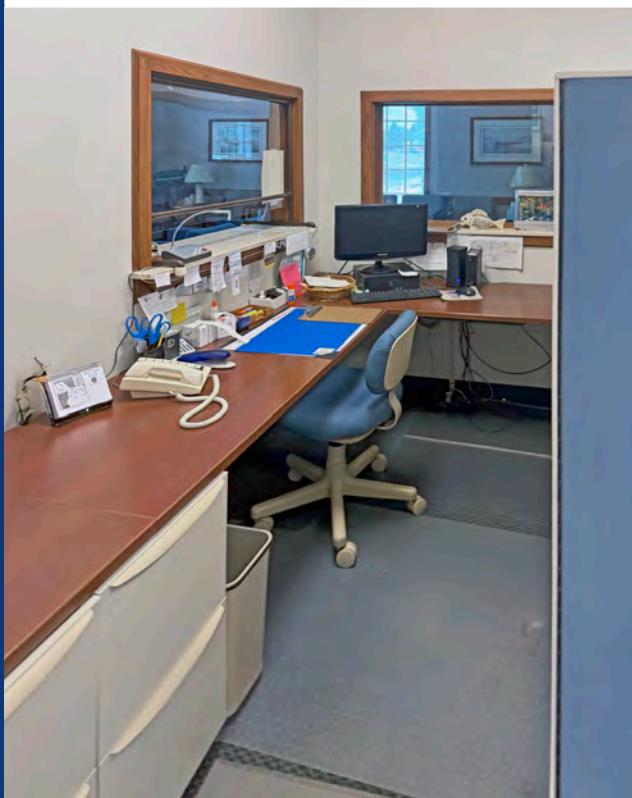
Excellent frontage on S Broadway, just minutes from downtown Geneva and major highways



## Site Plan



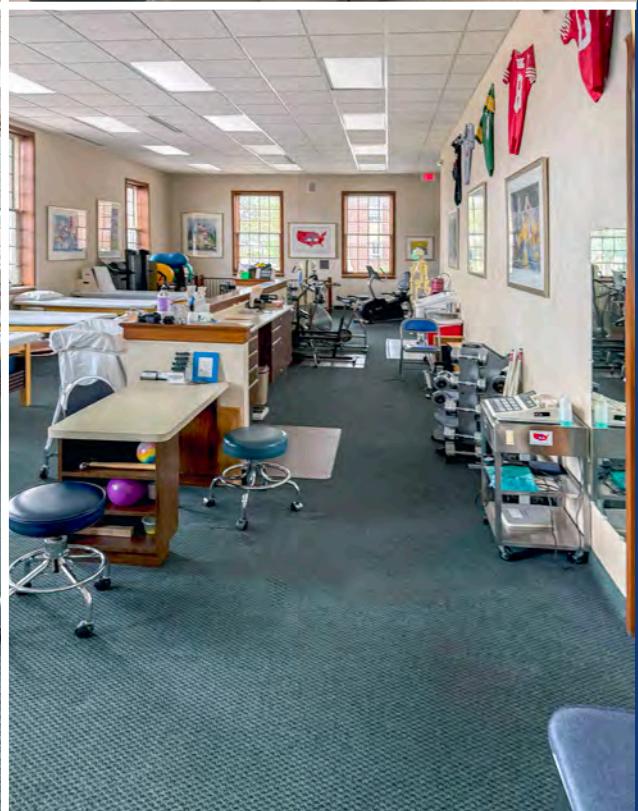
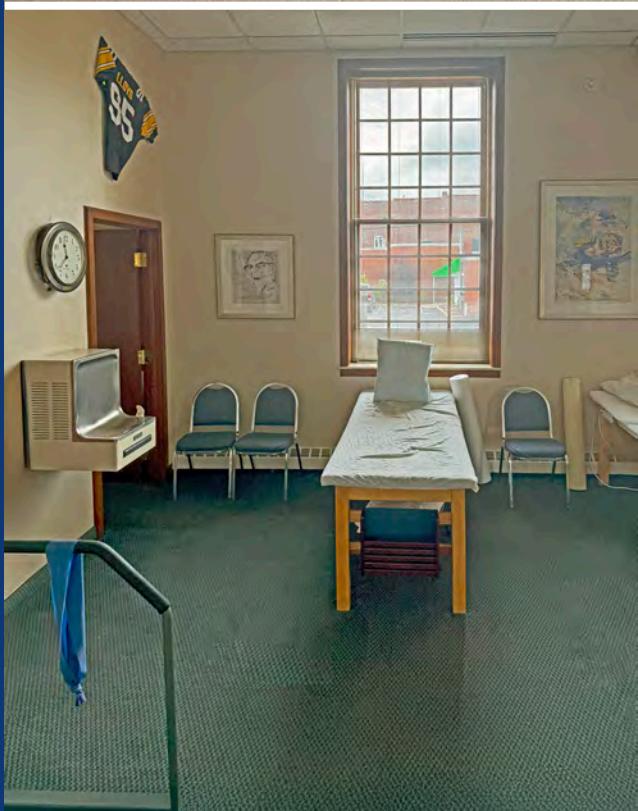
## Patient Reception and Waiting Area



## Office Area Photos



## Medical Area Photos



## Additional Photos



## Aerial Photos



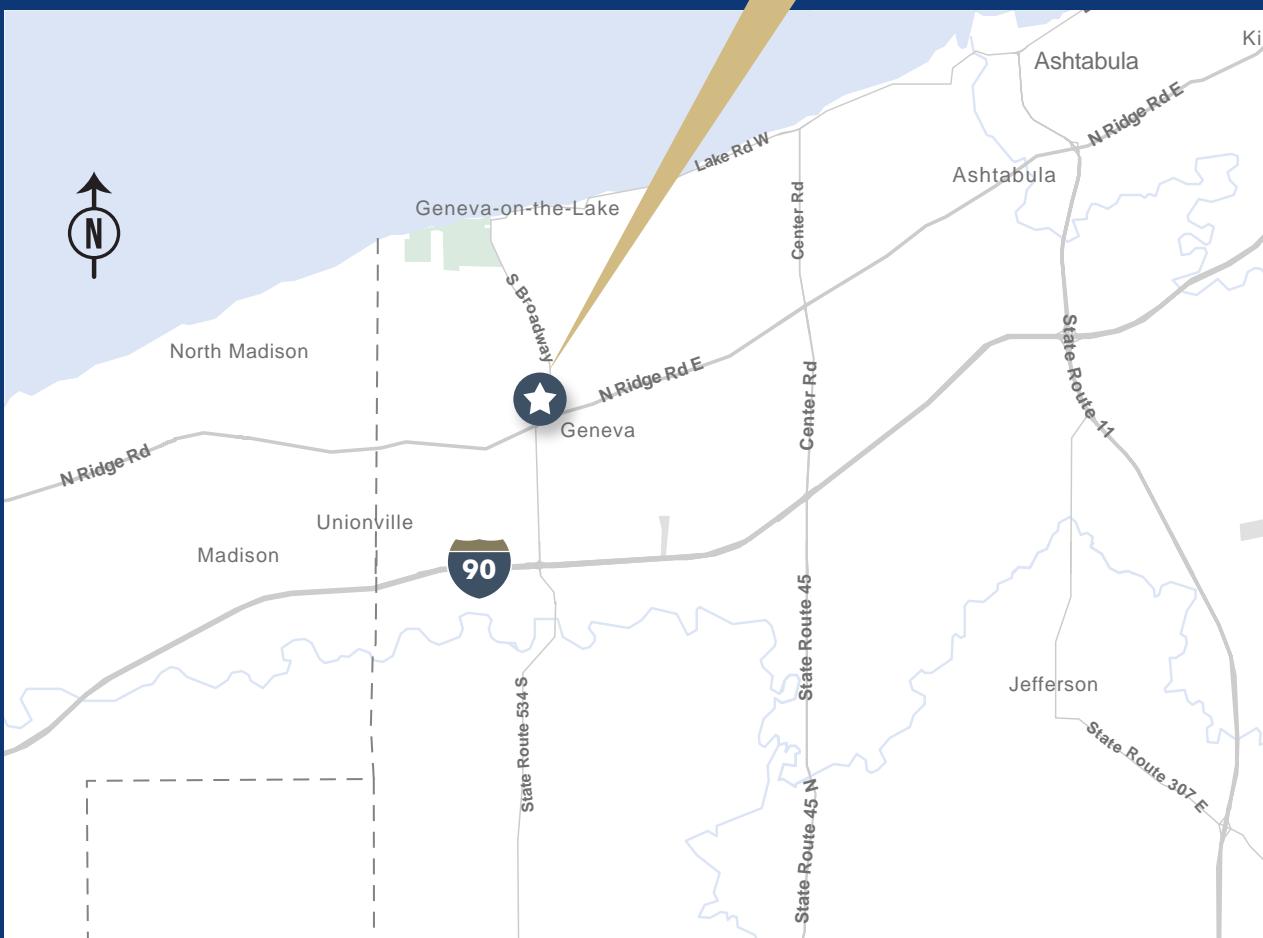
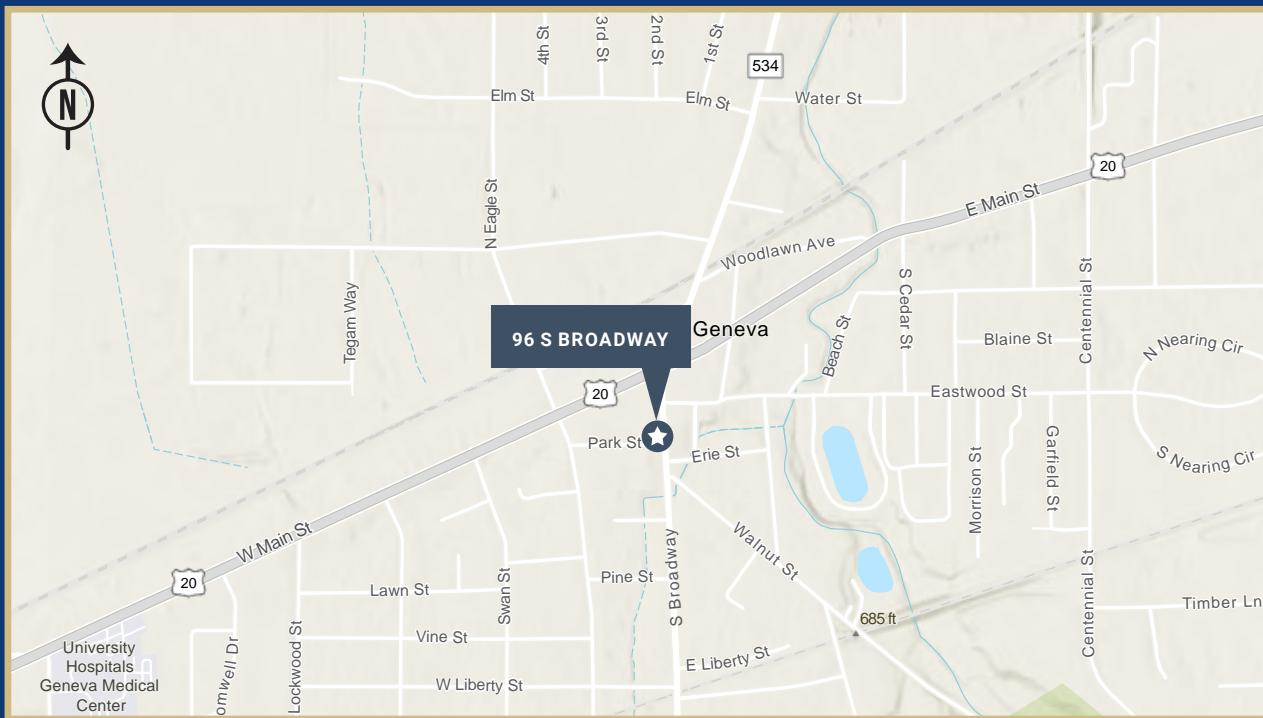
# Industry Aerial



## Demographics (15-Mile Radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>104,390</b> Population	 <b>35.5%</b> High School Diploma	 <b>\$65,850</b> Median Household Income	 <b>52.0%</b> White Collar	 <b>17.5%</b> Services
 <b>45.2</b> Median Age	 <b>30.7%</b> Some College	 <b>\$36,958</b> Per Capita Income	 <b>29.8%</b> Blue Collar	 <b>4.4%</b> Unemployment Rate
 <b>43,601</b> Households	 <b>21.0%</b> Bachelors/ Graduate/ Professional Degree	<b>COMMUTERS</b>		<b>BUSINESS</b>
 <b>\$55,344</b> Median Disposable Income		 <b>15.1%</b> Spend 7+ hours commuting to and from work per week	 <b>3,448</b> Total Businesses	 <b>38,769</b> Total Employees

# Location Map



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CONTACT



**Terry Coyne**  
Executive Vice Chairman  
216.218.0259  
[Terry.Coyne@nmrk.com](mailto:Terry.Coyne@nmrk.com)



**Connor McCoy**  
Director  
216.453.3085  
[Connor.McCoy@nmrk.com](mailto:Connor.McCoy@nmrk.com)

**NEWMARK**

*Terry* **COYNE**.com

[nmrk.com](http://nmrk.com)

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